

February 13, 2026

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Patrick Carroll, Senior Planner

Re: Evergreen Phase 1 (DA_D) Development Proposal Resubmission Revisions for 2501 Blanshard Street Application for Delegated Development Permit (DDP01065)

We have prepared the enclosed resubmission on behalf of BC Housing in response to TRG Comments received September 17, 2025, Zoning Plan Check dated August 11, 2025, recommendations provided at ADP, and subsequent staff comments.

Revisions contained within the resubmission are generally organized into two categories:

1. Responses to application review comments (TRG);
2. Design revisions associated with the change in building occupancy (i.e. Daycare removal).

Detailed descriptions of the first group of revisions (1) are formatted per the application review summary document, and are attached. The second group of revisions (2) are outlined within this cover letter. The Landscape Architect has prepared a separate list of changes included in this submission. The Civil Engineer has prepared a list of changes on their drawings.

Revision A: Program Change from Daycare to Additional Affordable Housing Units

The daycare spaces have been removed from the proposed plans in response to revised program requirements directed by BCHousing. This change necessitated unit layout revisions both at levels 1 and 6, ensuring the resulting unit mix meets requirements for replacing existing housing units. The stepped slab at level 1, which provided a taller space for the daycare spaces, has been revised to provide a consistent level 1 height with no internal slab step. The design of the courtyard landscape along the Dowler frontage have been revised to reflect these program changes, and the parking study has also been adjusted to reflect this change in program.

Associated adjustments to the project data, as shown on drawing A1.0 Site Plan, are summarized as follows:

	Initial Submission	Resubmission
Total Floor Area	9,988 m ²	10,001.9 m ²
FSR	2.30 : 1	2.31 : 1
Total Residential Floor Area	9,567 m ²	10,001.9 m ²
Building Height	20.1 m	20.32 m
Dwelling Units	106	110

Design items associated with Revision A are included on the following drawings:

- 2 / A0.5 - Rendered Views
- A1.0 - Site Plan
- A2.1 - Level 1 Plan
- A2.6 - Level 6 Plan
- 1 & 2 / A4.0 - East Wing - East & West Elevations
- 2 / A4.1 - South Elevation
- 1 / A4.2 - West Wing - East Elevation
- 1 & 2 / A5.0 Building Sections
- L0.02 - Tree Replacement
- L0.03 - Stormwater Management
- L1.01 - Landscape Materials L1
- L3.01 - Planting

Revision B: Enhanced Connectivity for Ground-Oriented Suites

Dwelling units added in lieu of the daycare have raised private patios that connect down to Dowler Street, the building's courtyard, or Evergreen Commons. All level 1 units with raised patios are connected to grade with private staircases and pathways to adjacent streets.

Design items associated with Revision B are included on the following drawings:

- A1.0 - Site Plan
- A2.1 - Level 1 Plan
- 1 / A4.0 - East Wing - East Elevation
- 2 / A4.1 - South Elevation
- 2 / A5.0 Building Sections - North-South Section
- L1.01 - Landscape Materials L1
- L3.01 - Planting

Revision C: Massing Refinement and Building Expression

Revisions were made to the massing and elevation design in preparation for ADP to reflect the change of use (Revision A) and to address feedback from planning (TRG comments). These changes are as follows:

- The level 1 floor-to-floor dimension has been increased to provide a taller breezeway leading to the courtyard;
- The level 5 & 6 amenity patios have been redesigned to more clearly express the steps in the building height from six storeys down to five or four storeys. At the level 6 amenity patio, the storage room has been moved away from the street frontage, reducing the extent of six-storey building height facing Blanshard Street. The level 5 amenity patio canopy has been pulled back to more clearly step the east wing down to four storeys;
- Plans for four-bedroom units with patios facing the courtyard have been revised to offer south-facing patios, activating the south building elevation facing Evergreen Commons;
- The design of the principal building entrance facing Dowler Street has been revised to feature a projecting canopy without additional supporting columns. The flanking walls of the entrance have been revised to a brick material.

Design items associated with Revision C are included on the following drawings:

- 2 / A0.5 - Rendered Views - View to Main Entrance from Dowler Street
- 1 / A2.3 - Level 5
- 1 / A2.4 - Level 6

- 1 & 2 / A4.0 – East Wing – East and West Elevations
- 1 & 2 / A4.1 – North and South Elevations
- 1 & 2 / A4.2 – West Wing – East and West Elevations
- 1 & 2 / A5.0 – Building Sections
- L1.02 – Landscape Materials L5 & L6
- L3.01 – Planting

Revision D: Frontage Improvements

The offsite frontage design along Dowler Street has been revised to align with TRG comments regarding the sidewalk location, and to better integrate with existing conditions at the north and south property lines. Previous submissions indicating a revised intersection design at Kings and Dowler have been adjusted to show existing conditions, as detailed design for lots abutting this intersection will occur in future phases.

Design items associated with Revision D are included on the following drawings:

- A1.0 – Site Plan
- C1.0 – Existing Site Plan and Demolition Plan
- C1.1 – Site Servicing Plan
- C1.2 – Surface Works
- L0.01 – General Information Sheet

Revision E: Project Data & Survey

Revisions have been made to the project data to address Plan Check comments provided regarding building area, open site space. Additional revisions to project data (residential building area & dwelling unit totals) have been made to address the change from Daycare to additional Residential. A revised single Phase 1 lot survey has been provided with this submission, as was requested in the TRG comments.

Design items associated with Revision E are included on the following drawings:

- A0.1 – Survey
- A0.2 – Zoning Area Diagrams & Average Grade
- A1.0 – Site Plan

Revision F: TDM, Vehicle and Bicycle Parking

The parkade design has been adjusted to provide an additional van-accessible stall, as noted in the Plan Check and TRG comments. The parking study has also been updated to reflect the daycare removal and accessible/visitor stall revisions. Additional cargo bike parking has been added in a corner of the parkade.

Design items associated with Revision F are included on the following drawings:

- A1.0 – Site Plan
- A2.0 – P1 Plan

Sincerely,
DAU STUDIO



Franc D'Ambrosio, Architect AIBC Hon.PIBC FRAIC LEED AP
Founding Principal



Erica H. Sangster, Architect AIBC FRAIC
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