



## Application Review Summary

**For:** 515 Rithet  
**Meeting Date:** Tuesday, December 14, 2021  
**Application:** DPV 00187

**To:** Sorin Birliga, Berliga Crespo Architecture  
300-848 Courtney Street, Victoria BC, V8W 1C4

**Email:** sbirliga@bcarchitecture.ca

### RESPONSIBILITY ASSIGNMENT - ABBREVIATIONS

JBVL - OWNER (James Bay Ventures Ltd)  
ARCH - ARCHITECTURAL  
LA - LANDSCAPE ARCHITECTURE  
STRL - STRUCTURAL  
MECH - MECHANICAL  
ELEC - ELECTRICAL  
CIV - CIVIL  
GEO - GEOTECHNICAL  
SURV - SURVEY

City of Victoria staff have completed the technical review of your application with respect to the relevant land use policies, technical requirements and regulations. These comments are provided to the person named as applicant. It is your responsibility to provide these comments to the owner or consultant.

After your review of these comments, please feel free to contact your area planner if you require clarification of the information or wish to arrange a meeting to further discuss your application.

### Application Support:

The application as submitted generally complies with the land use policies relevant to the property and will be supported by staff. Please note, however, that minor changes are being requested, additional information and corrections, which are required prior to advancing to a Committee of the Whole Meeting.

To successfully complete this application you must address all the requirements listed below. Other items are provided for the applicant's information at this time. Items listed under "Conditions to be met prior to Public Hearing or prior to Opportunity for Public Comment" can be addressed now, or at minimum, before the Public Hearing or Opportunity for Public Comment date will be scheduled.

The Plan Check for this proposal is provided in a separate attachment. The Plan Check provides the technical analysis of the project data for compliance with the *Zoning Regulation Bylaw*.

### REVISED SUBMISSION REQUIREMENTS:

If changes to your plans are required as a result of this Application Review Summary or the Plan Check, you are required to submit revised plans. So that your application can be processed as efficiently as possible, please submit all changes at one time.

### Written Material

- A list describing changes that have been made to the previous set of plans, and relate the list to the 'bubbled' drawings preferably by a numerical reference (bubbles indicate where changes have been made to the previously submitted plans).
- This list should be accompanied by a letter itemizing how you addressed each of the requirements listed under the headings "Conditions to be met prior to Committee of the Whole".

### ACTION ID

#### Plans

A-01

The following number of plans is required for a resubmission:

- 2 bubbled sets 8 1/2" x 11"
- 1 bubbled set 11" x 17"

NUMBER OF SETS DO NOT APPLY TO DIGITAL SUBMISSION

- 4 sets full size (minimum 24" x 36") – bubbled – that incorporate the changes
- 1 set full size (minimum 24" x 36") – not bubbled – that incorporate the changes
- 1 set 11" x 17" – not bubbled – that incorporates the changes
- 1 set 8 ½" x 11" – not bubbled – that incorporates the changes
- Digital Submissions of all revised materials are required in PDF format for resubmissions:
  - two full size sets of plans incorporating all changes to the previous submission
  - one set of plans must have numbered revision bubbles identifying all changes
  - a numerically itemized transmittal letter outlining all proposed changes to correspond with the numbered revision bubbles is also required
  - any revised supporting documentation must also be submitted in digital format at this time.

## A-02 Sign Posting

**JBVL** It is your responsibility to check with Planning Support staff at (250) 361-0283 for further information on any sign posting requirements.

**A-03** **Note:** If your application involves landscaping to satisfy Development Permit requirements, an estimate for the landscape will be required prior to the issuance of the development permit and the landscape security deposit will be required at the time of Building Permit application.

**LA**

A landscape estimate will be required to calculate the landscape security deposit, which is a condition of a Development Permit for a Garden Suite. A minimum landscape security deposit of \$2000 is required as a condition of issuance of a building permit

**A-04** **Further note:** A housing agreement, restrictive covenant, master development agreement or right-of-way requirements may apply to this development. If this is the case, then the applicant is advised to secure the services of the necessary professionals (lawyer, surveyor, engineer) as early on in the process as possible to ensure timely processing of this application.

