



**Colin Harper Architect**

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The following is an itemized list of changes to the drawing package for the proposal at 1551 Bay Street since the Development Permit application on February 13, 2025.

1. Existing and proposed property lines and road dedication have been labeled, including setbacks. See sheet A102 – Site Plan.
2. Project Information Table revised to show Bay Street as front yard. In addition, setbacks have been corrected from 1.65m to 1.50m at Bay Street and 3.95m to 3.98m at interior side yard (south), and updated from 2.22m to 2.35m at rear yard (west) to reflect updated massing and building footprint. See sheet A102 – Site Plan.
3. Clear height above accessible parking stall has been added. See sheet A102 – Site Plan.
4. Dimensions added to short-term bike parking stalls per Schedule C. See sheet A102 – Site Plan.
5. Site Coverage has decreased from 60% (69% post-road dedication) to 55% (63% post-road dedication) and Open Site Space has increased from 42% (33% post-road dedication) to 49% (41% post-road dedication). See sheet A002 – Average Grade & Site Coverage and Project Information Table on sheet A102 – Site Plan.
6. Total Floor Area updated from 28,019 sqft to 28,712 sqft, Gross Floor Area from 30,987 sqft to 31,184 sqft, and Gross Rentable Floor Area from 23,327 sqft to 23,259 sqft to reflect updated massing and building footprint. See sheet A003 – Area Calculations and Project Information Table on sheet A102.
7. Building massing and footprint revised to an L-shape with additional storey and step backs at top floor; unit layouts have been updated accordingly. See sheets A001 – Code Compliance, A004 – Spatial Separation, A005 – Shadow Study & Streetscape, Project Information Table on A102 – Site Plan, A201-A204 – Plans, A211 – Unite Plan, A301-A302 – Elevations, A303 – Design Rationale, and A304 – Renderings.
8. A dual-head EV charging station with two off-site parking stalls added on Victor St. south of the driveway crossing. See sheet A102 – Site Plan.
9. Depth of balconies on North façade reduced to avoid encroachment into 3.63m Road Dedication and fence along Victor Street relocated to fall within property line. See sheets A301-A302 – Elevations and A402 – Sections.
10. Average grade on site has been updated from 20.20m to 20.15m. Along with the additional storey, this has resulted in an increase in building height from 20.61m to 22.18m. See sheets A002 – Average Grade & Site Coverage, Project Information Table on A102 – Site Plan, A301-A302 – Elevations, and A401-A402 – Sections.
11. Communal usable deck space provided at rear yard. See sheets A102 – Site Plan, A301 – Elevations, and A402 – Sections.
12. Driveway crossing relocated to allow retention of existing boulevard tree M1. See sheet A102 – Site Plan.
13. Sidewalk along Victor Street updated to 1.8m wide. See sheet A102 – Site Plan.
14. Bus shelter located along Bay Street. See sheet A102 – Site Plan, A304 – Renderings.

Kind regards,

Colin Harper

