

# keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

2nd Floor, 1124 Fort Street  
Victoria, BC, V8V 3K8

o. 250-382-3823  
e. info@keayarchitecture.com

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September 8<sup>th</sup>, 2020

To: City of Victoria  
Development Services  
1 Centennial Square  
Victoria, BC

Re: Application Review Comments 1125 Fort Street Rezoning

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Dear Development Services Department,

Please find below a summary of changes made in response to Staff Review Comments received May 13<sup>th</sup>, 2020:

## Drawing Revisions

### A-1.0

- Zoning Information: site area added, front yard setback revised to frontmost part of building, and total residential floor area revised.
- Unit Summary: unit areas revised to be measured to interior face of exterior and demising walls.
- 3/A-1.0 Area Calculations: basement area revised to include only required bicycle parking stalls in excluded area. Overall residential floor area revised to suit.

### A-1.1

- 1/A-1.1 Site Plan: existing services shown per planning comments. Front yard setbacks revised to frontmost part of building. Short term parking stalls dimensioned. Area of new sidewalk and let downs shaded, and dimensions of let downs added.
- 2/A-1.1 Average Grade: outline of building shown. Stairs were included in calculation.

### A-3.0

- 3/A-3.0 Fort Street Elevation: detail added to windows at turret.
- 5/A-3.0 East Elevation Window Overlay: drawing added to show location of windows on neighbouring building at 1127 Fort Street.
- Materials information revised to suit product and colour selections.

### A-4.0

- 2/A4.0 Longitudinal Section: height from grade to underside ceiling at Unit B01 added.
- 3/A-4.0 Streetscape - Fort Street: detail added to windows at octagonal bay.

**A-5.0**

- 2/A-5.0 Fort Street (Front) North Elevation: detail added to windows at octagonal bay.
- Materials information revised to suit product and colour selection.

**Other Comments**

- Economic Analysis to be provided at a later date ahead of Committee of the Whole if required. Refer to attached memo.
- Tenant Assistance Policy is not required with this application. The basement area is not currently used as a suite, but as a guest area for visiting family only.
- The deck at the upper floor of the house is existing, not new, and the plan is for it to remain. Stairs down from deck to be removed.
- Materials board provided digitally as part of this package.
- Heritage Designation Application included as part of this package. Application to be contingent on approval of Rezoning and Development Permits. Refer to attached memo.
- Existing driveway crossing does not work for proposed parkade entry location. New driveway crossing required. Area to be rebuilt shown shaded on Site Plan.
- Items noted to be provided ahead of Building Permit will be provided at a later date.

We trust that you find these revisions and the list above addresses issues noted and provide a sufficient response to the Application Review Summary.

Thank you for your time and consideration in reviewing this application.

Sincerely,

A handwritten signature in black ink that reads "Nicole Showers". The signature is written in a cursive, flowing style.

Nicole Showers | Architect AIBC