

Aug 25, 2020

Re: Revisions to Plans, 805 Mary Street, REZ No. 00741 & DP No. 000578

To: Planning and Development Department, City Of Victoria

In reference to the Application Review Summary for the proposed rezoning to 805 Mary Street, please find the revisions to the plans in the drawing set labeled R2, August 25, 2020. The list below references the changes made in response to the various departments Conditions to be met prior to the Committee of the Whole, and where numerically noted, are referenced with the same number on the bubbled plans provided.

Development Services Division.

1. R-K zone now identified in the project data table.
2. Bicycle parking has been revised in conformance with schedule 'c' requirements.
3. Rear pathway has been removed and the rear patio areas redesigned accordingly.
4. New long term bicycle parking now provided as part of the recycling enclosure.
5. Garden beds have been added along the Mary St. frontage, between the boulevard and the parking area.
6. Edward Street elevation has been revised.
7. Notations revised regarding the proposed vegetation on the Landscape plan.

Additionally, the owner agrees to secure a legal agreement to prohibit a future strata from restricting rentals. An electrical room or PMT will not be required on this development. Lock off units are not feasible in this location, as they are small footprint homes without the possibility of an additional entrance for separate rental units.

Land Development

8. SRW now shown on Civil and Landscape plans

Additionally, the revised Civil plan addresses comments made in this department's review.

Transportation Review

Bicycle Storage is now provided for long term parking in a secure, weather protected enclosure. Both short term and long term parking conforms to Schedule C. See notes 2 and 4.



Underground Utilities Review

A revised Sanitary Impact Assessment has been provided.

Parks Division

9. Existing trees along Mary St. are now shown to be removed.
10. New trees shown along Mary St.
11. Separate irrigation and metering notations added to Landscape Plan

All landscaping, aside from approved trees and turf, has been removed on City Property, and no tree or shrub is proposed within 45cm of City property.

If you have any questions or concerns with these revisions, please contact myself at the number below. All revisions are bubbled on the submitted drawing set.

Regards,

A handwritten signature in black ink, appearing to read "T. Rodier", with a horizontal line extending to the right.

Tim Rodier
Outline Home Design
250 818 3981