

April 29, 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 16 March 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.

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             | 2,491.05m <sup>2</sup> | 2,455.26m <sup>2</sup> |
| FSR                          | 2.78                   | 2.74                   |
| Total Residential Floor Area | 2,491.05m <sup>2</sup> | 2,455.26m <sup>2</sup> |

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
- 2/A2.2 Level 5 Floor Plan
- 1 & 2 / A2.3 Level 6 & Roof Floor Plans
- 2/A4.1 West Building Elevation
- 1/A4.2 South Building Elevation
- 2/A4.2 East Building Elevation

**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

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 'Erica H. Sangster', with a long horizontal flourish extending to the right.

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