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December 21, 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 ADP Response for 1693 Fort Street, Victoria BC

Prepared on behalf of Applicant Aryze Developments Inc., this memo provides additional information in response to ADP comments (June 9, 2021) and accompanies the application resubmission package of November 3, 2021.

*ADP: Requirement that the details of the public visible art component are resolved prior to the application proceeding to COTW.*

Visible art is no longer part of the building exterior design. The revised design is documented in the application resubmission, identifying the revised exterior materials: architectural concrete, charcoal wall panels and light-toned soffits to match the 'surf white' main cladding. The facades have been recomposed to suit the revised unit layout and the resubmitted design maintains the visual interest and human scale of the earlier design presented to ADP.

*ADP: Consideration the adding of additional amenity space on the ground level on the SW corner*

The use of this portion of the site was carefully considered with respect to safety and security, solar exposure, permeable site area and neighbour privacy impacts. Amenity use at this location would require physical access from the building interior as well as visual oversight for safety. This corner of the site is challenging to access as the natural grades are higher than the main floor level. Furthermore, providing a pedestrian connection from within the building would compromise the efficiency of the secure bike storage and reduce the number of bike storage spaces.

The SW corner of the site is not optimal for amenity use as it is significantly shaded by adjacent buildings and trees. It is also directly adjacent to the asphalt driveway and parking area for 1610 Belcher Avenue. Amenity use at this location would be of very limited value to building occupants and would potentially be a nuisance to residents of the adjacent buildings.

For these reasons, the design team is confident the best use for the SW site area is as a landscaped buffer, that will be a visual amenity to neighbours and occupants of the new building alike. Outdoor amenity space is provided at the L6 roof deck, which is both a more private location for building residents and will minimize noise concerns for neighbours.

*ADP: Improving security and CPTED of the under building parking*

To improve security and CPTED of the parking area, the fence enclosing the landscaped area behind the building has been extended along the South property line towards Belcher Ave. Parking areas will be well lit, and glazed doors are provided into the entrance lobby to ensure good sight lines travelling to and from the parking area.

*ADP: Encourage the applicant to work with the City to provide additional shrub planting on the Fort Street boulevard*

The design team has engaged with City of Victoria personnel to harmonize the frontage design with municipal policy. Accordingly, the paving and landscape design have been adjusted within the public frontage and proposed Statutory Right of Way to incorporate rain gardens for stormwater run-off from the street. Proposed plantings include common rush, and flowering dogwood.

*ADP: Resolve the loss of the tree on Belcher with either a new tree or an enhanced planting scheme, particularly adjacent to the amenity space*

The proposed plans have been revised to retain the existing Cherry tree on Belcher. Adjacent patio structures have been reduced in height and set back further to avoid overlap with the Critical Root Zone of the existing Cherry tree.

*ADP: Consider the inclusion of enhanced paving at the main entrance*

The paving treatment at the main entrance has been specified per the direction of City of Victoria staff to conform with the city's standards for concrete sidewalks.

*ADP: Consideration for the alternative species along the south boundary to provide more effective screening.*

A low-maintenance mix of local grasses, flowering shrubs, and garry oak trees has been selected for planting along the South boundary. The planting in this area is intended to provide an appealing visual buffer to the adjacent parking area and neighbouring building at 1610 Belcher Ave.

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,



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