

January 22, 2025

City of Victoria – Sustainable Planning and Community Development  
1 Centennial Square, Victoria BC V8W 1P6

Attention: Charlotte Wain, Senior Planner – Urban Design

Re: 722 and 726 Discovery Street – S2 Project #221243  
Delegated Development Permit Application

To whom it may concern:

This letter is intended to outline the responses to Staff comments received December 10<sup>th</sup>, 2024 regarding the Delegated Development Permit Application.

**General Comments:**

- Thank you for the adjustments to the bicycle storage area to simplify the roofline and material palette and for incorporating the required short term bicycle parking. Overall these changes are supportable, however, please review the corrections/clarifications noted below.

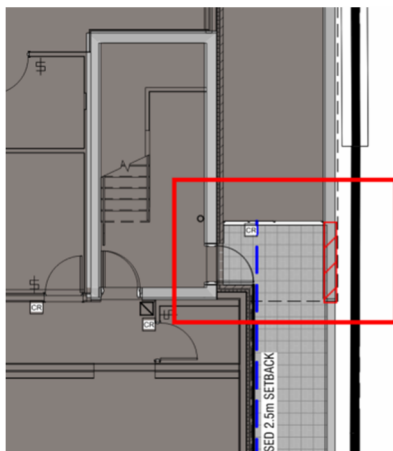
**Plan Revisions / Corrections required prior to issuance of DDP:**

- The security gate to the north of the short time bicycle parking is not currently shown on the landscape plans. Please revise to match the site plan.

*Response: See revised Landscape Plan attached.*

- The exit door on the east elevation seems to have been omitted from the latest plan set. It is unclear if the wall (shown as hatched on the image below) extends to the edge of the canopy. If so, staff have concerns that this may create a CPTED challenge through the creation of a covered alcove. Please review and revise accordingly.

*Response: The east exit door is revised to be visible on the Site Plan 1/DPI.0. The retaining wall identified below is required and extends to the edge of the canopy, however, there is a closed current security camera and convex high visibility mirror slated for this location. In addition, a gate has been added to the top of the steps to mitigate any security concerns for this area.*



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- The zoning plan check has identified a few items that require clarification, specifically related to the data table (FSR), height and setbacks. You'll note that Nina Jokinen is the zoning technician assigned to this file so if you have specific zoning related questions please direct these to [zoning@victoria.ca](mailto:zoning@victoria.ca) or [njokinen@victoria.ca](mailto:njokinen@victoria.ca).

*Response: All noted zoning items have been clarified. See DP0.1 for updated FAR. As requested, the average grade is identified on Elevation 1/DP4.0 and Section 1/DP5.0 with a dimension indicating the height of the building from the average grade to the top of the finished roof. Setback dimensions are identified on the Site Plan 1/DP1.0. Height dimensions for the refuse area are identified on sheet DP1.2.*

- I also wanted to pass on comments from Engineering regarding the possible change from the PMT to a substation at a later date, in case this conversation is continuing amongst the design team. Typically, substations are located inside parkades and it would be unusual to locate one on the street frontage. Engineering has no technical objection to a substation other than the need for screening as previously noted from planning staff. Staff would continue to strongly encourage the use of a PMT in this location since it has a lesser visual impact on the overall street appearance and would therefore be more consistent with the relevant guidelines. Please continue to work with Hydro to incorporate a vinyl wrap to the PMT.

*Response: At this time, the project will continue with the proposed PMT.*

Please review the above listed notes and the attached drawings. Should you have any questions or concerns, please do not hesitate to contact me directly at [c.patmore@s2architecture.com](mailto:c.patmore@s2architecture.com) or at 403.670.7050 x1084.

Yours truly,  
S2 Architecture

CAYLEN PATMORE  
Architect

[Encl/cc]