September

September Architecture and Interiors
4277 Fraser St., Vancouver, V5V4G1
info@septemberarch.ca
604.258.9983

Brendan Callander, Architect AIBC
Shiloh Sukkau, IA AIBC

August 3rd 2021

Jim Handy, MCIP RPP
Senior Planner - Development Agreements
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
250.361.0523

RE: Response to TRG Application Review Summary for 1326 Pandora Avenue (REZ00767 & DP000594)

Dear Jim Handy,

Thank you for your review and consideration of our proposal for 1326 Pandora Avenue. We have carefully reviewed the feedback you and your colleagues have provided and have thoughtfully considered our responses and solutions, as we desire a successful rezoning project with the ultimate goal of creating new homes centred around the need for more family housing in the city.

On behalf of Formwell Homes and September Architecture, please see our attached response letter and corresponding revised drawings to your application review summary for our proposal at 1326 Pandora Avenue.

Please do not hesitate to contact me (bcallander@septemberarch.ca, 604.258.9983) or the applicant Sam Ganong (sam.ganong@formwell.ca, 250.589.3254) if you have any questions.

Thank you,



Brendan Callander, Architect AIBC

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Section A
Development Services Division Comments:

Area Planner: Jim Handy, 250.361.0523

A.001

Comment:

While staff do not support the project in its current form, if the applicant wishes to pursue the development as presented, then a site-specific zone would be preferred to the R-T Zone proposed. There are several inconsistencies with the R-T Zone (site width, side yard setbacks etc.) which would trigger variances that would need to be addressed through a Development Permit with Variances Application. Furthermore, without any supporting information, staff are concerned that additional density allowed in the R-T Zone (1:1 FSR compared to the 0.86:1 FSR proposed) may not be appropriate at this site.

Response:

We wish to pursue the development as originally presented with the exception of the revisions outlined in this document. Therefore, as you have suggested, we would like to request a site-specific zoning rather than pursuing R-T or any other zoning.

A.002

Comment:

The proposal is inconsistent with the applicable Design Guidelines.

Response:

We have designed our proposal based on the definition of *Traditional Residential* first with considerations given to the transitional nature of the area, having a large portion of the properties designated as Urban Residential. The OCP design guidelines for an “Urban Residential” development as outlined on page 39 of the CoV OCP is the predominant development type seen along Pandora and similar arterial roads.

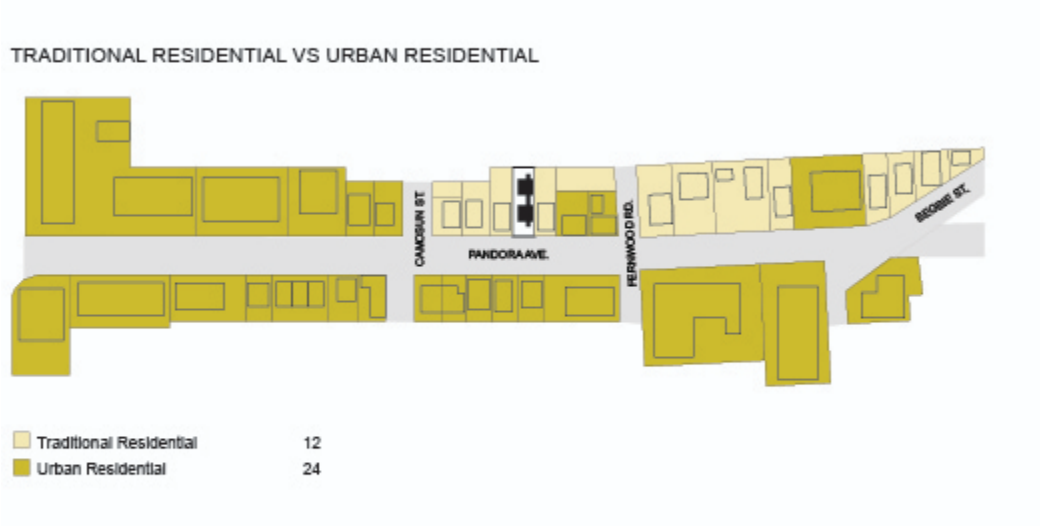
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These include but are not limited to the following:

Attached and detached buildings up to three storeys.
Variable yard setbacks widths.
Primary doorways facing the street.
Variable front yard landscaping.
Driveway access to rear yard or underground parking.
Ground-oriented multi-unit residential.
Low to mid-rise mixed-use along arterial and secondary arterial roads.

