



Rob Bateman and Planning Staff
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

RE: REVISIONS TO 50 GOVERNMENT ST APPLICATION FOR REZONING AND DEVELOPMENT PERMIT

Our application is respectfully submitted to propose a 16-unit multi-family building at 50 Government St in the James Bay neighbourhood.

The following letter outlines revisions to our proposed design since our last submission in May 2024. We will also include descriptions of our changes related to specific staff comments.

GENERAL:

The project has maintained its overall form as a four-and-a-half-story residential building. Since our submission in May, our project has not modified the unit distribution or layouts and continues to provide these units as rental apartments.

The building's form has remained unchanged since our May 2024 proposal, with the exception of a small adjustment to the west exterior wall. This wall was pulled into the building by about 200mm to ensure that the rear yard could provide sufficient space for three new Replacement Trees.

UPDATES TO OUR DRAWING SETS:

Our bubbled set will illustrate where we have changed the drawing set, with numbers corresponding to the list below.

1. Revised Issue Date
2. Revised Cover Sheet illustration
3. RZ-001: Notes have been added to the building code table regarding the interior/corridor fire rating, one exit access from the loft on the upper floor, and sprinkler heads protecting the exit stairs.
4. RZ-001: Updated Data Sheet/Zoning Analysis to reflect minor design changes and zoning comments, including the building footprint area, floor area, floor space ratio, average grade, building height, rear setbacks, building coverage, open space coverage, and unit areas.
5. RZ-001: The Spacial Separation table is updated to reflect the minor change to the west exterior wall
6. RZ-009: The west side wall has been shifted about 200mm toward the east, and the location of new replacement trees has been adjusted
7. RZ-010: Updates to revise the floor area, floor space ratio calculation, and unprotected opening area.
8. RZ-101: Small adjustment to the west wall along Grid 2, and modifications to the suite areas
9. RZ-201: Elevations are adjusted to reflect the revised west wall location, with revisions to the replacement tree locations
10. RZ-301: Sections are adjusted to reflect the revised west wall location
11. RZ-009: Added dimension from the rear of the parking stall to the location of the curve in the driveway
12. RZ-011: Stormwater management plan illustrated

RESPONSE TO ZONING COMMENTS

1. Floor area calculations have been updated
2. Calculations have been rounded to two decimals





3. The drive aisle behind the parking stall is dimensioned
4. The accessible stall is labelled as visitor parking
5. The access aisle for short-term bike parking has been dimensioned as 1.5m
6. Open Site Space has been recalculated

RESPONSE TO PARKS COMMENTS:

1. As discussed and confirmed via email on September 27, the hydro connection cannot be shown in detail at this time. It will be addressed to the satisfaction of the Park's Department prior to building permits
2. The location of the foundation wall on the west side of the building was adjusted to provide suitable space for replacement trees according to the Tree Protection Bylaw
3. The updated letter to the Mayor and Council addresses the Urban Forest Master Plan

RESPONSE TO PERMITS & INSPECTIONS COMMENTS:

1. Building code concerns related to the exterior stairs are noted. To be addressed via an Alternate Solution.
2. Building code concerns related to the exterior corridor are noted. To be protected similar to an interior corridor
3. Building code concerns related to egress from dwelling units are noted. To be addressed via an Alternate Solution.

RESPONSE TO FIRE DEPARTMENT COMMENTS:

1. Fire Department Connection is shown on the civil drawing, near the front entry and within maximum distances from the fire hydrants

RESPONSE TO GENERAL COMMENTS:

1. Agreements will be made, as requested

RESPONSE TO LAND DEVELOPMENT COMMENTS:

1. Agreements will be made, as requested

RESPONSE TO TRANSPORTATION COMMENTS:

1. Agreements will be made, as requested

RESPONSE TO UNDERGROUND UTILITIES REVIEW COMMENTS:

1. Agreements will be made, as requested

RESPONSE TO STORMWATER MANAGEMENT COMMENTS:

1. The stormwater management plan is shown on page RZ-011

If you have any questions about the submittal or our responses to your comments, please email Will King at will@waymarkarchitecture.com. We will gladly walk through the drawings with you and help ease your review period.

Sincerely,

Will King, Architect AIBC, MRAIC. LEED AP

