

# JENSEN GROUP

A · R · C · H · I · T · E · C · T · S <sup>INC.</sup>

Architecture • Urban Design • Master Planning • Development Consultants • Facility Studies

July 20, 2020

City of Victoria  
# 1 Centennial Square  
Victoria, BC V8W 1P6

Attention: Mayor and Council

**Re: Provincial Rental Housing Corporation  
Mt Edwards 1002 Vancouver Street  
Development Permit Application**

## **Reason for application**

This is an application for:

1. Installation of a platform lift in the rear yard of the above property to facilitate the removal of garbage, compostable and recyclables from ground level to the basement holding area.
2. Removal of two parking spaces in the basement parkade to create a space of sufficient size to accommodate the garbage and recycling holding area

Variances required to accommodate above:

1. Parking ;Reduction from 12 spaces to 10 spaces.
2. Accessory Building Rear yard setback from 0.6m to 0.3m for Lift installation

## **Project benefits and amenities**

The relocation of the garbage and recycling area from a prominent location on the corner of Vancouver and Rockland to the basement parkade improves the aesthetics of the street frontage. The former garbage enclosure is replaced with landscaping. The lift will provide a safe transition for staff transporting totes from the main floor level to the basement parkade without having to exit the basement kitchen up steps out to the sidewalk on Rockland Ave and down a steep (non-conforming) vehicle ramp.

## **Heritage**

The platform lift and enclosure are located on the west property line adjacent to the 1970's era addition and has no impact on the heritage aspects of the original 1906 building.

## **Design & Guidelines**

The platform lift and enclosure will have a limited effect on the surrounding environment, located at the base of the parkade ramp and shielded from the drive aisle of the adjacent property by an extension of the concrete retaining wall. The platform lift occupies an area of 2.0sq.m ( 22 sq.ft.) Bins and totes behind the gates will not be as visible from Rockland Ave.

## **Neighborhoods**

With the provision of an adequate holding area garbage /compostable and recycling pick-ups can be reduced. The Platform lift is adjacent to the drive aisle for the apartment building to the west and will be screened by a concrete wall to a similar height of the existing fence.

**Transportation**

This application is requiring a reduction in the required parking spaces from 12 spaces to 10 to accommodate the garbage, compostable and recycling holding area. Parking spaces (maximum 6) are only used by staff, Residents of Mt Edwards do not own vehicles. Bicycle spaces, 16 Class 1 and 6 Class 2 spaces have been provided as per original development permit

**Green Building Features**

The improved holding area promotes the collection and sorting of recyclables and allows compostable material to be held and shipped.

Yours very truly,

**JENSEN GROUP ARCHITECTS INC.**



Don Brown, Architect AIBC

DB/kj

Cc Thai Li, BC Housing