In addition the Fernwood Neighbourhood Plan preferences “a more family atmosphere, townhouses and duplexes more conducive to this but if must, 3 storey apartments” P.12



A.002a

Comment:

The proposed design and site layout should respond to the site context. Neighbouring properties are predominantly traditional in their character and appearance and/or use more traditional finishing materials, front the street and have generous rear yards.

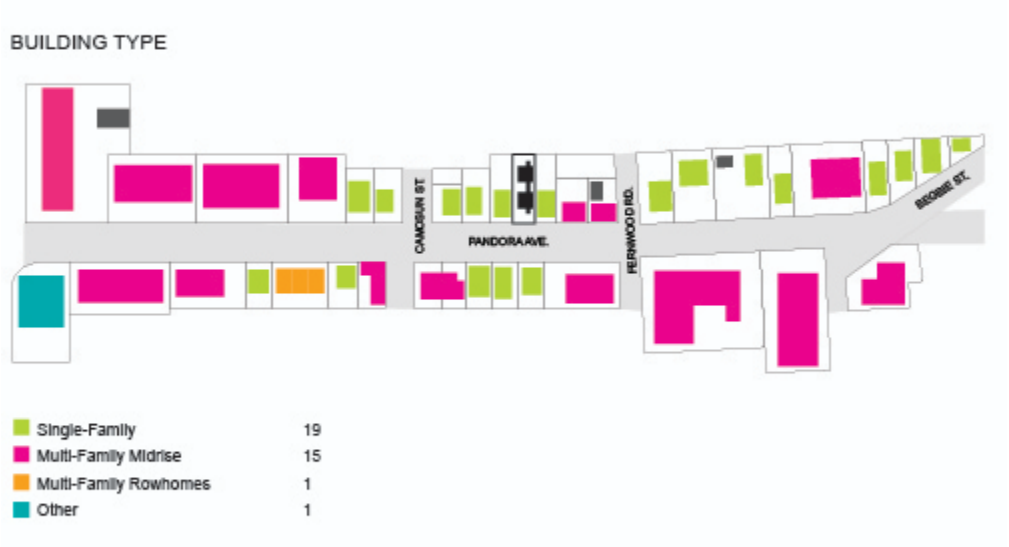
Response:

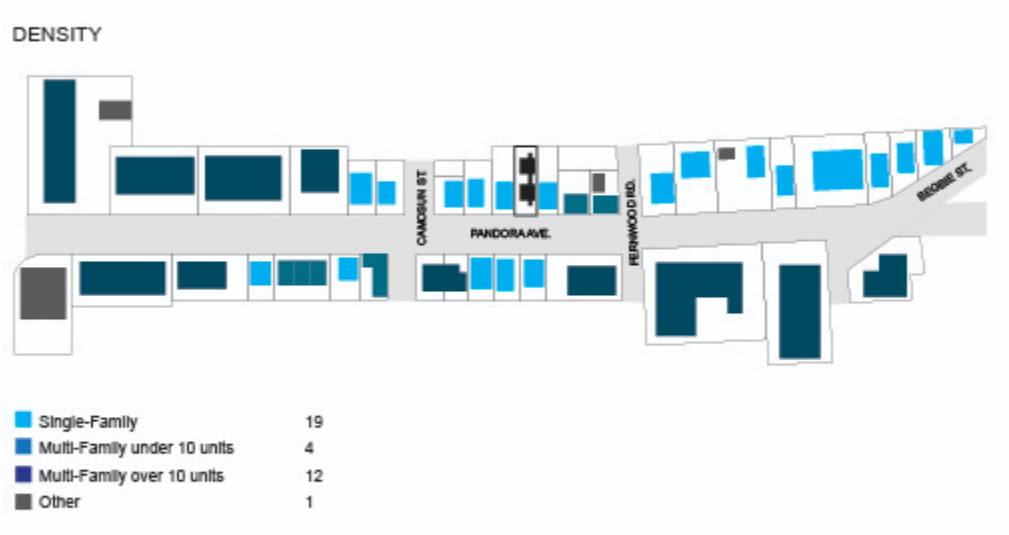
Context: The overall context of Pandora Ave and this block in particular is not predominantly “traditional”, but is diverse in building type, scale, density, and

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appearance. Within this block and the 2 adjacent blocks we see a mix of single-family homes, rowhomes, and mid-rise apartments ranging from 2 to 4 storeys many of which occupy several lots.





