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March 2, 2020

To: City of Victoria
Development Services
1 Centennial Square
Victoria, B.C.

Re: Application Review Summary 1125 Fort Street Rezoning

Dear Development Services Department,

Please find below a summary of changes made in response to Application Review Summary dated September 17, 2019:

A-1.0

- 1 - Zoning information summary updated.
 - Unit summary updated to suit plans.
- 2 - Updated survey added to scale.
- 3 - Floor area summary graphics added.

A-1.1

- 1 - Setbacks updated to note setbacks to stairs.
 - Grades and slopes added.
 - Street context added.
 - City servicing shown.
 - Short term bicycle parking added per Schedule C.
 - Garbage and recycling area revised.
 - General site details added.
- 2 - Average grade calculations updated.

A-2.0

- 1 - Vestibule and parking access to elevator lobby revised.
- 2 - Stall and aisle sizes added to parking area. Variance required for drive aisle width.
- 3 - Stairs, elevator and lobby revised to suit Building Code requirements (all levels).
 - Units adjusted to suit stair and elevator changes.
- 4 - Planters revised to green roof at all residential levels.

A-2.1

- 1 - Stairs, elevator and corridor revised to suit Building Code requirements (all levels).
 - Units adjusted to suit stair and elevator changes.
- 2 - Planters revised to green roof at all residential levels.
- 3 - Stair access to roof revised to exterior stairs. Layout of unit on third floor and roof deck revised.
- 4 - Extent of roof deck revised.
- 5 - Roof over stair removed.
- 6 - Upper roof plan added.

A-3.0

- 1 - Materials and colours shown. Detailed information added to materials schedule.
- 2 - Stair enclosure lowered to reduce volume at Fort Street elevation.
- 3 - Glazing at balconies and juliet balcony revised to frosted to increase privacy.
 - Average grade updated, datums shown, and building height revised.
 - Existing and proposed grades shown, and elevation tags added.
 - General revisions to suit plan updates.
- 4 - Entry along Meares Street revised to be more prominent. Canopy added at door.
- 5 - Garbage enclosure revised.

A-4.0

- 1 - Sections updated per plans and revised floor datums.
- 2 - Datums and building heights revised.
- 3 - New section added.
- 4 - Streetscapes added.

A-5.0

- 1 - Updates as listed above for A-3.0.
- 2 - Additional material examples provided.

General

- Landscape plan provided.
- Civil report noting sewage flow rates provided.

We trust that you find these revisions and the list above addresses issues noted and provide a sufficient response to the Application Review Summary.

Thank you for your time and consideration in reviewing this application.

Sincerely,

Nicole Showers
Intern Architect AIBC