



P R A X I S
architects inc.

833 + 835 Dunsmuir Redevelopment

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Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

May 14, 2019

RE: 835 DUNSMUIR ROAD – DEVELOPMENT VARIANCE PERMIT

Dear Mr. Brown and Mr. Tang,

Following approval of rezoning and development permit for the above-noted property, the project has progressed into working drawings in preparation for building permit application.

Through the process of coordinating with the consultant team and having realistic feedback from the structural engineer, additional structure was required in the parkade which had a significant impact on our parking layout. We have outlined the effect of two additional columns and the resulting additional required stall width on the attached drawing A1.1 Plan – Parking.

It is regrettable that an encroachment into the approved 2.0m setback for the parking structure situated below grade only came to light recently.

We respectfully request consideration of a reduction in the northern exterior setback to 1.3m for the portion of the parkade west of the ramp as shown on the attached drawing.

In regards to lot coverage, the principal building including a parking structure is within the allowable 86%.

If any additional information is required to support this request, please do not hesitate to contact me.

Sincerely,

Heather Spinney, Architect AIBC
Principal, Praxis Architects Inc.