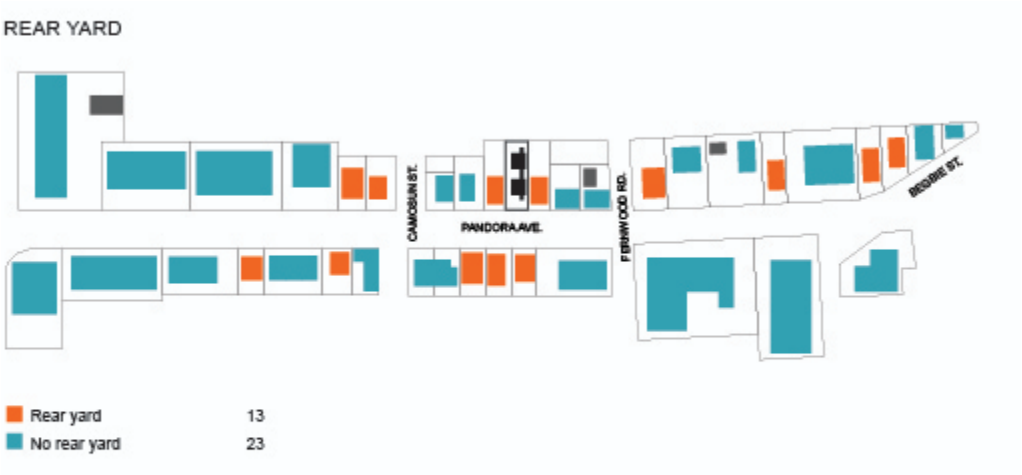
Frontage: We have revised the street facing elevation and entry door orientation. Please see revision number A.002b for revised entrance door orientation.

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Rear Yard: We recognize the need to respond to the context to the north, being single-family dwellings, and having proposed an appropriate 4.0m rear yard setback in addition to individual outdoor courtyard spaces for each unit. The majority of lots along this section of Pandora Ave have minimal or no rear yard.



A.002b

Comment:

Buildings should be oriented towards the street.

Response:

We have revised the street facing elevation by adding a window, an opening in the screen, and relocating the entry door. Please see revision number A.002b.

A.002c

Comment:

Blank/windowless walls facing the public realm are strongly discouraged.

Response:

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46.8% of the street-facing facade of the building is currently glazing (see drawing 1/A400). This glazing is partially obscured by a privacy screen. Please see revision number A.002b .

A.002d

Comment:

Building facades should be designed so that entrances for pedestrians are legible and prominent.

Response:

We have revised our proposal to include an entrance to unit 1 from the street facade as well as a prominent entry gate at the front of the property which provides a clear indication of the pedestrian entrance. Additional address markers and signage are to be incorporated ensuring it is legible and prominent. Please see revision number A.002b for revised entrance door orientations.

A.002e

Comment:

Buildings should have strong entry features that encourage interaction with the street.

Response:

We have revised the street facing elevation and entry door orientation, as well as added a prominent entry gate at the front of the property which provides a clear indication of the pedestrian entrance and encourages interaction with the street. Please see revision number A.002b for revised entrance door orientations.

A.002f

Comment:

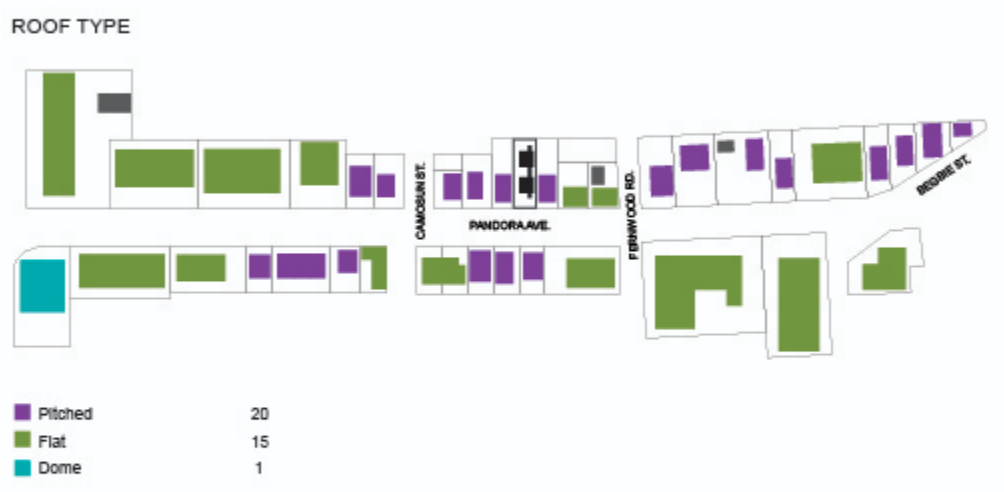
Roof forms should complement the character of buildings in the immediate context.

