



Jim Handy, Senior Planner

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

27 March 2020

Re: 202 Harbour Rd. DP000549 Response to Advisory Design Panel of 18 Dec. 2019

Motion:

It was moved by Sorin Birliga, seconded by Jessi-Anne Reeves, that Advisory Design Panel recommend to Council that Development Permit Application No. 000549 for 202 Harbour Road be approved with the following changes:

- 1) Revise, strengthen and simplify the main entrance.
- 2) Relocate the parking stall immediately adjacent to the building at the front entrance
- 3) Reduce the visual competition between the fifth floor parapet and the top floor roof and simplify the geometry of the roofline

Revisions in Response to ADP Motion

1) Revise, strengthen and simplify the main entrance.

- *The entrance lobby has been revised with the additional 7.5 m² of space. This enables the lobby entrance doors to be re-oriented parallel to Harbour Road, increasing the entrance visibility, and providing a simpler direct access from the street. In addition the bike storage space has been relocated, allowing an increase in the size of the exterior entry plaza. The space has been reconfiguration along the exterior seating which is now integrated into the raised landscaped storm water management features.*

2) Relocate the parking stall immediately adjacent to the building at the front entrance.

- *The accessible parking stall has been relocated across from the entrance lobby, increasing the amount exterior space at the entrance.*

3) Reduce the visual competition between the fifth floor parapet and the top floor roof and simplify the geometry of the roofline.

- *The fifth floor roof parapets heights have been reduced and made the same on all facades. Additionally the top (sixth) floor roof parapet depth has been increased. The sixth floor roof edge geometry has been simplified by removing the roof edge setback along the east elevation.*

We trust that the foregoing information is satisfactory.

Kind regards,

James E. Irwin Architect AIBC