


Colin Harper Architect

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April 28, 2023

The following is an itemized list of changes to the drawing package submitted for the 956 Heywood Avenue project (REZ No. 00689 and DP No. 000547) since resubmission for Rezoning and Development Permit on July 28, 2022.

- A1 -** Storage crawlspace has been removed from the unit layouts. In order to make up the difference and stay within the 1.20 FSR, Unit layout A has narrowed by 5" each on Levels 1, 2, and 3 and the east side of Units layouts A and B has been pushed in by 6" on Level 1. Planters and driveway width have been revised accordingly. See sheets A001 – Area Calculations, A002 – Spatial Separation Calculations, A102 – Proposed Site Plan, plan drawings on sheets A201 – A205, drawing 1/A302 - Elevations, sheet A401 – Sections, and Project Information Table on sheet A102.
- A2 -** The replacement sidewalk has been widened to a width of 1.8m towards the property line. See drawing 1/A102 – Proposed Site Plan.
- A3 -** Bicycle racks have been offset 0.6m from the wall. See drawing 1/A201 – Basement and 2/A401 – Section B.
- A4 -** Wheel stops have been added at parking stalls as mitigation measures for overhead stairways. See drawing 1/A201 – Basement and sheet A401 – Sections.
- A5 -** Geodetic elevation at the top of roof hatch has been corrected. See elevation drawings on sheets A301-A302, and sections on sheets A401-A402.
- A6 -** The front yard patio setback has been revised to no longer include planters. See sheet A102 – Proposed Site Plan.
- A7 -** The side yard setbacks have been renamed on the Project Information Table to differentiate the setback at the basement level vs the setback at Levels 1-Roof Level. Corresponding setbacks have been added to the Site Plan and the Basement plan. See Project Information Table on sheet A102 and drawings 1/A102 – Proposed Site Plan and 1/A201 – Basement.
- A8 -** BC Hydro service has been added (refer to Civil drawings). See drawing 1/A102 – Proposed Site Plan.
- A9 -** Dimensions from side yards to the extents of the basement level have been corrected. See drawing 3/A002 – Open Site Space and Project Information Table on sheet A102.
- A10 -** Areas of Unit B on Level 3 have been corrected. See drawing 7/A001 – Level 3 Floor Area Calculation.
- A11 -** Height of roof value has been corrected. See Project Information Table on sheet A102.

Kind regards,

Colin Harper



2023-04-28



Landscape Revision List

956 Heywood

April 26, 2023



Drawing Revisions

1. Front planters shifted due to widened driveway and sidewalk widened and boulevard planting reduced, as per Arch/Civil.
2. Adjusted sidewalk and boulevard as per Civil.
3. Planters shifted and slightly reduced as per Arch.

END OF REVISIONS

PROJECT: 956 Heywood Avenue, Victoria, BC

APPLICATION: REZ No. 00689 and DP No. 00547

RE: Itemized List of changes to Civil Drawings submitted April 26, 2023

Drawing 21-006-CSP:

Revision 1 – Driveway width increased from 3.5m to 3.8m.

Revision 2 – BC Hydro redline servicing design included.

Revision 3 – Sidewalk width increased from 1.5m to 1.8m.

Revision 4 – Onsite design changes (refer to Landscape and Architect drawings).

Sincerely,

McElhanney Ltd.



Nathan Dunlop, P.Eng.

Project Manager