



Colin Harper Architect

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The following is an itemized list of changes to the drawing package for the proposal at 1701 Richardson St. since the Development Permit application on April 23, 2025.

1. Combined floor area has been added to project information table, demonstrating compliance with Schedule P. See sheet A102 – Proposed Site Plan.
2. Setbacks to heat pumps and backup generator have been added. See sheet A102 – Proposed Site Plan.
3. Site coverage has been updated to include the backup generator and heat pumps, changing from 3,367.5 sqft to 3,387.5 sqft. Site coverage % remains at 44%. See 2/A003 – Site Coverage.
4. Open site space has been updated to exclude backup generator and heat pumps, changing from 4,153.3 sqft to 4,133.3 sqft. Open site space % remains at 53%. See 3/A003 – Open Site Space.
5. Oversized bike spaces have been dimensioned. See A201 – Level 1 Plan.
6. Slope, dynamic symbol of access, wheel stop, and depth dimensions have been added to van accessible parking space. A dimension has been added for the setback from the PL along Richardson Street, as coordinated with Planning and Transportation. See 1/A102 – Proposed Site Plan.
7. The property line and road dedications have been updated and/or omitted on the north and west elevations for clarity. See sheets A301-A302 – Elevations.
8. Building height has been updated to be measured to the top surface of the roof. The top surface of roof has been increased to provide a buffer for insulation height as coordinated with Planning, resulting in a change from 11.31m to 11.47m. See 3/A005 – Streetscape, 1/A102 – Proposed Site Plan, A301-A302 – Elevations, and A401 – Sections.
9. Height clearance of long-term bike storage room has been added, as well as an icon indicating the bike repair station and additional info on size. See A201 – Level 1 Plan.
10. Driveway crossing has been revised to meet the required 3.5m minimum width. See 1/A102 – Proposed Site Plan.
11. Frontages along Richardson Street and Richmond Street have been updated to reflect the suggested upgrades in coordination with Transportation, and new boulevard tree planting locations. See 3/A005 – Streetscape, 1/A102 – Proposed Site Plan and A305 – Renderings.
12. Total floor area and gross floor area have been updated to reflect a minor change in the size of the exterior closets on L4. See 7/A003 – Level 4 Floor Area Calculation and Project Information Table on A102 – Proposed Site Plan.
13. Windows have been updated to accommodate required structure. See A004 – Spatial Separation, A201-A204 – Plans, 2/A301 – South Elevation, and A305 – Renderings.

Kind regards,

Colin Harper

