

March 05, 2024

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Attn: Planning Department



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**Re: Douglas House Seniors Housing
OCP / Rezoning / DP / Heritage Alteration**

The following is a response addressing matters concerning the Zoning Plan
Check comments:

- 1) The floor area of each unit is provided in the attached document, in all floor plans.
- 2) The height of the triplex on the elevations has been dimensioned according to Schedule A's definition.
- 3) The setback of the main face of the building from Douglas Street has been provided. The setback on the 6th floor and other levels has been detailed in the drawings.
- 4) Setback dimensions for all balconies, canopies, and the porte cochere are provided in the architectural plans.
- 5) The eave projections on the elevations have been dimensioned as per the design specifications. Refer to the elevation drawings for the exact measurements.
- 6) The Elevation sheet and Site Plan provide details about the greenhouse, including floor area, elevations, setback dimensions, and height. The area is included in the site coverage calculations.
- 7) Stall widths are dimensioned in the Parking plan. Upon review, stalls 10 and 11 have been adjusted and meet the code.
- 8) Bicycle parking spaces have been dimensioned according to Schedule C.

Sincerely,

Rob Whetter, Principal, dHKarchitects