Response:

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Our proposed flat-roof form does complement the character of the immediate context as both flat and pitched roofs are prominent along this section of Pandora Ave.



A.002g

Comment:

Buildings should be designed to address privacy, particularly where development faces the side yards of adjacent single-family dwellings.

Response:

We have considered privacy as only 10.26% of the West elevation and 5.89% of the East elevation is glazing. These windows have been strategically placed to allow for daylight and reduce solar heat gain while still providing privacy. Additionally, we have revised windows along the East and West elevations to be of opaque glass. Please see revision A.002g.

A.003

Comment:

Certain information (i.e. materials, renderings etc.) provided in the project brief should be included in the Plan set as this represents the plans that are under consideration and that would be referenced in the Permit, if approved by Council.

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Response:

We have added select renders, shadow studies, and other materials seen in the project brief to the architectural drawing package as requested. See sheets A402 to A408.

A.004

Comment:

Please submit a shadow study.

Response:

We have included the shadow study previously found in the project brief to the architectural drawing set as well. See sheet A407.

A.005

Comment:

Windows to habitable rooms should be repositioned/redesigned to avoid overlooking neighbouring properties.

Response:

The 4 windows along the West elevation of level 2 (see A202) are the only instance of windows “overlooking” onto a neighbouring property. These windows have been revised to be made of opaque glass. Please see revision A.002g.

A.006

Comment:

The height of the building has been calculated to be four storeys (please see Plan Check). A four-storey building at this location is not consistent with City Policy, may trigger an OCP amendment and would not be supported by staff. Please reduce the height of the building.

Response:

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The building is a 3-storey building. Please see height calculations on sheet A404 as well as our response #I.004 of this document.

A.007

Comment:

The Plan Check for the proposal has significant outstanding issues/ missing/ or incorrect information.

Response:

See section “I” of this document for our response to the zoning plan check.

A.008

Comment:

Please confirm whether you would be willing to enter into a Housing Agreement that ensures no restrictions are placed on the rental of the dwelling units.

Response:

Yes, we will enter into a housing agreement.

A.009

Comment:

Should you revise the plans, then an updated letter to Mayor and Council providing more details on the proposal will be required.

Response:

Please see attached revised letter to Mayor and Council.

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Section B
Engineering and Public Works Department
Land Development Review Comments:

Deb Becelaere, 250.361.0355 / dbecelaere@victoria.ca

B.001

Comment:

Please indicate on the Preliminary Site Servicing Plan how power will be supplied to the development. Note that if a BC Hydro Pad Mounted Transformer (PMT) is required, it must be situated on private property in a location approved by BC Hydro and must follow the BC Hydro Specification ES54 F3-06.01 for PMTs on private property. If a PMT is required, please show it across all drawings for the next plan submission. Please also include it, and the conceptual conduit routing to the connection in the City right of way, on the Preliminary Site Servicing Plan as well.

Response:

A PMT will not be required.

B.002

Comment:

As per the authority given to municipalities under the Local Government Act, as a condition of building permit approval, the applicant is financially responsible for full frontage works to the centreline of the Pandora Avenue frontage, to current (i.e., at the time of building permit) City of Victoria standards, as per the Victoria Subdivision and Development Servicing Bylaw No. 12-042, and to the satisfaction of the Director of Engineering and Public Works. The frontage works include, but are not limited to:

B.002a

Comment:

Curb, gutter and sidewalk replacement (with relocation of the sidewalk directly adjacent the property line and 2.0 metres in width), with design in accordance with the City's

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planned 2022 cycling infrastructure improvements adjacent to the development site along Pandora Avenue (scheduled for 2022)

Response:

Acknowledged.

B.002b

Comment:

Construction of a new driveway crossing, adhering to the City's Highway Access Bylaw No. 91-038, and adhering to arborist recommendations for construction.

Response:

Acknowledged. New driveway proposed as indicated on site plan (see A102).

B.002c

Comment:

2x50mm conduits and junction boxes for future street lighting along the length of the frontage.

Response:

Acknowledged.

B.002d

Comment:

Pavement restoration up to the centreline of the road allowance (scope to be determined at building permit submission).

Response:

Acknowledged.

B.002e

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Comment:

All associated road markings, bike lane markings and street signage as required.

Response:

Acknowledged.

B.002f

Comment:

Roadway surface drainage works as required

Response:

Acknowledged.

B.002g

Comment:

Underground City utility works including new sanitary sewer, storm drain and water service connections (including adequate fire protection coverage as required).

Response:

Acknowledged.

B.002h

Comment:

Boulevard improvements and new street tree as per Parks Division requirements.

