



November 13, 2025

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

Mr Bateman and Planning Staff

This letter outlines the **revisions to our proposed design since our last submission in June, 2025**. As you know, that submission did not receive complete feedback in the form of an Application Review Summary, although we did receive Zoning Plan Check comments. Of course, the new Official Community Plan (OCP) and associated new Zoning Bylaw came into effect this summer, which has clarified some of the City's objectives and prompted a few additional changes to our proposal.

GENERAL:

The project has maintained its general overall form from our previous submission in June; however, an additional storey of apartments was added to meet the objectives of the OCP, and the building was lowered to keep the project to 5 stories.

The mix of apartments was modified to create more three-bedroom suites and further increase the number of available bike parking spaces. We also modified the exterior decks as suggested to reduce the chances of overlook into neighbours' yards and added some new exterior decks facing the street and rear yard on the 4th floor. Minor window treatments were also added to the front facade.

UPDATES TO OUR DRAWING SETS:

Our bubbled set illustrates where we have changed the drawing set. A sheet-by-sheet review of all changes is below:

1. Cover Sheet:
 1. The perspective image has been updated with the current design.
 2. Government Street elevation was also added.
2. RZ-001:
 1. This sheet was completely redesigned to reflect our project's relationship to the new OCP.
3. RZ-002:
 1. This sheet was completely redesigned to reflect our project's relationship to the new OCP.
4. RZ-003:
 1. This sheet was completely redesigned to reflect our project's relationship to the new OCP.
5. RZ-004:
 1. Perspective images were updated to show the revised design
6. RZ-005:
 1. Government Street elevations were updated to show the new building elevation on the street.
7. RZ-006:
 1. Battery Street elevations have been updated to reflect the new building's elevation in relation to the street.





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8. RZ-101:
 1. No change to the existing site plan
9. RZ-102:
 1. No change to the proposed site plan.
10. RZ-103:
 1. The Basement Floor Plan was changed to accommodate a new 3-bedroom suite and increase bike room parking.
11. RZ-104:
 1. The unit layouts on Level 3 were updated, as well as the exterior amenity space
12. RZ-105:
 1. A new fourth floor was added to the project to include a 3-bedroom unit and two 1-bedroom units
13. RZ-201:
 1. All elevations were updated to reflect the revised design.
14. RZ-301:
 1. All sections were updated to reflect the revised design.
15. RZ-302:
 1. The section was updated to reflect the revised design.
16. RZ-501:
 1. The code data table was updated to include a reference to the new code provisions in Part 3.2.10.
 2. The code data table was updated to include new occupant counts and suit mix.
 3. The Data Sheet/Zoning Analysis was updated to reflect the new zoning bylaw and OCP.
 4. The parking requirements were updated to reflect Part 5 of the new zoning bylaw.
17. RZ-502:
 1. Area calculations were updated.
 2. Elevations and unprotected openings were updated.
 3. Average Grade was updated.
 4. Landscape Area was added.
18. RZ-503:
 1. The shadow studies were updated to reflect the revised design.

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

Sincerely,

Will King, Architect AIBC, MRAIC, LEEP AP

