



Colin Harper Architect

Principal - Colin Harper, Architect AIBC
Address: 1839 Fairfield Road, Victoria BC, V8S 1G9
Phone: 778-584-0582
email: charper@charch.ca
web: charch.ca

April 2, 2026

The following is an itemized list of changes to the drawing package for the proposal at 1701 Richardson St. since the Building Permit application on December 19th, 2025.

1. Code Analysis Table has been corrected to show full extents where it was previously cut off. See sheet A003 – Code Compliance.
2. 3m x 3m sight triangles added to site plan with corresponding note. See sheet A102 – Proposed Site Plan.
3. Updated frontage design coordinated to match civil and landscape. See sheet A102 – Proposed Site Plan and A303 – Renderings.
4. Omitted.
5. Fire annunciator and FDC added to elevations for clarity. See 1/A302 – West Elevation.
6. All references to BCBC 2018 corrected to reference BCBC 2024. See A003 – Code Compliance, and A004 – Spatial Separation.

Below is an itemized list of changes since the final DDP plans. Planning has confirmed that the following changes are required to be processed through DDP resubmission.

7. Heat pumps relocated from L1 patios to rooftop. Site coverage has been updated from 45% (3,373.4 sf) to 44% (3,361.7 sqft) as a result. See sheets A002 – Project Data and Notes, 2/A004 – Site Coverage, A102 – Proposed Site Plan, and A205 – Roof Plan.
8. Cladding on level 1 of the south elevation has been updated from “metal panel” to “architectural concrete” complete with “concrete wall control joints”. See sheets A301-A302 – Elevations and A303 – Renderings.
9. Bike room storage on L1 has been updated to accommodate a separate mechanical enclosure. The bike repair station has been relocated to the exterior, next to the short-term bike parking. The number of long-term bike parking spaces has remained unchanged from the final DDP plans. See sheets A102 – Proposed Site Plan and A201 – Level 1 Plan.

Kind regards,

Colin Harper

