

Thursday, Jan 23, 2025

Attn: Kasha Janota-Bzowska
Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC

1703/1705 Fernwood Rd / 1312 Balmoral Rd (DPV00276) – Letter of Revisions



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Dear Kasha;

This list is intended to summarize the major points of architectural drawing revisions that are proposed in response to comments received in reviews with CoV planning staff.

In our revised sets of Architectural, Civil and Landscape Plans we have addressed comments received, please refer to the detailed list of revisions by sheet included with this letter.

We look forward to your feedback on our proposed revisions. Please call me directly if you have any questions or concerns.

Sincerely Yours,

Alex McCumber, Architect AIBC, LEED AP
Project Architect
dHKarchitects Inc.

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List of Architectural Revisions By Sheet



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A000 PROJECT DATA

- Change to project rendering due to change in exterior materials.
- Change in total proposed floor area and floor space ratio to 2,070 m² and 0.97 FSR respectively.
- Addition of 'Sheet A004: Code Summary - Limiting Distances' to drawing list.

A002 PERSPECTIVE VIEWS

- Change to perspective views due to change in exterior materials.

A003 PERSPECTIVE VIEWS

- Change to perspective views due to change in exterior materials.

A004 Code Summary – Limiting Distances

- New sheet

A101 SITE PLAN

- Electrical closet changed. To BC Hydro comments
- PMT area altered. To BC Hydro comments
- Recycling moved to opposite side of electrical room.
- seven short term bike stalls rotated 90 degrees.
- Provision for Canada Post Community Mailbox Pad with 19 units added to North end of drive aisle.
- Ramp to replace stair down towards North Building and side yard.
- Address sign replacing short term bike spot by West Building corner.
- 6 short term bike parking relocated from East walkway.
- Second storey balconies added to North and South buildings above drive aisle.
- 1 short term bike parking spot removed from East end of drive aisle.
- Single short term bike parking spot added to each unit (6 total)

A201 OVERALL L1 PLAN

- Same as A101
- L1 area increase Units 1-4 and 8-19 for interior flexibility (FAR updated to reflect increase)

A202 OVERALL L2 PLAN

- Balconies added to N and S Buildings

A300 STREET ELEVATIONS

- material changes and address signage added

A301 WEST BLDG ELEVATIONS

- material changes and address signage added

A302 SOUTH BLDG ELEVATIONS

- material changes and address signage added
- balconies added N Elevation

A303 NORTH BLDG ELEVATIONS

-material changes and address signage added
- balconies added S Elevation

A900 AREA PLANS

- adjusted all FAR contributing areas to current plans

End of Revision list.



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