

Trevor Dickie
1609 Fort Street
Victoria, BC
V8R 1H8

November 9, 2020

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Attention: Chelsea Medd, Area Planner

Re: Development Permit with Variance – Response to Application Review Summary – DPV No. 00148

The following letter and attachments are in response to the Application Review Comments that you provided via email for the August 24, 2020 resubmission of our plans for the above noted DVP.

Excerpts from your email are included and addressed either in the body of this letter and/or in the attachments as noted.

ATTACHMENT #1 – Bubbled set of plans showing the changes that have been made to the previously submitted plans. The list and details for the bubbled changes are as follows:

- **Bubble #1** – The metal roll-up door that was proposed along this façade has been removed from the plans and the façade will remain as windows as was suggested in the comments by Planning noted in bold below:

“Planning

Chelsea Medd, cmedd@victoria.ca

- *The Development Permit Area goals are to revitalize areas of commercial use along corridors through high quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use. Staff are concerned with Fort Street elevation and the sliding metal door, and it will not be supported as proposed. Please consider something that enhances the street a bit more, such as a glass door, sliding door, **or windows and entering using another point.***

- **Bubble #2** – Identifies the location of the lighting in the landscaped area for parking lot illumination have been identified on the site plan as requested by Planning:

“Planning

Chelsea Medd, cmedd@victoria.ca

- *“The list of revisions refers to adding lighting to the landscape. Please show on plans.”*

- **Bubble #3** – The changes to the second floor that are being proposed through DDP No. 00547 have been included on these plans for the DVP and have been noted as proposed

“Planning

Chelsea Medd, cmedd@victoria.ca

- *There is a DDP application to enclose the second-floor balconies, which is near to approval (DDP No.00547). To make this DVP application more clear when it goes to Council, and takes into consideration the DDP, please show the second floor changes as well, but add a note that those 2nd floor changes are part of separate DDP application.”*

- **Bubble #4** – The offsite “Bylaw Protected Trees” have been included on the site plan to address the comment provide by Parks:

“Parks

Gregg Staniforth, gstraniforth@victoria.ca

- *There are two offsite bylaw protected trees to the north east corner. These must be shown on the site plan and identified as "Bylaw Protected".*

ATTACHMENT #2 – Un-bubbled (clean) set of plans that include the changes noted in the bubbled set above.

ATTACHMENT #3 – A revised letter to Council that includes all the items noted in comments from Planning.

“Planning

Chelsea Medd, cmedd@victoria.ca

- *Please revise letter to Council and include the following:*
 - *Details on the engagement to date, for example, CALUC, petitioning process, Liquor and Cannabis Regulation Branch*
 - *CEPTED principles and changes being made to the site (eg landscaping, lighting)”*

ATTACHMENT #4 – Sample of the petition document, the map and list of the properties included in the petition and the responses received from the petition.

ATTACHMENT #5 – Letter from the British Columbia Liquor & Cannabis Regulation Branch confirming the approval for the expansion was issued on July 28, 2020.

We look forward to your final review of the application and invite you to contact me if you require anything additional.

Sincerely,



Trevor Dickie
trevor@radcliffelane.com
 (250) 858-5740