## DEV Development Services Division Comments:

Area Planner: Miko Betanzo, Telephone: (250) 361-0604

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

**DEV-01** **JBVL** Please consider providing affordable and/or rental housing secured by legal agreement with your proposal.

**DEV-02** **JBVL** It is noted that the existing tenants in the building are temporary and/or expiring in December 2021. Please provide further details (copy of tenancy agreement) and or communication with existing tenants to determine if the Tenant Assistance Policy is applicable. If a TAP is required please submit it to [housing@victoria.ca](mailto:housing@victoria.ca). For more information:

- <https://www.victoria.ca/EN/main/residents/housing-strategy/protecting-tenants-and-rental-housing.html>. If you have questions, please contact: Housing Planners at [housing@victoria.ca](mailto:housing@victoria.ca).

**DEV-03** **ARCH LA** The elevated front lawn extends the patio area past the 2m front lot line setback, please set this elevated portion of lawn back a minimum of 2.0m (including the 450mm concrete wall and fencing). A plan change is required. Also refer to transportation comments re. this feature.

**DEV-04** **ARCH LA** Please illustrate and detail any guards or screening around the front patio areas. It is recommended that the front fencing and concrete wall form the guard feature for the patio area.

**DEV-05** **ARCH LA** The front yard metal picket fencing appears incongruous with the overall design, somewhat fortress like and aggressive, please reconsider/ shield with vegetation, and setback as outlined above.

- DEV-06** ARCH ✓ • Please reduce the front entry canopy overhang. This proposal is notably closer to the street than adjacent properties and building features that emphasise this relationship should be minimized in order to maintain a neighbourly street relationship.
- DEV-07** ARCH JBVL SURV • Please provide a window overlay that illustrates where the adjacent property windows are located against the east and west elevations of the proposed building in order for staff to assess if any proposed windows directly face the adjacent property's windows.
- DEV-08** ARCH • Please provide details for how the cementitious panels are intended to be affixed (reveals, fasteners, etc.)
- DEV-09** ALL • **NOTE:** The Plan Check for the proposal has a number of outstanding issues/ missing/ or incorrect information. Please ensure that your resubmission addresses these items. If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check.

## ENG Engineering and Public Works Department Comments:

This review is for the applicant's plan submission received by the City on December 1<sup>st</sup>, 2021. Note that all plan resubmissions will be re-reviewed by the Engineering Department, so additional comments and/or requirements to the ones below may be sent to the applicant.

### ENG-LND Land Development Review:

Contact: Deb Becelaere, Sr Engineering Technologist, at 250.361.0355 or [dbecelaere@victoria.ca](mailto:dbecelaere@victoria.ca)

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

- ENG-LND-01** CIV • Please provide a separate preliminary civil plan, indicating existing City infrastructure along the frontage, as well as the proposed frontage works, proposed sidewalk grade, existing and proposed underground utilities (City and third-party), the driveway crossing with dimensions, and a bar scale for measurement.
- ENG-LND-02** ELEC • Please confirm if a BC Hydro Pad Mounted Transformer (PMT) will be required for this development. The PMT location must be determined at the development permit stage if one is required. This is to ensure that there will be no potential conflicts that may impact the proposed development design provided to Council for approval. Note that the PMT shall be situated on private property in a location approved by BC Hydro and must follow the BC Hydro Specification ES54 F3-06.01 for PMTs on private property. If a PMT is required, please show it across all drawings for the next plan submission. Please also include it, and the conceptual conduit routing to the connection in the City right of way on the preliminary civil plan.
- ENG-LND-03** ELEC CIV • If a PMT is not required, please indicate on the preliminary civil plan how the development will be serviced for power. Note that as per Section 22 of the Victoria Subdivision and Development Servicing Bylaw No. 12-042, all third-party utility services supplied through wires to the property shall be installed underground in ducts.
- ENG-LND-04** JBVL • Please provide confirmation that the lots will be consolidated. Consolidation must be completed prior to application for building permit.
- ENG-LND-05** STRL JBVL • Please confirm if anchor pinning (rods) for the underground parkade will encroach into the City's right-of-way. Pursuant to the City's Land Use Procedures Bylaw No. 16-028, Sections 50-53, should anchor pinning be deemed necessary in the City right-of-way, the applicant will be required to enter into an Encroachment Agreement with the City for the anchor rods, legally secured with terms satisfactory to the City Solicitor and the Director of Engineering and Public Works, prior to the issuance of a building permit.

