

**City of Victoria**  
**Sustainable Planning & Community Development**  
**Development Services**  
1 Centennial Square  
Victoria BC V8W 1P6

May 05, 2021

**Re:** DP000516 and REZ00613 for 829-899 Fort Street and 846-856 Broughton Street  
**Proposed Rezoning and DP resubmission Itemized Minor Revisions**

Attention: Mr. Alec Johnston, Planner

Attached interim resubmission is for your early review and feedback in an effort responding to:

- Responding to residents, staff and visitors changing needs due to Covid 19 pandemic, mainly on the second floor
- Addressing long term 14-unit affordable unit requirement contribution
- Responding to 67 interim student housing needs for a period of 4 years after completion of the building.
- Responding to community needs of available additional parking for the neighbourhood.

Total number of units has increased from 268 to 280 (12 Additional units within the previous building footprint). Total number of parking stalls has increased from 183 to 207 (24 additional stalls) responding to community parking needs. In general, Use, density, form and character are unchanged. The number of student units is now 67, previously 63.

In general, larger apartment units are split into studios, and one bedroom and den units are combined for increased number of units which will be more suitable for students.

Attached is a copy of original rezoning and DP submission dated May 2019 floor plans and proposed May 2021 floor plans sets for your review. (One clean set and one bubbled set as per your requirement)

As requested, please find below an itemized list of revisions to the above noted project, made since the May 2019 submission.

#### **Architectural Revisions;**

1. A002 – Area calculations summary chart, off street parking summary chart, off street bicycle parking summary chart and parking stall summary chart updated
2. A003 – Residential unit summary chart updated
3. A200 – P2 level floor plan revised with increased number of stalls
4. A201 – P1 level floor plan revised with increased number of stalls

5. A202A - Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
6. A202A – Marketing / visitors centre revised. Interior Vestibule added so the space can be used as a pandemic centre if needed, exterior door added.
7. N/A
8. A204 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
9. A204 – Broughton Tower – Guest suite studio unit replaced with 2x studio units.
10. A204 – Fort Quadra Tower – Fitness rooms relocated to Fort Quadra tower
11. A204 – Fort Bridge – Fitness rooms relocated and replaced with 2x one bedroom units
12. A205 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
13. A205 – Fort Tower - One unit identified as temporary student amenity room.
14. A205 – Fort Tower - South facing one bedroom & flex unit & one bedroom unit redesigned and replaced with 2x studio units and 1x one bedroom unit
15. A205 – Fort Tower – North facing one bedroom unit redesigned to provide additional housekeeping room, accessed from the corridor.
16. A206 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
17. A206 – Fort Tower - South facing one bedroom & flex unit & one bedroom unit redesigned and replaced with 2x studio units and 1x one bedroom unit
18. A206 – Fort Tower – North facing one bedroom unit redesigned to provide additional housekeeping room, accessed from the corridor.
19. A206 – Quadra bridge / Fort Quadra tower – two bedroom unit & one bedroom & flex units redesigned and replaced with 1x two bedroom unit and 1x one bedroom unit
20. A207 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
21. A207 – Fort Tower - South facing one bedroom & flex unit & one bedroom unit redesigned and replaced with 2x studio units and 1x one bedroom unit
22. A207 – Fort Tower – North facing one bedroom unit redesigned to provide additional housekeeping room, accessed from the corridor.
23. A207 – Quadra Bridge / Fort Quadra tower – two bedroom & flex unit & one bedroom & flex units redesigned and replaced with 2x two bedroom units.
24. A208 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
25. A208 – Fort Tower - South facing one bedroom & flex unit & one bedroom unit redesigned and replaced with 2x studio units and 1x one bedroom unit
26. A208 – Fort Tower – North facing one bedroom unit redesigned to provide additional housekeeping room, accessed from the corridor.
27. A208 – Quadra Bridge / Fort Quadra tower – two bedroom & flex unit & one bedroom & flex units redesigned and replaced with 2x two bedroom units.
28. A209 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
29. A209 – Fort Tower - South facing one bedroom & flex unit & one bedroom unit redesigned and replaced with 2x studio units and 1x one bedroom unit

30. A209 – Fort Tower – North facing one bedroom unit redesigned to provide additional housekeeping room, accessed from the corridor.
31. A209 – Quadra Bridge / Fort Quadra Tower – three bedroom unit redesigned and replaced with 1x two bedroom unit and 1x one bedroom unit.
32. A210 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
33. A210 – Fort Tower - South facing one bedroom & flex unit & one bedroom unit redesigned and replaced with 2x studio units and 1x one bedroom unit
34. A210 – Fort Tower – North facing one bedroom unit redesigned to provide additional housekeeping room, accessed from the corridor.
35. A211 – Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
36. A211 – Fort Tower - South facing one bedroom & flex unit & one bedroom unit redesigned and replaced with 2x studio units and 1x one bedroom unit
37. A211 – Fort Tower – North facing one bedroom unit redesigned to provide additional housekeeping room, accessed from the corridor.
38. A211 – Fort Quadra Tower – three bedroom unit redesigned and replaced with 1x one bedroom unit and 1x two bedroom unit.
39. A212 - Broughton Tower – Elevator eliminated, replaced with housekeeping / storage room.
40. A213 - Broughton Tower – Elevator eliminated.

**Landscape Revisions, provided by PWL;**

1. Level 1 – Sheet L1.01 & L1.02 – Relocate bike racks to location shown to provide space for accessible ramp.
2. Level 1 – Sheet L1.01 & L1.02 – Delete one planter to provide space for accessible ramp, add accessible ramp.
3. Level 1 – Sheet L1.01 & L1.02 – Delete plants contained in planter (see 41).
4. Level 2 – Sheet L1.03 – Delete four round planters' north edge of courtyard add two gates and two rectangular planters at this location.
5. Level 2 – Sheet L1.03 – Delete two tables, add on circular planter.
6. Level 2 – Sheet L1.03 – Add six round planters to provide privacy to adjacent units.
7. Level 2 – Sheet L1.03 – Add plants to planters noted above.
8. Level 2 – Sheet L1.03 – Add plants to planters noted above.
9. Level 2 – Sheet L1.03 – Add plants to planters noted above.
10. Level 3 – Sheet L1.04 – Revise layout of green roof to match architectural plans.

As discussed during the conference call on July 17, 2020, the above floor plan changes will have minor impact on elevations with form and character of the building unchanged from planning and advisory design panel approved May 2019 submission.

We look forward to getting your feedback on the above minor revisions and improvements with further contribution to community benefits.

Thank you for your assistance to date, please contact us if you need any further information.

Respectfully,

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned below the text 'Respectfully,'.

**Helen Avini Besharat**

Principal

Architect AIBC MRAIC RID LEED BD+C

Cc: PARC Retirement Living; Rainer Muller, Russ Hobbs, Patrick Schilling, Margaret Lucas

