

April 13, 2020

**Regarding: Development Permit Application - Summit Ave. Car Storage Facility  
730 & 780 Summit Ave. Victoria BC**

**Response to Application Review Summary of April 3, 2020.**

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**To: Lucina Baryluk – Area Planner**

**Development Services Division Comments**

**1. Submission Package Drawings**

- We have included the following drawings as a part of this re-submission:
  - A1.1 Existing Site Plan
  - A1.2 Architectural Site Plan
  - A2.1 Basement Level Plan
  - A2.2 Ground Level Plan
  - A2.3 Level 2 Plan
  - A2.4 Level 3 Plan
  - A2.5 Level 4 Roof Plan
  - A3.1 Elevations – South & North
  - A3.2 Elevations – East & West
  - A3.3 Materials Board – South
  - A3.4 Materials Board – East & West
  - A4.1 Building Sections
  - A5.1 Renderings
  - A5.2 Site Context Images

**2. Zoning Plan Check (Feb 14, 20)**

- Comments from Zoning Plan Check
  - i. Total Floor Area – We have reviewed our calculations and have corrected the Project Information Chart accordingly.
  - ii. Building Setbacks – We have corrected the Project Information Chart to be consistent with the Site Plan.
  - iii. 45 degree - 3 meter driveway view lines on Summit Ave. have been shown on the Site Plan and Ground Floor Plan.
  - iv. 6 short term bicycle parking stalls – An outdoor bike rack has been added to the Site Plan.

**3. Building Canopies**

- The canopies have been adjusted on the drawings to not extend over a property line. No encroachment onto the City right-of-way is planned.

4. Benches
  - The benches have been removed from the drawings. The client does not want to 'invite' people onto the property by providing benches.
5. Sidewalks
  - The sidewalks have been drawn to include 1500 mm clearance at Hydro poles.
6. Street Trees
  - We have deleted the westerly most tree as per your recommendation.
7. Landscape Plan – Green Wall
  - We have updated our Exterior Elevations and Renderings to more accurately reflect the finished product.
8. Short Term Bike Rack
  - We have added a short-term bike rack to the site plan, along Nanaimo St. We note that the final location will be determined in conjunction with the Engineering Dept.
9. Powerpoint.
  - We will finish revising our drawings and prepare a Power Point presentation using the template you have provided.
10. Resubmission
  - We will resubmit the entire package, including a letter indicating the changes we have made since the last submission.
11. Letter to Council – please find attached the updated Letter to Council. (April 13, 20) It has been updated to reflect the current updates included in our team's submission.
12. List of Changes.
  - The following items have been revised since the February 14,20 submission:
    - Project Information Chart has been modified to reflect the current design.
    - Site Plan
      - Street trees reduced from 7 to 6 to better address tree spacing.
      - The canopy over the Summit Ave. vehicle entrance has been reduced in length. It is now fully within the property and not overhanging the property line.
      - The Summit St. vehicle entrance has been modified to provide the necessary sight-lines to traffic.
      - The benches on Summit Ave. have been removed.
      - A short-term bicycle rack has been placed along Nanaimo St., at the face of the building.
    - Exterior Elevations & Renderings
      - The 'green wall' has been modified in the images (exterior colour elevations and 3D renderings to more accurately reflect the type of planting being proposed.

Yours truly,



Brian Kapuscinski  
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Principal, BJK Architecture Inc.