



Colin Harper Architect

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July 28, 2022

For: 956 Heywood Avenue

Application: REZ No. 00689 & DP No. 000547

Re: Itemized List of Changes to Architectural Drawings submitted September 7th, 2021.

- A1 -** Shadow studies have been updated to better represent the effects of the proposed development on neighbouring buildings. Refer to drawing 1/A003 – Shadow Study.
- A2 -** Handrails have been added to the patios along Heywood Avenue. Refer to drawings A102 – Proposed Site Plan, A202 – Level 1, and elevations on sheets A301-A302.
- A3 -** The exit gate from the courtyard area to the street has been reversed to swing in the direction of exit travel. Refer to drawings A102 – Proposed Site Plan and A202 – Level 1.
- A4 -** An exit stair has been provided in the parking garage. Exiting complies with BCBC. Refer to drawings A102 – Proposed Site Plan, A201 – Basement, and A202 – Level 1.
- A5 -** A garage door has been added to the entrance of the parkade. Refer to drawings A102 – Proposed Site Plan, A201 – Basement, A202 – Level 1, and 1/A401 – Section 1.
- A6 -** The parkade has been enlarged to accommodate an exit stair and a column has been added. Refer to drawings A102 – Proposed Site Plan, A201 – Basement, and A202 – Level 1.
- A7 -** Trees have been added to the rear yard patios. Refer to drawings A102 – Proposed Site Plan and A202 – Level 1.
- A8 -** The basement level electrical closet has been enlarged and the adjacent garbage area has been enclosed. Refer to drawing A201 – Basement.
- A9 -** Additional sections (C and D) have been added. Refer to drawing A402 – Sections.
- A10 -** An address marker and wayfinding elements have been added to the front planters along Heywood Avenue. Refer to elevations on sheets A301-A302 and A303 – Material Board.
- A11 -** Lighting has been added at suite entrances and along the pathway leading to rear units. Refer to elevations on sheets A301-A302 and A303 – Material Board.
- A12 -** The Total Floor Area has been updated to include the rooftop stair area within the inside face of interior walls at floor level. Refer to drawing 8/A001 – Level 4 Floor Area Calc.
- A13 -** Average grade calculation has been revised to account for patios and stairs. Refer to drawing 1/A001 – Average Grade Calculation, elevations on sheets A301-A302, and sections on sheets A401-A402.
- A14 -** Building height has been revised to measure from average grade to top of roof hatch. A separate field has been added to the project Data Table noting Height of Roof. Refer to project Data Table on A102 – Proposed Site Plan, elevations on sheets A301-A302, and sections on sheets A401-A402.
- A15 -** The maximum height of basement ceiling has been revised and dimensioned to average grade. Refer to drawings 1/A401 – Section A and 2/A401 – Section B.
- A16 -** Front yard setback dimension has been revised to include projecting walls excluding 0.13m allowance for exterior wall treatments per Schedule A. Refer to drawing 1/A102 – Proposed Site Plan and project Data Table on sheet A102.
- A17 -** Setback dimensions have been provided to front patio and front stairs. Refer to drawing 1/A102 – Proposed Site Plan and project Data Table on sheet A102.





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- A18 -** Rear yard setback dimension has been revised to include projecting walls excluding 0.13m allowance for exterior wall treatments per Schedule A. Refer to drawing 1/A102 – Proposed Site Plan and project Data Table on sheet A102.
- A19 -** Setback dimensions provided to rear patio. Refer to drawing 1/A102 – Proposed Site Plan and project Data Table on sheet A102.
- A20 -** Parking projection and building setback dimensions have been added to the north and south sideyards. Refer to drawing 1/A102 – Proposed Site Plan and project Data Table on sheet A102.
- A21 -** Patios and stairs greater than and equal to 0.6m above grade are included in site coverage and excluded from Open Site Space. Refer to drawings 2/A001 – Site Coverage, 3/A001 – Open Site Space, and project Data Table on sheet A102.
- A22 -** Long term bicycle parking spaces have been revised to a ground mounted configuration and dimensioned. Refer to drawings A202 – Basement and 2/A401 – Section B.
- A23 -** Unit A sliding doors at Level 1 have been revised in plan to match elevations. Refer to drawings 1/A102 – Proposed Site Plan and 1/A202 – Level 1.
- A24 -** Rooftop patio planters and guardrails have been pulled back from the building face to reduce potential for overlook. Refer to drawing 1/A205 – Roof.
- A25 -** Front yard planters along Heywood Avenue have been narrowed to accommodate the minimum required size of short-term bicycle spaces. Refer to drawings 1/A102 – Proposed Site Plan and 1/A202 – Level 1.
- A26 -** Basement level garbage area and parking garage have been enclosed and counted towards the total area calculation exempt from the net proposed area. Refer to drawing 4/A001 – Basement Floor Area Calculation.
- A27 -** Non-habitable crawlspace storage with 1.5m clearance from floor to ceiling has been added to Unit A and Unit B on Level 2. Floor area calculations have been updated accordingly. Refer to drawings 6/A001 – Level 2 Floor Area Calculation and 1/A203 – Level 2.
- A28 -** Protected tree annotations have been removed per parks comments. Refer to drawings A101 – Existing Site Plan and A102 – Proposed Site Plan.
- A29 -** Floor areas have been calculated to inside face of drywall. Refer to sheet A001 – Area Calculation.
- A30 -** Stucco finish on east and west elevations of both buildings has been revised to EIFS. Refer to elevations on sheets A301-A302 and A303 – Material Board.

Kind regards,

Colin Harper, Architect AIBC

Principal, Colin Harper Architect



2022-07-28



PROJECT: 956 Heywood Avenue, Victoria, BC

APPLICATION: REZ No. 00689 and DP No. 00547

RE: Itemized List of changes to Civil Drawings submitted September 7, 2021

Drawing 21-006-DP:

Revision 1 – Comment confirming irrigation service to be installed if required by Parks Department.

Revision 2 – Comment confirming capping and abandoning of existing water service.

Revision 3 – Comment confirming paving to road centreline.

Sincerely,

McElhanney Ltd.



Nathan Dunlop, P.Eng.
Project Manager

July 22, 2022



Drawing Revisions

1. Guardrails have been added to the front patios and the BBQ area.
2. Address sign has been added to the planter.
3. Wayfinding sign has been added on the wall by the south pathway.
4. Planters in the courtyard area have been revised to reflect the intention of being flush with the courtyard pavers.
5. An outdoor stairway has been added.
6. A raised planter has been added to the rear patio.
7. The planters between the private patios have been expanded for tree planting.
8. Vine Maple trees have been added to the planters in the rear patios.
9. The location of Weeping Cypress trees has been revised due to the addition of the stairway.
10. Tree planting schedule has been revised.
11. Shrub planting schedule has been revised.
12. Lighting plan has been added to the set.
13. The planting bed around the roof of the parkade has been revised.
14. A raised planter has been added between the unit and the communal BBQ area.
15. The site permeability data has been added.

END OF REVISIONS