

Development Services
Attn: Rob Bateman
1 Centennial Square
Victoria, B.C. V8W 1P6

July 26, 2021

The following outlines our response to the Application Review Summary sent by email July 15, 2021. A complete set of unbubbled building drawings are provided, as well as bubbled drawings for only those sheets that have changes.

An unbubbled and bubbled L1 Landscape Plan is included showing changes.

Land Development Review:

Conditions to be met prior to Committee of the Whole:

- As per the comments in the December 15th, 2020 Application Review Summary and the April 8th, 2021 comments, the sheet numbers still appear to be out of order. Please confirm the order and revise the lower right title blocks to reflect what each set conveys. Without a descriptive title block, it is difficult to understand what some of the sheets represent.
 - DONE – As per discussions with the City, Sheets are now numbered 1-12 and title blocks clarified.
- On Sheet 4 of 5, remove the words 'Proposed Road Dedication 131 m2' as this is not correct, and remove 'proposed property line' just above the 'a=10.53' underneath those words. Remove 'proposed property line' underneath the red words 'Proposed Panhandle Lot 2' as this is not a property line as per the markup sketch provided on April 8th, 2021. Alternatively, change the arrow with the wording to be to the left to denote the red line.
 - DONE – On the last comment we chose to change the arrow to be to the left of the to denote the red line.
- On Sheet 5 of 5, remove the words 'Proposed Road Dedication 131 m2' as this is not correct, and remove 'proposed property line' just above the 'a=10.53' underneath those words. Also correctly show the road dedication area to match Sheet 4 of 5 and C1.
 - DONE

Transportation Review

Conditions to be met prior to the Committee of the Whole:

- There is nothing to address at this time (prior to COW)

Parks Division Review

Conditions to be met prior to the Committee of the Whole:

- Site Plan (Proposed): The tree inventory table included on the site plan does not match the current arborist report. Either remove it from the plan or ensure that it is taken from the up-to-date revised arborist report.
 - DONE - Tree Inventory table removed
- Landscape Plan: New trees should be at least 2 m away from buildings, 1 m from property lines, and offset from existing and proposed trees to allow sufficient space for crown and root growth based on tree size at maturity. The applicant needs to provide appropriate soil volumes for any required replacement trees.
 - DONE - An updated L1 plan with the trees of concern have been dimensioned. We also confirm that replacement trees will have a minimum soil volume of 15m³/tree; they are all planted in subgrade.

I trust this adequately addresses all the comments.

Sincerely,

Kim Colpman