

Aug 21, 2023

Rob Bateman  
Senior Planner, Development Services  
Sustainable Planning and Community Development  
City of Victoria  
by email: rbateman@victoria.ca

RE: 548 Toronto St – RESPONSES PRIOR TO PUBLIC HEARING

Dear Rob,

Please find below further information on the enclosed re-submission.

The content of this letter is to clarify the intent of the application and answer staff technical comments received on January 10, 2023, and requirements noted in the Zoning Plan Check, dated Dec 19, 2022.

We are confident that these notes and comments respond to the review in order to proceed to the Committee of the Whole meeting. Should you have any questions or require any additional details, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to be 'Juan Crespi', with a large loop at the top and a long horizontal stroke at the bottom.

Juan Crespi  
Development Manager

**RESPONSE TO ZONING PLAN CHECK:**

1. Provided the largest inscribed rectangle and provide a front yard setback dimension to the rectangle, as per the General Regulations Section 27
2. Dimensioned the lot width, as per Schedule A's definition.
3. Amended floor area to be consistent with the floor area calculation table.
4. Provided the existing grade line on the elevations.
5. Confirmed grade points on the elevation ensuring correlation with average grade calculation
6. Provided the geodetic level of the roof and dimensioned the height to the geodetic average grade level on the Elevations
7. Provided all stairs and ramps on the site plan and updated site coverage area to include stairs in the rear yard as they are more than 0.6 m above grade.
8. Dimensioned eave projections into the setbacks.
9. The patios along Toronto are not more than 0.6m above grade.
10. Revised driveways to not be included in the site coverage area.
11. The access ramp along Parry St. is not more than 0.6 m above grade and therefore is not included in the site coverage area.
12. Updated accessible parking stalls to include hatching.
13. Numbered and showed all of the long term bike parking on the floor plans and provided specification for stacked racks. Ensured that the bike racks comply with Schedule C requirements.
14. The height of the Bike room is 2.3 m and therefore lower than the rest of the parking garage
15. Dimensioned the short-term bicycle parking as per Schedule C, providing a total of 8 parking spots
16. PMTs to be installed by BC Hydro
17. Dimensioned PMT setback from the street property line
18. Confirmed Energized Vehicle outlets do not intrude upon the required parking stall dimensions
19. Elevator does service the parkade level
20. Pergola has been provided on the site plan with setback dimensions, separation space dimension and included in the site coverage calculation
21. Refer to landscape for height of the pergola

**RESPONSE TO DEVELOPMENT SERVICES COMMENTS:**

22. Reduced and obscured windows which may have privacy impacts with neighbor to the East

- 23. Improved the relationship of the proposal to Toronto Street by increasing the size of the front setback to SRW to provide a larger public/private transition space and improve usability of patios
- 24. Dimensions indicating building setbacks at various heights on the elevations
- 25. Indicated all mechanical utilities
- 26. Moved extents of parkade walls to fall outside of SRW
- 27. Provided metric bar scales
- 28. Added an additional level (from 5 levels to 6 levels)