- ENG-LND-05A** • With regards to the first Transportation Review comment below regarding the frontage design, **please contact staff to set up a meeting for discussion, prior to the next plan submission.**

For Information prior to Building Permit Submission/Approval:

- ENG-LND-06** • As per the authority given to municipalities under the *Local Government Act*, as a condition of building permit approval, the applicant is financially responsible for frontage works to the centreline of the Rithet Street frontage, to current (i.e., at the time of building permit) City of Victoria standards, as per the Victoria Subdivision and Development Servicing Bylaw No. 12-042, and to the satisfaction of the Director of Engineering and Public Works. The frontage works include, but are not limited to:
- CIV
- curb, gutter and sidewalk replacement including frontage improvements as per the design approved by staff
  - removal of the redundant driveway crossing with full height curb and gutter and construction of a new driveway crossing, with 1.5 metre flares, adhering to the City's Highway Access Bylaw No. 91-038
  - pavement restoration to the centreline of the paved roadway along the frontage (note that the road base in this location is concrete)
  - possible street lighting or streetlighting conduits along the frontage as determined at building permit review
  - all associated road markings and street signage as required
  - roadway surface drainage works as required
  - underground City utility works including sanitary sewer, storm drain and water supply, including adequate fire protection coverage as required by building code and the Fire Department
  - boulevard improvements as approved by Parks Division staff.
- ENG-LND-07** • As part of the building approval process, a fully dimensioned and detailed civil plan for the frontages, prepared by a professional civil engineer, shall be submitted for approval. The plan shall include chainages, a site plan and profile indicating all existing and proposed grades, all existing and proposed City infrastructure and the location and dimensions between any proposed trees, underground servicing and utility poles. The plan shall be plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale and include an approved Works and Services Check Table and a completed Underground Service Depth Information Table. Also, a landscape plan for the frontage, prepared by a professional landscape architect, indicating the new boulevard, new street trees if determined feasible, tree details and specifications as required by the City's Parks Division, shall be submitted. Fees for service connections and deposits for the frontage works shall be paid by the applicant prior to building permit issuance. The applicant may be required to enter into a Subdivision and Development Servicing Agreement with the City, which will be executed at the building permit stage.
- CIV
- ENG-LND-08** • The civil plan shall detail all existing and proposed third-party utilities (such as hydro, phone, cable, internet, gas) associated with the development. It is strongly recommended that the applicant contact the relevant utility companies well in advance of submitting civil plans for the building permit to determine detailed underground or overhead third-party servicing and how connections will be made to the property, in order to expedite the civil plan review for approval. Utility permit approval will not be given by City staff until the detailed site servicing plan at building permit stage has been signed off and approved by the utility company and City staff.
- CIV

**ENG-TRN Transportation Review:**

Contact: Mike van der Laan, Transportation Planner, at 778-350-3158 or [mvanderlaan@victoria.ca](mailto:mvanderlaan@victoria.ca)

## ENG-TRN

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

#### ENG-TRN-01

RE: ENG-LND-05A

ARCH  
CIV

- The City's standard frontage design for a local road is a 1.5 metre sidewalk separated from the roadway by a 1.5-3.0 metre planted boulevard with street trees. As Rithet Street's curb-to-curb width is wider than the typical local road standard (13 metres versus 9 metres), an alternative to this frontage is required. This includes a widened curbside sidewalk (~2.0 metres widened to the property line). A plan revision is required.

#### ENG-TRN-02

ARCH

- Please confirm and illustrate bicycle parking stall and aisle dimensions that are in conformance with the Zoning Regulation Bylaw. More detail on the bicycle parking facility including rack locations and types must be provided. A common bicycle room (as opposed to individual lockers) meets the bylaw by discouraging general storage in bicycle parking areas and may provide residents/families with more than one bicycle space to park additional bikes. A plan revision is required.

#### ENG-TRN-03

ARCH

- Please revise the plans to show visitor parking locations.

