

FORT

Mayor Helps and Council
 City of Victoria
 No. 1 Centennial Square
 Victoria BC V8W 1P6

July 29, 2021

Re: Screen for 440 Swift Street – Heritage Alteration with Variance HAV00030

Dear Mayor Helps and Council,

Please find attached an addendum to the DP floor plan drawing showing locations and detailed specification of the motorized roll-up clear vinyl screen system. We would like to also respond to some questions that came from the planning department.

ITEM	CITY CONCERN	FORT RESPONSE
1.	Screen Speed How rapidly can it be deployed?	Shades are 100% electric and can be fully raised or lowered in less than 2 minutes with the push of a button on the remote control.
2.	Upper Patio Occupancy How many people does it take?	Currently we are showing seventy-eight (78) seats on the upper patio. The total outdoor occupancy is three-hundred (300) persons so the we will be designing for an occupancy of two-hundred twenty-two (222) persons for the lower outdoor patio area.
3.	Patio Vinyl Screens What equipment and company are you using and what are the operational specs?	Please refer to drawing A203 for the detailed specification and locations of the screen.
4.	Screen Operation at Night Will the vinyl be rolled down every night at closing time?	Yes, it will. The bar will be protected by a secondary roll shutter system to allow this.
5.	Screen Operation in Winter Is the vinyl rolled down all winter long, regardless of whether the patio is closed or open?	No, it would be rolled down when in use and rolled up when not in use.
6.	Legal Agreement Is the owner willing to enter into some sort of legal agreement committing to have the vinyl open during certain periods of time?	No, with the weather ever changing the owner would like the flexibility for use when the weather deems it necessary.

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Below are images of The Deck Kitchen + Bar located at 3500 Cessna DR, Richmond BC V7B 1C7. These images help to show the product we are specifying in their true light. The restaurant also has full height bays where the screen is deployed and shows its application in a heavy timber application.

IMAGE 1

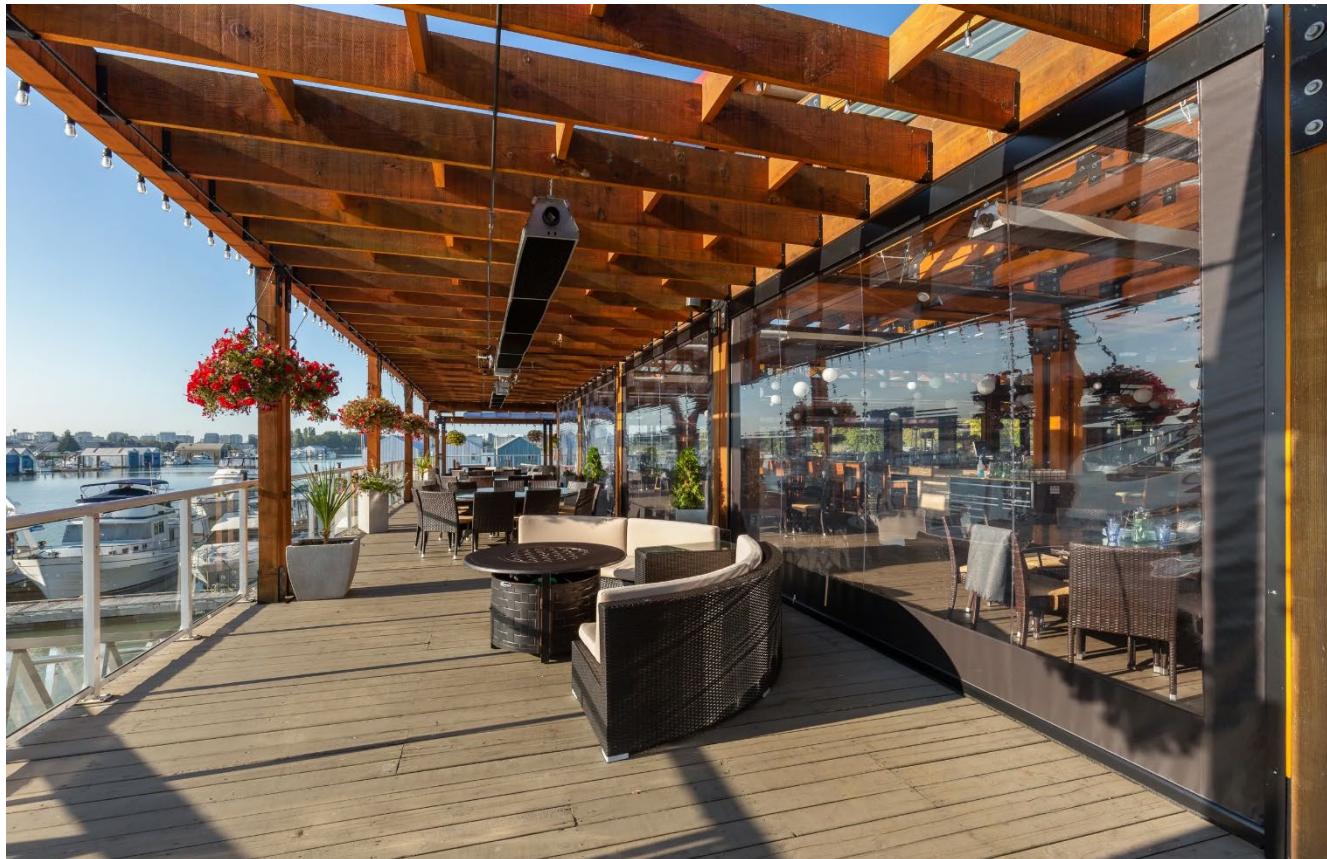


IMAGE 2



FORT

IMAGE 3



We would also like to speak to some comments that came up during the council meeting:

ACCESSIBILITY

This project aims to make the building and site function best in serving the needs of people that require barrier-free access. The existing building has no means of getting people up the first flight of stairs to that area without having to exit the building. We are proposing a lift that will give patrons that access. It will also be the point of access for people going to the upper patio as the hostess would do that from the inside. The ramp was a means to get up to the area but this new lift is a better solution to resolve the interior existing access issues.