Response:

Acknowledged.

B.003

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Comment:

As part of the submission requirements for the building permit, fully dimensioned and detailed civil drawings, prepared by a professional civil engineer, shall be submitted for approval, detailing the scope of work. The drawings must include a site plan and profile indicating all existing and proposed grades, all existing and proposed City infrastructure and the location and dimensions between existing and proposed trees and utility poles. The plan shall be plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale. Also, a landscape drawing, prepared by a professional landscape architect, indicating the new boulevard with a street tree, tree details and specifications, as approved by the City's Parks Division, shall be submitted. Fees for service connections and deposits for the off-site works shall be paid by the applicant prior to building permit issuance. The applicant will be required to enter into a Works and Services Agreement with the City, which will be executed at the building permit stage.

Response:

Civil drawings conforming to the above specifications will be submitted at the building permit application stage.

B.004

Comment:

Building permit civil plans shall detail all existing and proposed third-party utilities (such as hydro, phone, cable, internet, gas) on all frontages for the development. It is strongly recommended that the applicant contact the relevant utility companies well in advance of submitting civil plans for the building permit to determine detailed underground or overhead third-party servicing, how connections will be made to the property and servicing locations, in order to expedite the civil plan review for approval.

Response:

Acknowledged.

B.004a

Comment:

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As per Section 22 of the Victoria Subdivision and Development Servicing Bylaw No. 12-042, all third-party utility services supplied through wires to the property shall be installed underground in ducts.

Response:

Acknowledged.

B.004b

Comment:

Ensure all detailed third-party utility infrastructure is clearly indicated on the detailed civil plans, including all dip connections.

Response:

Acknowledged.

B.004c

Comment:

The locations of these services shall not disturb or adversely affect proposed trees, tree canopy or tree roots.

Response:

Acknowledged.

B.004d

Comment:

Utility permit approval will not be given by City staff until the detailed site servicing plan at building permit stage has been signed off and approved by the utility company and City staff.

Response:

Acknowledged.

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Section C
Engineering and Public Works Department
Transportation Review Comments:

Mike van der Laan, 778-350-3158 / mvanderlaan@victoria.ca

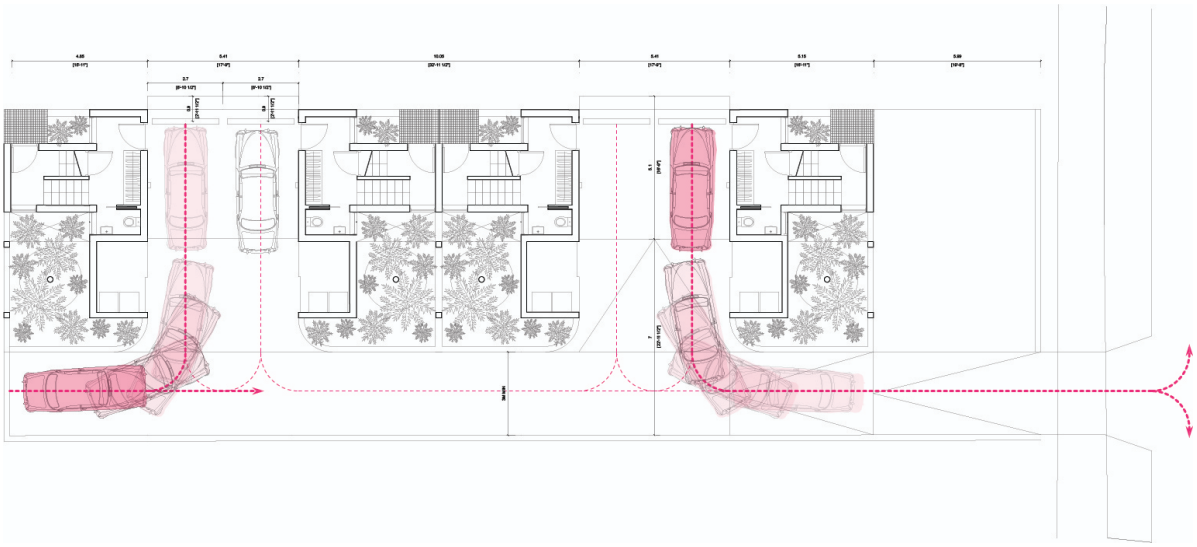
C.001

Comment:

A swept path analysis is required to demonstrate vehicle movements into and out of parking area. It is likely that an extension to the drive aisle will be required along with potential revisions to adjacent walls. Vehicles are not permitted to back onto Pandora Avenue as it is an arterial roadway with the All Ages and Abilities Cycling Network and Frequent Transit Network designation. A plan revision is required.

