

February 25, 2025

**City of Victoria**

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

Attention: Chloe Tunis, Senior Planner

Re: Delegated Development Permit – 605-629 Speed Avenue and 606-618 Frances Avenue, Victoria, BC

We are pleased to submit, on behalf of Mike Geric Construction and 1172873 BC Ltd., this amendment to the in-progress Delegated Development Permit (DDP) for the project at 605-629 Speed Avenue and 606-618 Frances Avenue (DP#000115). This current amendment pertains to the side wall cladding of the East / West balcony 'cubes'; as discussed, the installation of these cladding panels has been revised to address cost and construction sequencing challenges.

The enclosed materials are a complete Development Permit set representing adjustments for the current DDP007789 (originally submitted May 14, 2024 and currently in progress) as well as previously approved DDPs. The current DDP changes are highlighted by revision clouds. This memo outlines design adjustments to the West building that form this application and are highlighted in the accompanying drawing package. For clarity of your review, the revisions associated with the balcony side cladding panels are highlighted with [blue text and blue revision clouds](#).

Revision	Description & Drawing List
SITE ITEMS	
1	<p>Entrance canopy revisions: the decorative brick screen has been removed to simplify the detailing and reduce costs. The brick pilasters have been elongated in plan to visually balance their proportions.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"><li>• <i>A1.0 Site Plan</i></li><li>• <i>A2.1a Level 1 Key Plan</i></li><li>• <i>A3.1 West Building East Elevation</i></li><li>• <i>A3.2 West Building West Elevation</i></li><li>• <i>A4.3 West Building North - South Section</i></li></ul>

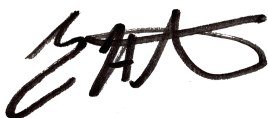
2	<p>Private patio entrances: the gateway entrances to private patios have been revised to picket guards with gates, removing the structures for the trellised portals.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A1.0 Site Plan</i></li> <li>• <i>A2.1a Level 1 Key Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A3.3 West Building North + South Elevations</i></li> <li>• <i>A4.3 West Building North - South Section</i></li> <li>• <i>A4.4 West Building East - West Section</i></li> </ul>
3	<p>Typical planter walls have been revised from cast-in-place concrete to precast concrete block walls.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A1.0 Site Plan</i></li> <li>• <i>A2.1a Level 1 Key Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A3.3 West Building North + South Elevations</i></li> <li>• <i>A4.3 West Building North - South Section</i></li> <li>• <i>A4.4 West Building East - West Section</i></li> </ul>
4	<p>Planted areas separating private patios have been revised from cast-in-place concrete walls to prefabricated planters.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A1.0 Site Plan</i></li> <li>• <i>A2.1a Level 1 Key Plan</i></li> </ul>
<p>FAÇADE ITEMS</p>	
5	<p>Cladding: the main building cladding has been revised from Aluminum Composite Metal Panels to Prefinished Metal Panels. The revised cladding is composed of 235mm wide interlocking panels, oriented vertically, that form a cohesive backdrop to the projecting balconies (rather than alternate systems that visually emphasize the grid of panel joints).</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A3.3 West Building North + South Elevations</i></li> </ul>
6	<p>East / West Balcony Soffits: In the place of applied metal soffit panels, the structure for the balcony 'boxes' on the East and West facades will be exposed and painted to colour match the building cladding. The exposed soffit material within the balcony boxes to be painted copper penny colour.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.2a Level 1 Upper Floor Plan – A2.13a Level 12 Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A4.4 West Building East - West Section</i></li> </ul>

6a	<p><b>Feb. 24 Amendment:</b> East / West Balcony Cladding: Due to construction challenges, the cladding of the sides of the balconies will be installed inboard (rather than outboard as originally detailed) of the structure for the balcony 'boxes' on the East and West facades. The finishes will remain Surf White colour on the outboard surface and Iron Ore colour on the inboard surface.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.2a Level 1 Upper Floor Plan – A2.13a Level 12 Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A3.3 West Building North &amp; South Elevations</i></li> <li>• <i>A4.4 West Building East - West Section</i></li> </ul>
7	<p>North / South Balcony Soffits: the applied metal panel soffits will be retained at key levels (1, 6, 7 and 12) where the applied soffit panels complete the visual framing of the North and South facades. On intermediate levels (2-5 and 8-11) the underside of the balcony structure will be exposed and painted copper penny colour.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.3a Level 2 Floor Plan – A2.6a Level 5 Plan</i></li> <li>• <i>A2.9a Level 8 Floor Plan – A2.12a Level 11 Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A4.3 West Building North - South Section</i></li> </ul>
8	<p>Ventilation louvers: the approach to corridor ventilation has been revised to improve overall energy efficiency for the building, requiring the addition of louvers at the corridor ends. These louvers are colour matched to the cladding and will be visually unobtrusive.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A3.3 West Building North + South Elevations</i></li> </ul>
ROOF ITEMS	
9	<p>Private roof patios and related access stairs have been removed in response to budget challenges and market feedback. In place of the private patios, the shared amenity roof area has been increased in size.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.13a Level 12 Plan</i></li> <li>• <i>A2.14a Roof Level Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A3.3 West Building North + South Elevations</i></li> <li>• <i>A4.3 West Building North - South Section</i></li> <li>• <i>A4.4 West Building East - West Section</i></li> </ul>
10	<p>The roof canopy has been revised in response to the reduced area of accessible roof. The canopy has been retained where it will shelter the access pathways on the roof and visually tie together the roof level structures. The West-facing amenity deck is sheltered by the canopy with select openings to bring light into the space. The East-facing amenity deck is not covered, providing a more open and sunlit area for shared resident use.</p>

	<p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.14a Roof Level Plan</i></li> <li>• <i>A2.15a Canopy Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A4.3 West Building North - South Section</i></li> <li>• <i>A4.4 West Building East - West Section</i></li> </ul>
11	<p>Roof parapet: previously the roof parapet was designed to be guard height, extending around the entire roof perimeter. In this revision the parapet has been lowered to a more typical height and guard rails are provided as glazed guards mounted to the parapets, for the occupied roof areas only.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.14a Roof Level Plan</i></li> <li>• <i>A3.1 West Building East Elevation</i></li> <li>• <i>A3.2 West Building West Elevation</i></li> <li>• <i>A3.3 West Building North + South Elevations</i></li> <li>• <i>A4.3 West Building North - South Section</i></li> <li>• <i>A4.4 West Building East - West Section</i></li> </ul>
INTERIOR LAYOUT ITEMS	
12	<p>Level 12 unit layouts have been revised to be consistent with lower floor levels, with internal roof access stairs removed.</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.13a Level 12 Plan</i></li> </ul>
13	<p>Level 11 unit layouts have been revised to be consistent with lower floor levels, in response to market feedback. Previously units on this floor level included different kitchen layouts. (Please note this revision does not impact form &amp; character for the building but will align with the upcoming Building Permit revision).</p> <p>Drawings affected:</p> <ul style="list-style-type: none"> <li>• <i>A2.12a Level 11 Plan</i></li> </ul>

The adjustments in this resubmission have been carefully developed to maintain the intent and quality of the approved Development Permit design. Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,



Erica H. Sangster, Architect AIBC FRAIC  
Principal  
DAU Studio

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