

City of Victoria

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

Attention: Rob Bateman, Senior Process Planner

May 23, 2024

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

Thank you for your continuing attention to this application file. The following adjustments have been incorporated into the application documents in response to City comments:

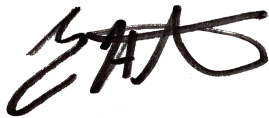
| | Drawing Revision Description | Drawings Affected |
|---|--|---|
| | Zoning Plan Check Comments | |
| 1 | Parking stall dimensions: the plans have been adjusted to provide the minimum 2.9m width for stalls #24 and 42. | A1.4, A2.1 |
| 2 | Kingston Street setbacks to the main facades of the townhomes have been added. | A2.2, A2.3, A2.4 |
| 3 | Short term residential visitor bike racks: Visitor bike racks have been added adjacent to the main residential entrance, totalling 11 bike stalls within 15m of the entrance. | A1.1, A2.2 C2.0, C3.0 (background only) L1.01, L3.01 |
| 4 | Off-street parking count: the Project Data table has been updated to 132 parkade stalls and 9 townhouse parking spaces within private garages. | A1.1 |
| | Planning Comments | |
| 5 | Modo Parking: Two stalls are noted for Modo parking at Level P1, adjacent to the public elevator that will provide access to these vehicles. It is understood that one stall is for future Modo use, and is labelled "Visitor / Future Modo" to indicate it will be included for shared visitor parking until a second Modo vehicle stall is required. | A1.1, A1.4, A2.1 |
| 6 | Unit Mix: the breakdown of units by number of bedrooms has been updated. | A1.1 |

| | Inspections Comments | |
|---|---|-----------------|
| 7 | Spatial Separations: The drawings are in conformance to BCBC requirements for spatial separations. For the Kingston Street frontage, please note these are designed as fully sprinklered buildings (refer also to the submitted outline Code Report by GHL) and the limiting distance to the centreline of the right of way allows for 100% unprotected openings (No plan changes). | N/A |
| 8 | Stair Handrails: Handrails will be provided per BCBC requirements. The plans have been updated to graphically depict handrails. | All floor plans |

If you require additional information or clarifications please don't hesitate to contact our team.

Sincerely,

DAUSTUDIO



Erica H. Sangster, Architect AIBC FRAIC
Principal