Response:

Please see revision number C.001 as well as vehicle swept path diagram on sheet A406 showing vehicle swept paths and revision to the drive aisle.



C.002

Comment:

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Bicycle parking for the development is to be provided as per Zoning Regulation Bylaw requirements. Vertical spaces can not be used by most electric bicycles owners, children, disabled persons, and the elderly and are to be provided after the horizontal stall requirement can be met. Please also provide info on whether the bicycle parking area is in a secure area. A plan revision is required.

Response:

All bicycle parking stalls are deep enough (1.8m) to be used both vertically and/or horizontally. All bicycle parking is located in secured lockers.

C.003

Comment:

Please revise the Preliminary Site Servicing Plan, A102 and the landscape plans as follows:

C.003a

Comment:

Revise the driveway crossing flares to end at the outside edge of the sidewalk (as opposed to the inside) to keep a consistent grade across the sidewalk.

Response:

Revised as noted. See revision C.003

C.003b

Comment:

Reduce the width of the outside driveway flares from 1.5 metres to 1.0 metres to allow for more boulevard space. Also, dimension the crossing and flares separately.

Response:

Revised as noted. See revision C.003

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C.003c

Comment:

Revise the sidewalk width to 2.0 metres (this should also be revised under Sheet Notes on the servicing plan under F)

Response:

Revised as noted. See revision C.003

C.004

Comment:

For information, the City has planned cycling infrastructure improvements adjacent to the development site along Pandora Avenue, scheduled for 2022. Further guidance on curb use and frontage design will be provided as part of the upgrade prior to building permit Submission.

Response:

Acknowledged.

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Section D
Engineering and Public Works Department
Underground Utilities Review Comments:

Anhad Jolly, 250.361.0263 / ajolly@victoria.ca

D.001

Comment:

A change in zoning may allow for changes in permitted use and density resulting in increased sewage flow rates. The City's sanitary sewer system may not, at present, be sufficient to accommodate the increased flow rates. If the anticipated peak flow rate produced by the new development is greater than the estimated peak flow rate of sewage that would normally be generated by permitted development under the existing zoning regulation, then attenuation of flows will be required. Therefore, a report prepared by a qualified Engineer comparing pre- and post- development sewage flow rates shall be submitted to the Engineering Department (attention: Deb Becelaere at dbecelaere@victoria.ca) by the next plan resubmission as the report shall be reviewed by staff and the requirement for attenuation determined prior to Public Hearing. The report is to include measures that the applicant intends to take to attenuate the sewage if required. Please contact Jack Hu, Sewer and Stormwater Quality Technologist, at 250.361.0551 or at JHu@victoria.ca, if further information is required. If it is determined that sewage attenuation is required, the registration of a Section 219 covenant will be necessary to secure the commitment to attenuate sewage. Registration of the covenant is required prior to establishing a date for Public Hearing.

Response:

See attached report.

D.002

Comment:

Site servicing to the development is required to comply with the City's current bylaws and BC Plumbing Code. For building permit submission, a detailed site servicing plan incorporating the City's base map information and indicating existing and proposed storm drain, sanitary sewer and water services (shown in colour) from the City main

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lines to the property line on the frontage must be provided for staff to review. The site servicing plan must be fully dimensioned and plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale and include depth at property line, sizes of pipes, profile views, and dimensions from the nearest side property line of all new services, as well as a completed Underground Service Depth Information Table. Please note:

Response:

Acknowledged. To be provided at building permit application.

D.002a

Comment:

Storm Drain and Sanitary Sewer: New services to the development, adequately sized as per City standards, will be required. New service connections are installed in the City right of way by City crews at the applicant's expense. Service connection fees must be paid by the applicant at the time of building permit issuance. Fees will be charged to the applicant as per the fee schedule in the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071 (and any amendments to the Bylaw). Note that the existing sewer service is to be capped on private property by the applicant's contractor at the applicant's expense ('A' under Sheet Notes in the Preliminary Site Servicing Plan submitted at rezoning is incorrect).

Response:

Acknowledged.

D.002b

Comment:

Water Service: A new water service to the development will be required based on new loads and plumbing requirements. The applicant's engineer is required to calculate the hydraulic loads to determine the size of the proposed water service.New water services, as well as the capping of abandoned connections, are installed in the City right of way by City crews at the applicant's expense. Service connections are purchased at the time of building permit issuance and the fees are charged to the applicant as per the fee schedule in the Waterworks Bylaw No. 07-030 (and any amendments to the Bylaw, specifically Bylaw Amendment No. 16-079).

