

City of Victoria

Sustainable Planning and Community Development
Development Services
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Rob Bateman, Senior Process Planner

December 6, 2022

Re: Rezoning and Development Permit Application Revisions for 205 Quebec Street, Victoria BC

For clarity, the current resubmission identifies document revisions from the previous partial (ADP) resubmission as well as current revisions, summarized as follows:

	Drawing Revision Description	Drawings Affected
1	Pre-ADP: Urban Height Diagram added	A0.4
2	Pre-ADP: Townhouse planters revised to coordinate between Architectural and Landscape Architectural Plans	A1.1, A2.2
3	Pre-ADP: Level P1 Secure bike storage revised to meet bylaw clearances	A1.4, A2.1
4	Current: Site Plan adjustments to coordinate with frontage adjustments to Landscape Architecture, Civil and Electrical drawings.	A1.1, A2.2
5	Current: Rendered views added to better illustrate East setback conditions along the interior property lines.	A0.2, A0.3
6	Current: Decorative pedestrian lighting updated in illustrative elevations.	A3.0, A3.2, A3.3

Plan Check Comments:

1. Long term bicycle parking space numbers 18 and 82 does not have the correct distance from the wall.
Please revise.
DAU Response: Revised for resubmission (A1.4, A2.1).
2. Confirm how the secured cargo bike shelters are secure.
DAU Response: Secure cargo bike storage will be provided with lockable gates within individual chain link enclosures.

For complete written responses to application review comments please refer to the included Application Review Summary. Please don't hesitate to contact us with any questions or for additional information.

Sincerely,



Erica H. Sangster, Architect AIBC FRAIC
Principal
D'AMBROSIO architecture + urbanism



TECHNICAL MEMORANDUM

Project:	205 Quebec Street, 507 Montreal Street, 210-224 Kingston Street		
Project No.:	211-05686-00	Date:	2022-November-30
To:	DAUstudio	From:	Jeff Somerville
Attention:	Erica Sangster	Subject:	Revised civil drawing change log

BACKGROUND

The City of Victoria has provided an updated Application Review Summary for the above captioned project, dated November 2, 2022. Civil drawings have been revised and updated per the comments received. A revised drawing set, as well as a bubbled set indicating these changes is included for resubmission.

Changes made to the civil drawings include:

Sheet C1.0

- Revised the existing sidewalk configuration at the NW corner of Quebec and Montreal Streets, including the approximate location of the existing tree

Sheet C2.0

- Revised location of proposed EV chargers on Quebec Street
- Proposed rain garden pools shown in boulevard areas
- Proposed light and rain garden outlet locations revised in central rain garden on Montreal Street
- Drain and gas service locations revised
- Montreal Street drain replacement south of project frontage is shown as at City cost, including replacement of the existing manhole at Kingston Street.
- Note added regarding irrigation

Sheet C3.0

- Revised location of proposed EV chargers on Quebec Street
- Proposed rain garden pools shown in boulevard areas
- Limit of curb and sidewalk removal revised on Quebec Street