NOISE

The client has stated that this concept is more food focused than the Canoe Brewpub and in so being will help mitigate noise just by the nature of the actual concept itself. This said, consideration in the position and type of speakers being used will utilized to help even further.

Sincerely,



David Vera
Architect

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o. 403. 453. FORT

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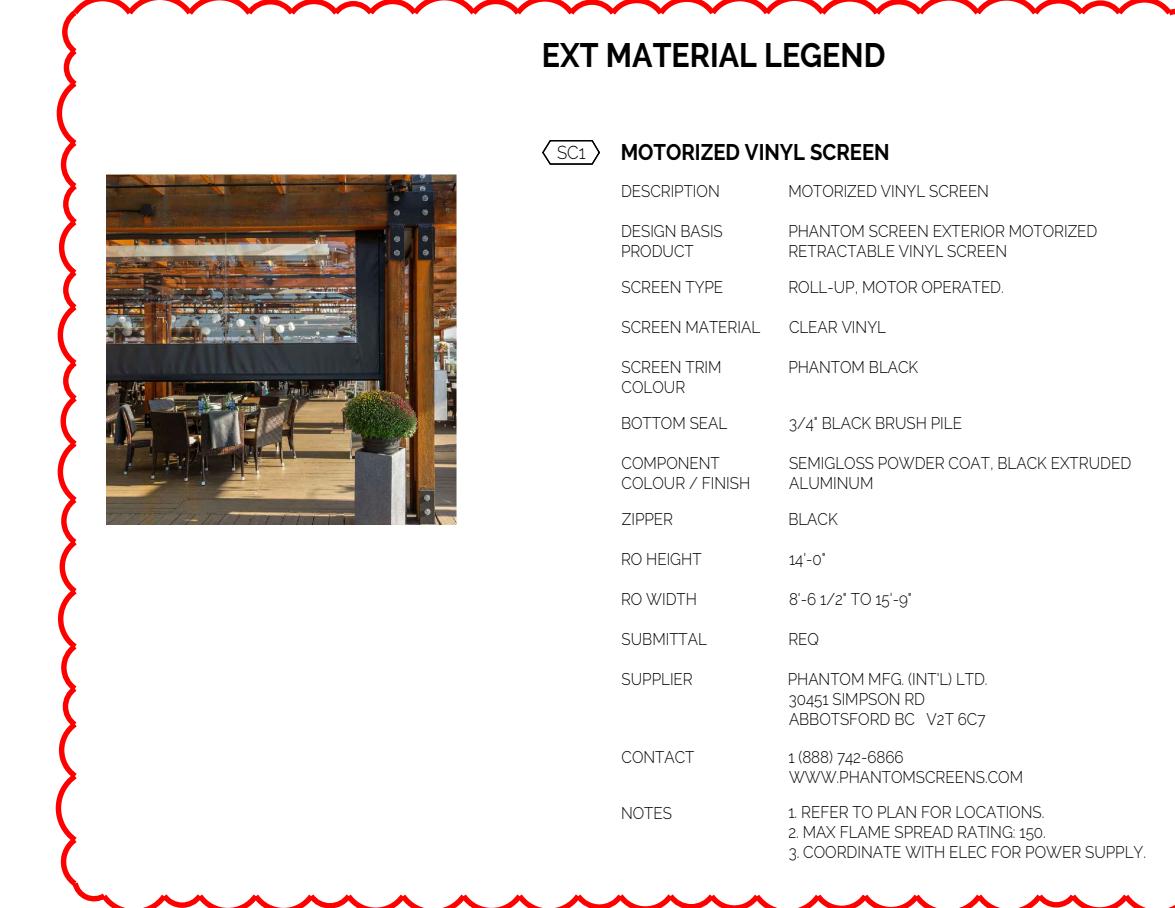
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ISSUED	NO	ISSUE	DATE
	1	ISSUED FOR REVIEW	2020-07-06
	2	ISSUED FOR REVIEW	2020-07-09
	3	ISSUED FOR REVIEW	2021-01-02
	4	ISSUED FOR DP	2021-01-23
	5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-06-04
	6	ISSUED IN RESPONSE TO REVIEW SUMMARY - RI	2021-06-29
	7	ISSUED FOR COORDINATION	2021-07-07
	8	ISSUED FOR COORDINATION - KITCHEN	2021-07-20
	9	ISSUED FOR ADDENDUM TO DP	2021-07-29

PROJECT
CRAFT BEER MARKET
VICTORIA

MUNICIPAL ADDRESS:
460 AND 469 SWIFT ST
VICTORIA BC V8W 1S3

LEGAL ADDRESS:
LOT A, PLAN VIP 56884 AND
LOT A, PLAN VIP B5421



DRAWING TITLE
LEVEL 1
FLOOR PLAN

PROJECT
PROJECT NO 2019

SCALE 3'10" x 1'-0"
DRAWN BY LA
CHECKED BY

REVISION SHEET
A203