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Response:

Acknowledged.

D.003

Comment:

Prior to commencement of excavation or soil relocation, contractors shall be registered under Bylaw 14-071, Schedule G: Code of Practice for Construction and Development Activities. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or ASteele@victoria.ca to register.

Response:

Acknowledged.

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Section E
Engineering and Public Works Department
Stormwater Management Review Comments:

Brianne Czypyha, 250.361.0364 / bczypyha@victoria.ca

E.001

Comment:

The City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. We support and encourage the use of permeable surfaces for the parking stalls and other hard surfaces, rain gardens and green roofs and the preservation of as much green/open space as possible, in order to mitigate impacts to the City's stormwater system and the environment. Note that runoff from a minimum of 10% of the site's impervious area must be treated to qualify for any stormwater credits. The proposed permeable pavers for the driveway are supported. The property owner may be eligible for financial incentives if the designs meet requirements as per the City's Rainwater Management Standards. Please visit www.victoria.ca/stormwater for more information. For Information prior to Building Permit Submission/Approval:

Response:

Acknowledged.

E.002

Comment:

Please submit the specifications for the proposed permeable pavers for staff review at the time of the building permit plan submission.

Response:

Permeable paver specifications will be included in the landscape drawing package at the building permit application stage.

E.003

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Comment:

Please show locations of all on-site drains and their connection to the City storm drain main on the civil and landscape plans.

Response:

Acknowledged. To be included in building permit application drawings.

E.004

Comment:

The on-site landscape plan shall clearly indicate the proposed stormwater management details. To assist staff in calculating the rainwater rewards credits, please also indicate on the plan, in square metres:

Response:

Acknowledged. To be included in building permit application drawings.

E.004a

Comment:

site impervious areas for the entire private property

Response:

Acknowledged. To be included in building permit application drawings.

E.004b

Comment:

Permeable surface areas for the entire private property.

Response:

Acknowledged. To be included in building permit application drawings.

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E.004c

Comment:

Any other GSI areas integrated into the design for the entire private property

Response:

Acknowledged. To be included in building permit application drawings.

E.005

Comment:

Note that construction must be completed prior to application of the Rainwater Rewards Program. The application is the responsibility of the property owner and/or designate.

Response:

Acknowledged.

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Section F
Engineering and Public Works Department
Parks Division Comments:

Laura Ralph, (250) 361-0605 / lralph@victoria.ca

F.001

Comment:

The proposed design and driveway would result in the removal of bylaw-protected Douglas-fir tree NT2, which has been surveyed as located on 1320 Pandora.

Response:

Tree NT2 is to be removed with neighbours approval.

F.002

Comment:

The removal of Douglas-fir tree NT2 is not supportable. Information has not been provided to show that it currently meets the criteria for removal under Tree Preservation Bylaw No. 05-106 (Consolidated November 22, 2019).

Response:

Tree NT2 is to be removed with neighbours approval.

F.003

Comment:

It is strongly recommended that the applicant work with the Project Arborist to allow for the preservation of Douglas-fir NT2.

Response:

Tree NT2 is to be removed with neighbours approval.

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F.004

Comment:

If the applicant proceeds with a design that requires the removal of NT2, signed written consent for the removal is required from the property owner of 1320 Pandora.

Response:

See attached signed written consent for the removal of tree NT2.

F.005

Comment:

It is recommended that the overall design be revised to provide more growing space and soil for trees.

Response:

Plan to be revised to provide more soil. Please refer to tree planting plan in L3.

F.006

Comment:

The planting of a street tree is required as part of the proposal.

Response:

Street tree to be provided. Please refer to landscape plan revision #F.006.

F.007

Comment:

Training Japanese maples through the holes in the mesh balconies would be challenging. Selecting tree species with an excurrent growth form would likely be more feasible.

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Response:

Our intention is for the proposed tree to be an internal landscape feature and not to grow through the mesh but rather in the negative space beside the mesh balcony. The tree will need to be pruned over time to maintain the correct form and will be selected for its initial compatibility for the space.

F.008

Comment:

Please indicate a street tree on the municipal boulevard, 5 m west of the utility pole or at a location to be coordinated with Parks and Engineering if the driveway location is changed.

Response:

Tree shown on site plan as requested.

F.009

Include the following notes on the Landscape Plan:

F.009a

Comment:

Street tree species to be determined by Parks at BP.

Response:

Acknowledged.

F.009b

Comment:

Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with

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branching starting at 1.8 m - 2.5 m above ground, and be planted per City of Victoria Supplemental Drawing SD P4.

Response:

Acknowledged.

