

Monday, April 15, 2024

Attn: Charlotte Wain
Area Planner
City of Victoria
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DPV 00051 - 937 View Street – DP Rev 8 - List of Revisions

Dear Charlotte;

This list is intended to summarize the major points of Architectural plan revisions proposed in response to the motion from mayor and council, from CoTW dated January 11, 2024 which provided subjects as follows;

(Excerpt of Plan Revisions from Council Motion)

a) Proposed plan revisions including:

- i. Incorporation of wind mitigation features as detailed in Image 9 of the Wind Study dated April 12, 2023*
- ii. Relocation of the two municipal street trees in grates to maintain a minimum 1.5m sidewalk clearance (excluding grates)*
- iii. Revisions to the long-term bicycle parking area to ensure cargo bicycle stalls are 0.9m in width and all bicycle stalls are an accurate representation consistent with the requirements of Schedule C of the Zoning Regulation Bylaw*
- iv. Space is provided in the bicycle parking area for mobility scooters.*
- v. the addition of significantly improved tenant indoor and outdoor_ amenities.*
- vi. the design not hinder the ability to construct a building as currently allowed at 930 Fort Street*

We look forward to your feedback on our proposed revisions. Please call me directly if you have any questions or require additional information.

Sincerely Yours,

Alex McCumber, Architect AIBC, LEED AP
Project Architect
dHKarchitects Inc.

937 VIEW STREET- DP REV 8

List of Revisions By Sheet

A000 COVER SHEET

- Updated drawing list to reflect design revisions

A001 PROJECT DATA

- Updated project data to reflect design revisions

A100 SURVEY

- no changes

A101 SITE PLAN EXISTING

- no changes

A102 SITE PLAN PROPOSED

- revised site plan incorporating street tree setbacks, adjusted patio areas for CRU and shared amenity access, bike room access door swing reversal

A103 SETBACK PLANS

- revised setback diagrams with additional information for 930 Fort Street

A105 SITE CONTEXT SHADOW STUDY

- no changes

A107 SITE CONTEXT STREET VIEWS

- revised street views to new design, 2m glass guards are visible for wind protection on upper terraces and roof areas

A107a SITE CONTEXT STREET VIEWS

- revised street views to new design, 2m glass guards are visible for wind protection on upper terraces and roof areas

A108 SITE CONTEXT STREET ELEVATION

- revised primary street elevation, 2m glass guards are visible for wind protection on upper terraces and roof areas

A109 SITE CONTEXT MATERIALS

- no changes

A118 LIVABILITY - RENDERED INTERIOR VIEWS

- no changes

A201 L1 PLAN

- revised plan with CRU and additional 95sm of programmed amenity room for a total of 125 sm of dedicated amenity at L1
- the addition of thirty (30) double wide (900mm) long-term bike spaces to accommodate oversized cargo bike
- the addition of a storage area reserved for mobility scooters near wall charging within the long-term bike storage room

A202 L2 PLAN



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- no changes

A203 L3-L5 PLAN

- no changes

A204 L6 PLAN

- revised plan with increased outdoor amenity area and 2m glass guards for wind protection

A205 L7-L22 PLANS

- no changes

A206 L23 PLAN

- revised plan with accessible washroom for amenity rooms, 2m glass guards for wind protection on terrace area and new exterior open stair access for roof deck

A209 ROOF PLAN

- revised plan with roof deck area and 2m glass guards for wind protection

A301 ELEVATIONS

- revised elevations with 2m glass wind guards and CRU access at L1

A302 ELEVATIONS

- revised elevations with 2m glass wind guards

A303 ADJACENT BUILDING ANALYSIS

- revised elevation with 2m glass wind guards

A401 SECTIONS

- revised section with exterior open stair and 2m wind guards at L23

A402 SECTIONS

- revised section with 2m wind guards at roof area

A911 AREA PLANS

- updated project areas and unit areas, unit summary and FAR information

End of Revision list.



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