

May 11, 2021

City of Victoria

Sustainable Planning and Community Development
Development Services
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Chelsea Medd, Planner

Re: Rezoning and Development Permit Application Revisions for 1693 Fort Street, Victoria BC

In response to the Planning comments received 05 May 2021 and subsequent discussions, we have prepared the enclosed supplemental information on behalf of the Applicant Aryze Developments Inc..

Revision 1: Massing Adjustment

The building massing has been adjusted at Level 5 to improve the visual height transition between the proposal and the adjacent building at 1610 Belcher Avenue. The rear portion of Level 5 is now aligned with the set-back penthouse massing at Level 6, providing more spatial relief to the neighbouring building and reducing the main building façade height to 4 storeys on this frontage. For architectural consistency, the setback portion of Level 5 will be clad in the same material as the Level 6 penthouse; to soften the presence of the 2 storey penthouse, we have adjusted the cladding to a smooth faced version of the charcoal coloured cementitious panels, (the same colour as is deployed for the window bays, but having a lighter appearance in the smooth finish). To emphasize the Level 5 massing transition, the architectural expression of the Southwest building corner has been adjusted so that the corner is part of the main building façade.

Simultaneous with these massing refinements, the building's typical floor-to-floor dimension has been slightly increased to ensure 9' clear ceiling heights within the suites, and the overall building height has been clarified in response to Zoning review comments.

The massing adjustment has introduced a new unit type to the project, being a 1-Bedroom Caretaker Suite. It has also reduced the adjacent Level 5 units from 4-Bedroom units to 3-Bedroom units, amounting to a total reduction of 3 bedrooms for the project.

Associated adjustments to the project data, as shown on drawings A1.1 Site Plan / Level 1 Floor Plan, are summarized as follows:

	Previous Application	Revised Application
Total Floor Area	2,491.05 m ²	2,455.26 m ²
FSR	2.78	2.74
Total Residential Floor Area	2,491.05 m ²	2,455.26 m ²
Building Height	19.4m	19.71m

Design items associated with Revision 1 are included on the following drawings:

- 2/A0.3 'View from the Southeast (Belcher)'
- 1/A1.1 Site plan / Level 1 Floor Plan – Project Data
- 2/A2.2 Level 5 Floor Plan
- 1 & 2 / A2.3 Level 6 & Roof Floor Plans
- 1/A4.1 North Elevation
- 2/A4.2 West Elevation
- 1/A4.1 South Elevation
- 2/A4.1 East Elevation
- 1/A4.3 Section 1
- 2/A4.3 Section 2

Revision 2: Exterior Materials Clarification

Also in response to Planning comments, the revised drawings specify the materials for: 1) the rooftop mechanical screen and elevator overrun, which will be clad in pre-finished metal to match the visible building flashings; 2) the picket fence and patio guards, which will be painted metal in a charcoal grey colour.

Materials information and tags for Revision 2 are included on the following drawings:

- 1/A4.1 North Building Elevation
- 2/A4.1 West Building Elevation
- 1/A4.2 South Building Elevation
- 2/A4.2 East Building Elevation

Revision 3: Project Data Revisions

Revisions have been made to the project data to address comments provided regarding site coverage, open site space, and Schedule C parking calculations. Site coverage and open site

space have been updated to include the Level 1 patio. Schedule C calculations have been included with the Project Data, and bicycle storage requirements have been based on the number of bedrooms (rather than suites) per staff comments.

To assist in determining street frontage per City of Victoria Zoning General Regulation 27 (1), the largest inscribed rectangle that is, on average, nearest to the street has been added to the site plan and noted accordingly.

Revision 3 adjustments are included on drawing 1/A2.0 Site Plan / L1 Floorplan – Project Data.

Revision 4: Site Plan Adjustments: PMT and Vehicle/Bicycle Parking Revisions

In discussions with BC Hydro it has been determined that a PMT is not required for this building. The site plan has been revised accordingly in the resubmission package, and the parking area has been adjusted so that the additional space accommodates 4 additional visitor bicycle parking stalls.. The parking stall previously allocated as a visitor/loading/staging stall has been revised to be used as visitor parking only. Additional dimensions have been provided to illustrate the size of vehicle and bicycle parking design.

Revision 4 adjustments are included on drawing 1/A2.0 Site Plan / L1 Floorplan – Project Data.

Thank you for your continued attention to this project. Please let us know if you have any questions or if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Sangster', written in a cursive style.

Erica H. Sangster, Architect AIBC MRAIC
Principal
D'AMBROSIO architecture + urbanism