#### ENG-TRN-04

ARCH

- Please confirm and illustrate driveway grades that are in conformance with City bylaws. The maximum permitted grade of the driveway for the first 6.0 metres into the lot is 8% for this property. The maximum permitted internal ramp beyond the first 6.0 metres into the lot is 15%. Please see Section 26 of the Highway Access Bylaw and Schedule C of the Zoning Regulation Bylaw for additional information. A plan revision is required.

#### ENG-TRN-05

ARCH  
LA  
LA

- Please remove the proposed fencing, landscaping, and structures over 1 metre in height from the 3.0 metre sight triangles. A plan revision is required.
- As per Streets and Traffic Bylaw No. 09-079, shrubs are not permitted within 45 cm of the property line to avoid future encroachment onto the City right-of-way. Please revise the landscape plans accordingly.

#### ENG-TRN-06

ARCH  
LA

- Retaining walls proposed on the City right-of-way are not supported. A plan revision is required.

JBVL

- Please indicate how garbage, recycling and organics will be collected from the property. Bins are not permitted to be placed on the public right of way for any period of time.

### For Information prior to Building Permit Submission/Approval:

#### ENG-TRN-07

- As a condition of building permit, the parking restrictions adjacent the development are to be changed from Residential Parking Only to Time Limited Parking.

## ENG-UND Underground Utilities Review:

Contact: Anhad Jolly, Utility Planning Technologist, at 250.361.0263 or [ajolly@victoria.ca](mailto:ajolly@victoria.ca)

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

#### ENG-UND-01

CIV

- The proposed development will result in increased sewage flow rates. A report by the applicant's qualified professional engineer indicating the projected flow rates (Average Dry Weather Flow, Peak Dry Weather Flow and Peak Wet Weather Flow) is required so that staff can review the impact of the development on the City's sewer system. Please submit the report with the next plan submission.

#### ENG-UND-02

CIV

- L1.01 of the current submission indicates underground utilities and notes that they are "shown for reference only – refer to Civil Engineer's drawings". Please provide a separate preliminary civil plan, indicating the proposed sanitary sewer, storm drain and water service connections from the City main lines to the property. Consider moving the sewer and drain connections under the driveway crossing or driveway flares to preserve space for boulevard trees.



For Information prior to Building Permit Submission/Approval:

**ENG-UND-03**

CIV

- Site servicing to the development is required to comply with the City's current bylaws and BC Plumbing Code. For building permit submission, a detailed site servicing plan prepared by a professional civil engineer, incorporating the City's base map information and indicating existing and proposed storm drain, sanitary sewer and water services (shown in colour) from the City main lines to the property line along the frontage must be provided for staff to review. The site servicing plan must be fully dimensioned and plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale and include depth at property line, sizes of pipes, profile views, and dimensions from the nearest side property line of all new services, as well as a completed Underground Service Depth Information Table. Please note:
  - Storm Drain and Sanitary Sewer: New service connections in the City right-of-way are installed by City crews at the applicant's expense. Existing services will be required to be capped by the applicant's contractor at time of demolition of the existing dwellings. (Note that both existing lots do not appear to have existing drain connections according to current City records). Service connection fees must be paid by the applicant at the time of building permit issuance. Fees will be charged to the applicant as per the fee schedule in the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071 (and any amendments to the Bylaw).
  - Water Service: A new domestic water and fire service to the property will be required based on new loads and plumbing requirements. The applicant's engineer is required to calculate the hydraulic loads to determine the size of the proposed domestic and fire water service. New water services, as well as the capping of abandoned connections, are installed in the public right of way by City crews at the expense of the applicant. Service connections are purchased at the time of building permit issuance and the fees are charged to the applicant as per the fee schedule in the Waterworks Bylaw No. 07-030 (and any amendments to the Bylaw, specifically Bylaw Amendment No. 16-079).

**ENG-UND-04**

CIV

- When determining/finalizing the above service connection locations, please ensure that required offsets from third-party utilities are met.

**ENG-UND-05**

- Prior to commencement of excavation or soil relocation, contractors shall be registered under Bylaw 14-071, *Schedule G: Code of Practice for Construction and Development Activities*. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or [ASteele@victoria.ca](mailto:ASteele@victoria.ca) to register.

