

(Formerly BESHARAT FRIARS ARCHITECTS)

City of Victoria
Sustainable Planning & Community Development
Development Services

May 29, 2019

1 Centennial Square
Victoria BC V8W 1P6

Re: DP000516 and REZ00613 for 829-899 Fort Street and 846-856 Broughton Street
Itemized Revisions

Attention: Mr. Alec Johnston, Planner

Please find below an itemized list of revisions to the above noted project made since the January 2019 submission as requested by planning staff in the email dated March 14th, 2019 (Subject: RE: 829-899 Fort Street + 846-856 Broughton Street / DP 000516 + rez00613 / Caluc + ADP Meetings);

1. Cover Sheet - 3D image updated.
2. Cover Sheet – Architectural drawing index chart updated. New sheets added.
3. A000 – Project information table updated.
4. A001 – Project information / zoning data chart updated.
5. A002 – Area calculations summary, off street parking summary, off street bicycle parking summary updated. Building height data charts revised to include top of mechanical enclosure.
6. A003 – Residential unit summary chart updated.
7. A004 – Area diagrams & building breakdown floor area calculations chart updated.
8. A006 – 3D images updated.
9. A007 – 3D images updated.
10. A008 – 3D images updated.
11. A009 – 3D images updated.
12. A010 – Massing model updated.
13. A200 – Parking stall size diagram added.
14. A202A – Landscape design revised and canopy redesigned.
15. A204 – Canopy redesigned.
16. A205 – Unit design / type & massing changed. Projecting balconies removed and replaced with Juliet balconies.
17. A206 – Unit design / type & massing changed. Projecting balconies removed and replaced with Juliet balconies.
18. A207 – Unit design / type & massing changed. Projecting balconies removed and replaced with Juliet balconies.

19. A208 – Units added. Unit design / type & massing changed. Projecting balconies removed and replaced with Juliet balconies.
20. A209 – Green roof added. Unit design / type & massing changed. Projecting balconies removed and replaced with Juliet balconies. Setback increased in the North facing units in the Fort Bridge building.
21. A210 – Unit design / type & massing changed. Projecting balconies removed and replaced with Juliet balconies.
22. A211 – Unit design / type & massing changed. Projecting balconies removed and replaced with Juliet balconies.
23. A213 – Area of potential PV / Solar hot water collector revised.
24. A401 – Corner feature added to Fort / Quadra midrise, corner canopy redesigned, coloured glass fins added, projecting balconies removed and replaced with Juliet balconies. Massing change to Fort Midrise. Units added and cladding material changed to Fort transition bridge building.
25. A402 – Corner feature added to Fort / Quadra midrise, corner canopy redesigned, coloured glass fins added
26. A404 – Corner feature added to Fort / Quadra midrise, corner canopy redesigned, coloured glass fins added, projecting balconies removed and replaced with Juliet balconies. Massing change to Fort Midrise. Units added and cladding material changed to Fort transition bridge building.
27. A405 – Corner feature added to Fort / Quadra midrise, corner canopy redesigned, coloured glass fins added
28. A408 – Elevation and massing changed as per item 24 & 26. Bench added. Window size changed.
29. A409 – Elevation changed as per item 24 & 26.
30. A410 – Elevation changed as per item 24 & 26.
31. A411 – Elevation changed as per item 25 & 27. Corner feature frame added to section.
32. A501 – Units added to Fort transition bridge building
33. A502 – Units added and cladding material changed to Fort transition bridge building.
34. A505 – Units added and cladding material changed to Fort transition bridge building.
35. A506 – Setback increased in the North facing units in Fort Bridge building. Window number and locations changed
36. A507 – Setback increased in the North facing units in Fort Bridge building. Window number and locations changed
37. A508 – Setback increased in the North facing units in Fort Bridge building.
38. A509 – Projecting balconies removed
39. O01 – Area overlay updated
40. O02 – Area overlay updated
41. O03 – Area overlay updated
42. O04 – Area overlay updated
43. O05 – Area overlay updated
44. O06 – Area overlay updated
45. O07 – Area overlay updated

- 46. O08 – Area overlay updated
- 47. O09 – Area overlay updated
- 48. O10 – Area overlay updated
- 49. O11 – Area overlay updated
- 50. O12 – Area overlay updated

Thank you for your contribution and assistance to date, please contact us if you need any further information.

Respectfully,

Helen Avini Besharat
Principal
Architect AIBC MRAIC RID LEED BD+C

Cc: PARC Retirement Living: Rainer Muller, Russ Hobbs, Patrick Schilling

Transmittal

SENT BY Eric Wong (PWL Partnership)	DATE May 29, 2019
DELIVERED BY Courier	PROJECT NO. 16053 PROJECT PARC VICTORIA
ORIGINALS TO FOLLOW <input type="checkbox"/> YES <input type="checkbox"/> NO	

ATTENTION

NAME	COMPANY	ADDRESS	PHONE
<input checked="" type="checkbox"/> Alec Johnston	City of Victoria		
<input type="checkbox"/>			
<input type="checkbox"/>			
<input checked="" type="checkbox"/> as requested <input type="checkbox"/> for your information <input type="checkbox"/> for your comments <input type="checkbox"/> for your approval			

In response to the Planning Staff Comments in the email dated March 14th, 2019 (Subject: RE: 829-899 Fort Street + 846-856 Broughton Street / DP000516 + REZ00613 / Caluc + ADP Meetings), the following is a numerically itemized transmittal letter outlining all proposed changes to correspond with the numbered revision bubbles in the digital Landscape Set submitted.

The changes are as follows:

- L1.01 - #1 – Three planters removed and concrete paving is now extension of unit pavers.
- L1.01 - #2 – Number of bike racks have been reduced to 4.
- L1.01 - #3 – Addition of two bike racks.
- L1.01 - #4 – Redesign of the Quadra Street/Broughton Street entrance, to round planters and specified benches.
- L1.02 - #5 – Removal of three planters and corresponding planting.
- L1.02 - #6 – Redesign of Southeast main entrance and corresponding planting in planters.
- L1.03 - #7 – Addition of 18 tables and reorganization of multiple tables.
- L1.03 - #8 – Reorganization of planting corresponding to reorganization of tables and space.
- L1.05 - #9 – Addition of greenroof.
- L1.07 - #10 – Addition of two tables.
- L1.07 - #11 – Addition of four chairs.
- L2.01 - #12 – New section illustrating the Broughton Street corner entrance.
- L2.01 - #13 – New elevation illustrating Quadra Street and Broughton Street entrance and feature tree.