

City of Victoria
Sustainable Planning & Community Development
Development Services
1 Centennial Square
Victoria BC V8W 1P6

November 24, 2021

Re: DP000516 and REZ00613 for 829-899 Fort Street and 846-856 Broughton Street
Proposed Rezoning and DP resubmission Itemized Minor Revisions response to latest Zoning Plan Check

Attention: Mr. Alec Johnston, Planner

Thank you for your email dated October 15, 2021. Below are itemized items responding to your latest minor items in Planning department Zoning Plan Check:

General Comments:

1. Include the restaurant/cafe floor area in the parking calculations.
4 Stalls are assigned for café/restaurant use. Refer to A002 & A201. Revision#1 & #2
2. Label the visitor parking stalls as visitor on the floor plans.
Visitor stalls are labelled on P1. Refer to A201. Revision #2
3. Ensure the minimum aisle width is provided for bicycle parking spaces.
Provided and redesigned as per Table 4. Refer to A202A & A302A. Revision #3
4. There are only 28 Public/CRU/Staff long term bicycle parking spaces counted. Please confirm as 31 are labelled. If wall mounted racks are proposed, they do not meet the required depth.
Provided. Refer to A002, A202A & A302A. Revision #1 & #3
5. There are some affordable dwelling units that are more than 45sq.m. They require a different parking ratio. Please revise.
Affordable unit sizes are adjusted to meet maximum 45 sq.m requirement. Refer to A003 & A204. Revision #4 & #5
6. Window treatment on the corner cannot project beyond the property line. Ensure this is addressed.
The corner window treatment is maintained responding to City planning and urban design positive feedback and supported by the advisory design panel. This is an important feature at this visible intersection of Fort Steet and Quadra Street southeast corner.

Itemised Revisions

1. A002 - Off-Street Parking Summary and Off-Street Bicycle Parking Summary charts updated.
2. A201 – Parking stall allocation and parking legend added.
3. A202A & A302A – Long term bicycle storage and scooter parking redesigned.
4. A003 – Residential Unit Summary chart updated.
5. A204 – Residential unit type reassigned from studio to one bedroom.
6. A000 – Project Information Table updated

Architectural Drawing Revisions.

Both May 2021 and November 2021 drawings are provided for your ease of reference:

Both bubbled and not bubbled.

In addition, PARC Victoria team are working on legal documents that will be submitted as soon as finalized in preparation for the project Public Hearing in early 2022.

We look forward to getting your feedback on the above minor revisions.

Thank you for your assistance to date, please contact us if you need any further information.

Respectfully,



Helen Avini Besharat

Principal

Architect AIBC FRAIC RID LEED BD+C

Cc: PARC Retirement Living; Rainer Muller, Russ Hobbs, Patrick Schilling, Margaret Lucas