F.009c

Comment:

Required Parks inspections for street tree planting: 1) Inspection of soil and planting area prior to planting 2) Inspection of tree stock prior to planting 3) inspection of installed tree with mulch and staking. The trunk flare must be visible and planted at or slightly above grade upon inspection. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

Response:

Acknowledged.

F.010

Comment:

Please indicate a street tree on the municipal boulevard, 5 m west of the utility pole or at a location to be coordinated with Parks and Engineering if the driveway location is changed.

Response:

Acknowledged.

F.011

Comment:

The Site Servicing Plan must show existing and proposed locations of hardscape surfaces and utility services: sanitary sewer, storm drain, and water, as well as third party utilities such as gas, BC Hydro, and telecommunications. The locations of any pad

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mounted transformers, kiosks, vaults, and conduits can significantly impact design feasibility. BC Hydro and telecommunications companies need to be consulted early in the planning phase, so that requirements can be understood.

Response:

Acknowledged.

F.012

Comment:

If the applicant proceeds with a design that requires the removal of Douglas-fir NT2, at the BP approval stage, the owner at 1320 Pandora would need to apply for the tree removal permit and the two required replacement trees would need to be planted on the same property from which the tree would be removed, 1320 Pandora.

Response:

See attached signed written consent for the removal of tree NT2.
2 new trees to be planted at 1320 Pandora Avenue as required.

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Section G
Permits and Inspections Division Comments

Ray Berkeley, (250) 361-0344 Ext. 3

G.001

Comment:

Ensure the egress windows meet the requirements of 9.9.9.1. and 9.9.10. of the BCBC.

Response:

L2 egress meets the requirements of BCBC 9.9.9.1(2)
L3 egress meets the requirements of BCBC 9.9.9.1(3)
Bedroom windows meet requirements of BCBC 9.9.10

G.002

Comment:

Provide elevation calculations for each side that confirm, other than just the localized depressions such as stair wells or drive isles, that this is a 3 storey part 9 building as set out in the BCCB for determination of the building height.

Response:

Please see height calculations on sheet A401 as well as our response #I.004 of this document.

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Section H
Fire Department Comments:

Brad Sifert, (250) 920-3365

H.001

Comment:

Smoke alarms as per BCBC.

Response:

See notes on all floor plans indicating required smoke alarms. Revision #H.001

H.002

Comment:

As per the Permit and Inspections confirm whether this building is a Part 9 building or a Part 3.

Response:

The building is a 3-storey part 9 building. Please see height calculations on sheet A404 as well as our response #I.004 of this document.

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Section I
Zoning Plan Check Comments:

I.001

Comment:

Floor area calibrated greater than 470m2 - Pony walls are not excluded, only the thickness of the exterior walls.

Response:

Pony walls and interior partition walls have not been excluded from our floor area calculations. See revised FSR calculations on unit plans and cover sheet.

I.002

Comment:

Provide average grade calculation. Average grade differs on section elevation shown at 34.47 a well as other geodetic values (height, floor levels, etc.

Response:

Please see height calculations on sheet A401 as well as our response #I.004 of this document.

I.003

Comment:

The height calculates out to 9.63 (44.12 - 34.49), revise as necessary

Response:

See revised height calculations on sheet A401 as well as our response #I.004 of this document.

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I.004

Comment:

The building is 4 storeys. The lower level is 1.28m between average grade and underside of the ceiling. This is considered a storey however, because it is less than 1.8m it is exempt from the FSR calculation.

Response:

We have calculated the building at 3 storeys.
See revised elevation calculations on sheet A404 and revision #I.004

Per the City of Victoria's definition of *grade* (schedule A of the City of Victoria Zoning Regulation Bylaw 80-159), our average grade is at an elevation of 34.58m

Per the City of Victoria's definition of *basement* (schedule A of the City of Victoria Zoning Regulation Bylaw 80-159), our proposal is considered a 3 storey building with a basement as the distance from the underside of the basement ceiling (el. = 35.78m) to the average grade (el. = 34.58) is the maximum permitted for a basement of 1.2m.

Per BCBC DIV A.1.4
First Storey means the uppermost storey having its floor level not more than 2m above *grade*. “Localized depressions that need not be considered in the determination of the elevation of grade include such features as vehicle and pedestrian entrances and other minor depressions that do not affect accessibility for firefighting or evacuation.”
Grade means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions need not be considered in the determination of average levels of finished ground.

I.005

Comment:

The proposal requires six short term bicycle stalls. A variance will be required should they not be provided.

Response:

See additional six short term bicycle stalls. Revision #I.005