



February 6, 2020

Sustainable Planning and Community Development
1 Centennial Square
Victoria BC V8W 1P6

Re: **Caledonia**
REZ No. 00715 & DP No. 000567
Response to Planning and Zoning Plan Check Comments

Please see below for responses to Planning and Zoning Plan Check comments for the Rezoning and Development Permit applications for Caledonia as well as an itemized list of the design revisions contained in the revised architectural, civil, and landscape drawings.

Planning

Response to Comments:

- Transom window added to north side of Apartment 2. See Elevations – Apartment 2 Sheet A302.
- Cementitious panels will be installed utilizing exposed fasteners and an extruded aluminum trim.
- Windows added to south wall of Apartment 2. See Elevations – Apartment 2 Sheet A302.
- The area of the Amenity room roof is quite small, and making it a green roof would make it an attractive nuisance to the adjacent balconies.
- Materials on townhouses have been refined. See Sheets A304-306.
- Windows have been added to the stairwells in the Apartment buildings. See Sheets A301-302.
- Elevation labels have been corrected. See Sheets A301-303.
- Playground has been relocated to south side of site adjacent to Amenity room. See Architectural Site Plan Sheet A201 and Landscape drawings.
- Benches have been added to common areas. See Landscape drawings.
- The extent of privacy fencing around the ground floor patios has been reduced. See Perspective Studies Sheets A311- 312.
- Eucalyptus tree on Vining has been indicated to be removed. Arborist report has been updated. See Landscape drawings and Arborist report.
- The Stepbacks of the upper stories of the Apartment buildings has been dimensioned. See Sheets A204-A207
- The building will utilize an exterior insulation system with the windows recessed approximately 2" behind the face of the siding; this should provide an adequate shadowline around the windows.
- Pedestrian pathways have been redesigned. See Architectural Site Plan A201 and Landscape drawings.
- Information on outdoor lighting has been provided. See Landscape drawings.
- Pedestrian connectors through the site have been emphasized. See Landscape drawings.
- Renderings have been included. See Perspective Studies Sheets A311-312.

Zoning Plan Check

Response to Comments:

1. The Floor Area of the Parkade has been added to the Project Information Sheet A001.
2. Average Grade has been recalculated in accordance with the requirements of Schedule A. See Average Grade Calculations Sheet A202.
3. Geodetic heights have been provided for all roofs in accordance with the requirements of Schedule A. See Building Sections Sheets A403 and A404.
4. Geodetic heights of the underside of the finished ceiling on the lowest floor have been provided for Townhouses 1 & 2. See Building Sections Sheets A403 and A404.

5. Unit Areas for calculation of parking are provided on the Project Information Sheet A001.
6. Visitor Parking Stalls have been dimensioned. See Architectural Site Plan A201.
7. Notes and dimensions have been added to the short term vehicle and bicycle parking. See Architectural Site Plan A201.
8. Parkade driveway ramp slopes are indicated on the Parkade & L0 Plan Sheet A101.

Drawing Revisions

Project Information A001

1. Building and Unit areas have been updated.
2. Floor Space Ratio, Site Coverage, and Open Site Space have been updated.
3. Parking calculation has been updated.
4. Building height as measured from average grade has been updated.
5. Drawing Index has been updated to include added sheets.

Parkade & L0 Plan A101

6. Driveway ramp slopes have been indicated.

Architectural Site Plan A201

7. Pedestrian pathways have been redesigned.
8. Playground has been relocated.
9. Short Term Visitor vehicle and bicycle parking spaces have been dimensioned.

Average Grade Calculations A202

10. Sheet added in it's entirety to show correct calculation of Average Grades.

L2 Plan A204, L3 Plan A205, L4 Plan A206, L5 Plan A207

11. Building Stepbacks have been dimensioned.

Elevations – Apartment 1 A301, Elevations – Apartment 2 A302, Elevations – Apartment 2 A303

12. Windows have been added to stairwells.
13. Elevation Labels have been corrected.
14. Windows have been added to south elevation of Apartment 2.

Elevations – Townhouse 1 A304, Elevations – Townhouse 2 A305, Elevations – Townhouse 3 A306

15. Exterior Materials have been refined.

Building Sections A403 & A404

16. Sheets have been added in their entirety to show geodetic heights of building roofs and townhouse basement ceilings.

Please contact me if you have any questions or require any additional information.

Sincerely,



Flemming Petersen
dHKarchitects