

8 April, 2019

City of Victoria
Development Permit Department
1 Centennial Square
Victoria, BC V8W 1P6

Attention: **Miko Betanzo, Senior Planner - Urban Design**

Re: **1700 BLANSHARD STREET
DEVELOPMENT PERMIT APPLICATION #00106
OUR PROJECT NO. 218032 -6.1
RESPONSE TO APPLICATION REVIEW SUMMARY**

As part of our Development Permit Application, please find below a list of changes made to the original Development Permit (DPV #00106) for the abovementioned project. This itemized list is to be read in conjunction with the corresponding drawings of the same date with numbers corresponding to the revision bubbles.

Changes made not in response to Application Review Summary

Change #	Description of Change	Sheet reference
1.	Corrected Zoning	A001
2.	Updated site area and property line	A001, A102, A103, A206
3.	Updated areas	A001, A101, A206 - A213
4.	Updated height/elevation	A001, A208, A209, A213, A300 - A302, A310, A311
5.	Updated setbacks	A001, A206
6.	Added adaptable suites	A001, A208 - A212
7.	Updated drawing list or drawing number	A001, A103, A200, A503, A504
8.	Updated parking numbers	A001, A200 - A206
9.	Updated bike and storage numbers	A001, A200 - A206
10.	Updated image	A001, A305, A306, A501, A502, A505 - A508
11.	Indicated additional/revised fire hydrant location	A101 - A103
12.	Updated dimensions	A102, A103, A200 - A213
13.	Revised angle of podium to correspond with below grade	A102 - A103, A206 - A210
14.	Reduced tower floor plate	A102 - A103, A207 -

15.	Relocated or added parking ventilation	A213
16.	Updates to service/storage rooms	A201 - A207
17.	Refinement of elevator core, stair or exit corridor. Numbering of stairs and elevators	A200 - A206, A310
18.	Revised gate, location or swing	A200 - A213, A300, A303
19.	Added fire pump room	A203, A206
20.	Added commercial bike room	A205
21.	Added deluge sprinklers	A205
22.	Relocated gas meters	A204, A205
23.	Wall relocated to move doors into property line	A206, A300 - A303
24.	Exterior corridor changed to interior corridor	A206
25.	Northern and southern tower faces and columns pulled in	A207- A210, A302, A310
26.	Corridor access to roof deck replaced by roof hatch access	A207 - A213, A301, A302, A304
27.	Updated landscape layout	A209
28.	Revised amenity layout	A206, A207, A210
29.	Added glass canopies	A212
30.	Cladding change to L21 and L22 on eastern tower element	A207, A212
31.	Amenity roof and open frame structure raised	A206, A212, A213, A300 - A302, A304, A311
32.	Update curb line, let downs and proposed removal/revision of traffic island.	A300 - A302
		A213, A300 - A302, A310, A311
		A102, A103

Changes to landscape plans indicated elsewhere. Please let us know should you have any questions.



Yours truly,

Gerda Geldenhuys, Architect AIBC, LEED GA. Associate.

APRIL 05, 2019

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As part of our Development Permit Application, please find below a list of changes made to the original Development Permit (DPV #00106) for the above named project.

The proposed changes in summary are:

L-0.0 Landscape Legends/Schedules

1. REVISE: layout changed to accommodate to more information
2. ADD: butterfly/bird friendly strategy added

L-1.1.1 Level 1 Landscape Plan – NO TRAFFIC ISLAND


1. Delete: trees at sidewalk along Herald Street deleted to in coordination with civil drawings
2. Delete: one tree at rain garden along Blanshard Street deleted to in coordination with civil drawings
3. ADD: 14 Bike Racks, 2 bikes per rack, added at building entry and on sidewalk

L-1.1.2 Level 1 Landscape Plan – REVISED TRAFFIC ISLAND

1. Delete: trees at sidewalk along Herald Street deleted to in coordination with civil drawings
2. Delete: one tree at rain garden along Blanshard Street deleted to in coordination with civil drawings
3. ADD: 14 Bike Racks, 2 bikes per rack, added at building entry and sidewalk
4. REVISE: size of traffic island at Herald Street and Blanshard Street revised

L-1.2 Level 2 Landscape Plan

1. REVISE: northwest corner private patio sized revised to provide more green space

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2. ADD: west side planting bed extended
 3. REVISE: outdoor amenity space re-organized with more programs

L-1.3 Level 7 Landscape Plan

1. REVISE: extensive green roof pattern changed to Hudson Bay inspired colours and pattern

L-1.4 Rooftop Landscape Plan

1. REVISE: shape of center planter at social area changed to enhance circulation

Accompanying additional and/or bubbled revision drawings:

No.	Title	Date Issued
L-0.0	LANDSCAPE LEGENDS/SCHEDULES	08 APR 2019
L-1.1.1	LEVEL 1 LANDSCAPE PLAN – NO TRAFFIC ISLAND	08 APR 2019
L-1.1.2	LEVEL 1 LANDSCAPE PLAN – REVISED TRAFFIC ISLAND	08 APR 2019
L-1.2	LEVEL 2 LANDSCAPE PLAN	08 APR 2019
L-1.3	LEVEL 7 LANDSCAPE PLAN	08 APR 2019
L-1.4	ROOFTOP LANDSCAPE PLAN	08 APR 2019

Yours truly,
DURANTE KREUK LTD.

Per: Lijiao Feng

Date: APRIL 05, 2019