

ATTN: Matt Kuziak, Planning Department  
Org: City of Victoria  
Address: 1 Centennial Square, Victoria, BC V8W 1P6

RE: 811 Mary / 315 Edward St  
DDP00988 - **Amendment**

DATE: Dec 22, 2025

Dear Mr Kuziak, and City of Victoria Staff;

This letter and subsequent documents are provided in support of minor amendments to DDP00988, issued June 11, 2025, and revised Nov 06, 2025. The proposed changes reflect the comments provided to the design team by the Planning Department; Nov 3, 2025.

A summary of these changes are provided below:

**Civil Plans:**

- Design updates to reflect the changes requested to Bella Street, provided by the Transportation department on Dec 11, 2025, including the addition of a sidewalk on Bella St and specific details pertaining to the let downs at Bella and Mary Streets
- Grades verified and coordinated between civil and architectural plans at drive aisle, Bella St
- Grading Plan provided on Sheet 7
- Sidewalk design at the corner of Mary and Edward Streets adjusted to permit location of new Hydro service pole, in coordination with City of Victoria staff
- Size of storm and sanitary services confirmed and connection of storm altered to reflect staff comments
- Irrigation sleeves provided where requested
- Notes and dimensions provided as requested
- ESC plan provided on Sheet 8
- Critical root zones indicated
- Off Street Modo Carshare stall on Edward has been removed from the proposal. Onsite carshare stall remains per previous TDM measures.

**Architectural Plans:**

- Adjust data per Plan Checker and City staff to reflect update Zoning Bylaw 2018; Zone GRD-1, as indicated below:
  - Increased area of upper floor of "Level 2 units, Building A" by reducing the size of the balcony, to provide more generous living area to residents FAR now 1.18:1
  - Exterior doors were reduced to 84" high, as follows:
    - Building A; Front door of "Level 1 units, Building A"
    - Building A; "Level 3 Balcony Door and Window" - adjusted design and placement

- Building B; "Edward St Front doors" - removed sidelite and adjusted height
- Building B; back door to courtyard
- Changed the guard rail from glass panels to metal spindles, on the courtyard side of Building A, Level 2 units.
- Provided landscape screen to screen garbage bins on the patios of ground floor units, facing Edward and Mary Streets (Building A and B)
- Off Street Modo Carshare stall on Edward has been removed from the proposal. Onsite Carshare stall remains
- Minor adjustment to entrances to Building B units, off Edward street to reflect civil grading; including hedge design and the introduction of stairs to the patios of Units 321 and 319
- Civil design changes to Bella Street, per CoV request

The following comments were provided to Zoning and Planning Nov 14, and have been consolidated below, for reference only:

- Adjust the Zoning data sheet to reflect minor changes between Schedule P Zoning and GRD-1 Zones
- All bedrooms have an operable window
- Adjust percentages of landscape space, added diagrams to indicate soft and hard landscaping
- Dimension the landscape space on the site plan, set the landscape area back from the property line by 1m
- Remove the general storage exemption from the data sheets and diagrams
- Dimension all setbacks on the site plan, indicated in red
- Adjust the design of the fence to reflect new zoning
- Added accessible signage and street markings to parking space
- Add annotations and dimensions to short and long term bike parking areas on site and level 1 plans, and bike parking sheets.
- The following variances are being requested based on the originally approved plans, under Schedule P (values shown reflect the previously approved DP under Schedule P; values have not changed)
  - Reduce landscape space to 63.34m<sup>2</sup>
  - Soft Landscaping to be reduced to 22.5% of site area
  - Bike aisle width to be reduced to 0.00m

#### **Landscape Plans:**

- Provided landscape screen to screen garbage bins on the patios of ground floor units, facing Edward and Mary Streets (Building A and B)
- Off Street Modo Carshare stall on Edward has been removed from the proposal. Onsite Carshare stall remains.
- Adjustments to street frontage and blvd design for Bella St, as indicated above
- Blvd trees on Mary shifted north, in response to CoV comments
- Fence height at property line adjusted to comply with GRD-1 Zoning height and setback requirements.

The following drawings and reports are provided to accompany the above changes:

**Civil Drawings:**

- 251217\_Civil Service Connections\_Clean.pdf
- 251217\_Civil Service Connections\_Clean - BUBBLED.pdf

**Architectural Plans:**

- 2025-12-18\_811 MARY - DP REVISION 3\_ARCH-CLEAN.pdf
- 2025-12-18\_811 MARY - DP REVISION 3\_ARCH-BUBBLED.pdf

**Landscape Plans:**

- 251219\_Landscape\_BPrev 1\_Clean.pdf
- 251219\_Landscape\_BPrev 1\_bubbled.pdf

**Erosion and Sediment Control Plan + Report:**

- Included in Civil Drawings - Refer to page 8
- Stormwater Management Plan Report by WES Engineering
- Erosion & Sediment Control Plan by WES Engineering

Please don't hesitate to contact me if you have any questions about the aforementioned adjustments



Sonnen Sloan, Architect, AIBC, Principal  
Fold Architects Inc.