



June 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

This letter serves to resubmit our application for rezoning and a development permit for 50 Government Street.

This letter outlines the **revisions to our proposed design since our last submission in April, 2025**, and includes detailed descriptions of changes made in response to specific staff comments.

GENERAL:

The project has maintained its overall form from our previous submission. 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 last submission, with the exception of the reorganization of the bike storage and garbage room. Please see below for a comprehensive review of all updates.

UPDATES TO OUR DRAWING SETS:

Our bubbled set illustrates 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-003: 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-003: 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, front and rear setbacks, building coverage, open space coverage, unit areas, car parking, and bike parking.
5. RZ-001: The Spacial Separation table is updated to reflect the minor change to the west exterior wall
6. RZ-007: All drawings have scale noted.
7. RZ-009: Short term bike parking has been dimensioned. Energized parking outlets have been added. Access to fire route has been dimensioned. Added dimension from the rear of the parking stall to the location of the curve in the driveway. The water vault has moved to the south side of the driveway as requested.
8. RZ-010: Updates to revise the floor area, floor space ratio calculation, and unprotected opening area.
9. RZ-101: Small adjustment to the west wall along Grid 2, and modifications to the suite areas. Bike storage and garbage room have been reorganized to accommodate increased regular and cargo bike parking; bike rack symbols have been added. Scale added.
10. RZ-102: Scale added.
11. RZ-104: Scale added.
12. RZ-201: Elevations are adjusted to reflect the revised west wall location, with revisions to the replacement tree locations. Front yard fence dimensioned to show that it is 1.22m high. Clear heights over car and bike parking have been added.
13. RZ-301: Sections are adjusted to reflect the revised west wall location. Clear heights over car and bike parking have been added.





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14. RZ-011: Stormwater management plan illustrated

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. LEEP AP

