



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 resubmitted Development Permit application on January 9, 2026.

1. Spatial separation calculation tables updated to reflect noncombustible cladding requirements per BCBC 3.4.1.8. See sheet A004 – Spatial Separation.
2. Fire department connection moved to avoid impeding exit access and egress and entrance door swing. Landscaping updated accordingly. See A001 Code Compliance Plan, A102 – Proposed Site Plan, A301 – Elevations, and A304 – Renderings.
3. Garbage room doors relocated to south side of garbage room. See A102 – Proposed Site Plan and A201 – Level 1 Plan.
4. Dimensions added to vehicle stalls. See A102 – Proposed Site Plan.
5. Bike repair station relocated to outdoor walkway at rear landscape area, alongside an additional short term bike stall. Bike count has increased from 50 to 52 proposed long-term stalls and from 6 to 7 proposed short-term stalls as a result. Hard open lot space and soft open lot space have been updated accordingly. See A002 Average Grade and Site Coverage, A102 – Proposed Site Plan and A201 – Level 1 Plan.
6. Proposed residential (non-visitor) vehicle parking count clarified in Project Data Table. See A102 – Proposed Site Plan.
7. Form and character updates:
 - Cladding colours have been updated to standard factory colours. See A005 – Shadow Study and Streetscape, A301-A302 – Elevations, A303 – Design Rationale, A304 – Renderings, and A305 – Material Board.
 - Ground floor accent panels, window finish, main entrance canopy, unit numbers and sconce lighting, gate and fence, unit entrance doors, and unit canopy frames updated to aluminum finish. See A301-A302 – Elevations, A303 – Design Rationale, A304 – Renderings, and A305 – Material Board.
 - Glass canopies added to unit entrances at ground floor. See A301-A302 – Elevations, A304 – Renderings, and A305 – Material Board.
 - L2-L5 accent panels adjacent to windows and L6 planter cladding updated from metal panel to fibre cement board. See A301-A302 – Elevations, A304 – Renderings, and A305 – Material Board.
 - East elevation updated to include additional fenestration at all floors. See A004 – Spatial Separation, A302 – Elevations, A303 – Design Rationale, and A304 – Renderings.
8. Floor-to-floor has been adjusted to reflect deeper floor joists per Structural requirements, resulting in a change to the overall building height. Note, the building height was previously calculated incorrectly, as the "T.O. Roof" elevation datum was incorrectly located at the roof parapet, and has now been placed at the highest part of the roof excluding the parapet, per the Zoning Bylaw Definition. Spatial separation calculations have been updated accordingly. See A004 – Spatial Separation, Project Data Table on A102 – Proposed Site Plan, A301-A302 – Elevations, and A401-A402 – Sections.
9. The plans have been updated to meet the minimum number of two-bedroom units. See Project Data Table on sheet A102 – Proposed Site Plan, A202-A204 Floor Plans and A212 – Unit Plans.
10. The rooftop deck has been updated to include a larger canopy, revised tree and planters and furniture. See A204 – Level 6 Plan, A205 – Roof Plan, A301-A302 – Elevations, A303 – Design Rationale, and A401 – Sections.

Kind regards,

Colin Harper

