



City of Victoria
Sustainable Planning and Community Development 1
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Attention: City Plan Checker

Re: Response to Zoning Plan Check Comments -Development Permit Application for 1908 Foul Bay Road, City of Victoria

James Bussey
architect aibc

Greg Voûte
architect aibc

Mark Pickrell
architect aibc

City's Comments

1. RLA Please note that Open Lot Space and Landscape Area have different definitions. The TCD-1 Zone does not require Open Lot Space calculation. Refer to the definition for Landscape Area in Part 2 - Administrative Definitions and show one contiguous area on the plans that meets this definition. Current areas shown on the Landscape plans do not meet the 1m setback requirement. The area with the stormwater retention tank may not qualify, additionally information is needed to confirm compliance with the "no underground structures" requirement. If a contiguous area can not meet the minimum requirement, a variance is likely required.

The detention tank has been removed. The entire building has been shifted 3'-4" to the east. Please refer to the landscape plans to find the updated landscape area based on the current city zoning bylaw definition.

2. Average grade points are still missing. For example, average grade points where columns meet the ground between Grade Point A & B. In addition to Grade Point A & B, points above these points are missing. Please refer to Average Grade calculation diagram for guidance.

Please see updated Arch plan A7.03 Extra points a & f have been added, and the average grade calculation has been updated accordingly.

3. Update height with revised Average Grade calculation

Please refer to the updated Arch plan A3.01-3.04, A4.01-4.04 & A-7.03, where the building height has been revised based on the updated Average Grade calculation.

4. Please provide the dimension from parkade wall to Foul Bay property line.

Please see Arch plan A-2.01. the dimensions from parkade wall are provided

5. Please show all signage for accessibility stalls per Part 5 - Section 5.1.7.2.(h).

Please refer to the note on Arch plan A-2.01. Each Accessible Parking Space or Van Accessible Parking Space must be marked with signage in accordance with the dimensions and

specifications illustrated in Figures 2,3 and 4, Part 5-Section 5.1.7.2

6. Show drive aisle grades within parkade on plans.

Please see Arch plan A-2.01. drive aisle grades are provided.

7. Thank you for providing labels for EV stalls. Please note, EV charging stations are not placed within the minimum parking space dimensions per Part 5 - Requirements for Motor Vehicles, Section 5.1.4.(b).

During the working drawing stage, the electrical engineer will review the shop drawings to ensure that EV charging stations are not located within the minimum parking space dimensions. The EV chargers will be either wall-flush mounted or ceiling-mounted with junction boxes (where no wall is available) and will comply with the Motor Vehicle requirements of Part 5 – Section 5.1.4(b).

8. Clarify the design of bicycle parking stalls that appear wall-mounted without a wall. Please provide detail on the proposed mounting method and bicycle rack proposed.

During the working drawing stage, the architect will review the shop drawings for the bicycle racks (both wall-mounted and freestanding) provided by the general contractor and ensure they comply with the Part 5 bicycle parking requirement .