

ATTN: Matt Kuziak, Planning Department  
Org: City of Victoria  
Address: 1 Centennial Square, Victoria, BC V8W 1P6

RE: 811 Mary / 315 Edward St  
DDP00988 - **Amendment**

DATE: Nov 06, 2025

Dear Mr Kuziak, and City of Victoria Staff;

This letter and subsequent documents are provided in support of minor amendments to DDP00988, issued June 11, 2025. The proposed changes reflect the comments provided to the design team by the Planning Department; Nov 3, 2025.

A summary of these changes are provided below:

**Civil Plans:**

- Relocate stormwater tank system to match the design submitted in prior DP submission.

**Architectural Plans:**

- Adjust data per Plan Checker comments to reflect update Zoning Bylaw 2018; Zone GRD-1, as indicated below:
  - Adjust the Zoning data sheet
  - All bedrooms have an operable window
  - Adjust percentages of landscape space, added diagrams to indicate soft and hard landscaping
  - Dimension the landscape space on the site plan, set the landscape area back from the property line by 1m
  - Remove the general storage exemption from the data sheets and diagrams, increase overall FSR calculation to reflect new zoning
  - Dimension all setbacks on the site plan, indicated in red
  - Adjust the design of the fence to reflect new zoning
  - Added accessible signage and street markings to parking space
  - Add annotations and dimensions to short and long term bike parking areas on site and level 1 plans, and bike parking sheets.
- The following variances are being requested based on the originally approved plans, under Schedule P (values shown reflect the previously approved DP under Schedule P; values have not changed)
  - Reduce landscape space to 63.34m<sup>2</sup>
  - Soft Landscaping to be reduced to 22.5% of site area
  - Bike aisle width to be reduced to 0.00m

The following drawings are provided to accompany the above changes:

**Civil Drawings:**

- 251105\_Civil Plan - Service Connections.pdf

**Architectural Plans:**

- 2025-11-05 811 MARY - DP AMENDMENT 1.pdf

Please don't hesitate to contact me if you have any questions about the aforementioned adjustments

A handwritten signature in black ink, appearing to read "Sonnen Sloan". A horizontal line extends from the end of the signature to the right.

Sonnen Sloan, Architect, AIBC, Principal  
Fold Architects Inc.