**ENG-SWM Stormwater Management Review:**

Contact: Brianne Czipyha, Stormwater Management Specialist, at 250.361.0443 or [bczipyha@victoria.ca](mailto:bczipyha@victoria.ca)

Recommendation prior to Committee of the Whole:

**ENG-SWM-01**

JBVL  
LA

- The City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. We support and encourage the use of permeable surfaces for plaza areas, pathways and other hard surfaces, green roofs, rain gardens and the preservation of as much green/open space as possible. The proposed roof gardens are supported and may qualify for Rainwater Rewards credits. Green stormwater infrastructure must treat a minimum of 10% of site impervious area to qualify. The property owner may be eligible for financial incentives if the designs meet

requirements as per the City's Rainwater Management Standards. Please visit [www.victoria.ca/stormwater](http://www.victoria.ca/stormwater) for more information.

For Information prior to Building Permit Submission/Approval:

- ENG-SWM-02** • If permeable pavers are used, please submit the product specifications for review at the time of building permit plan submission.  
**LA**
- ENG-SWM-03** • Please show locations of all on-site drains and their connection to the City storm drain main on the civil or landscape plan.  
**CIV**
- ENG-SWM-04** • The on-site landscape plan shall clearly indicate the proposed stormwater management details. To assist staff in calculating the rainwater rewards credits, please also indicate on the plan, in square metres, the:  
**LA**
- site impervious areas for the entire private property
  - permeable surface areas for the entire private property
  - any other GSI areas integrated into the design for the entire private property
- ENG-SWM-05** • Stormwater treatment of the parking areas is required under Bylaw 14-071, *Schedule H: Code of Practice for Automobile and Parking Lot Operations*. The property owner is required to be registered under *Schedule H* at the time of occupancy. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or [ASTeele@victoria.ca](mailto:ASTeele@victoria.ca) to register.  
**JBVL**  
**MECH**

**PKS** **Parks Division Comments:**

Contact: Laura Ralph, Telephone: (250) 361-0605

Contact: Gregg Staniforth, Telephone: (250) 361-1614

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

**PKS-01** **Bylaw 21-035:**

- LA** • Arborist report and tree protection plan required to identify where the replacement trees are to be located, tree species and required soil volumes.
- Two bylaw protected trees in the south have been identified to remove
  - Need tree permits for removal at time of BP approval
  - If rain gardens are planned would be good to include trees in boulevard

**PKS-02** **Tree minimum:**

- LA** • Tree minimum is required as it is development related. Total area of development is 962 m<sup>2</sup> so tree minimum is 5.
- Two bylaw protected trees being removed so replacement is 1:1 for a total of 2 trees.
  - They have 13 trees proposed for planting to cover the tree minimum (5) and tree replacement (2).

**PKS-03** **Soil Volumes:**

- LA** • Underground parking will be occurring from property line to property line so each tree planted will need appropriate soil volumes. May need to reduce the size of some trees so that there are smaller soil volumes necessary. Arborist to confirm the tree species and soil volumes on the landscape plan/tree protection plan.

**PRMT** **Permits and Inspections Division Comments:**

Contact: Ray Berkeley , Telephone: 778-746-6109

For Information for Building Permit:

ARCH

PRMT-01

PRMT-02

PRMT-03

PRMT-04

PRMT-05

PRMT-06

PRMT-07

PRMT-08

PRMT-09

ARCH

- Designer to ensure the spatial separations complies with Part 3 of the BCBC.
- Designer to ensure the accessible pathways meet the required 1500mm as per 3.8. of the BCBC.
- Designer to ensure there is not less than 750 mm in the exit where it is obstructed by a door.
- Designer to ensure protection of exits meets the requirements of 3.2.3. of the BCBC.
- The Siamese connection shall not be located so that the occupants will trip over the FD hoses when attached.
- Dead end corridor shown to exceed 6 m.
- Designer to ensure the guards have no openings greater than 100 mm and are not climbable.
- Designer to ensure the stairs in means of egress have the required 3 risers as per 3.4. of the BCBC.
- Protection of exits required on the East side for all exiting.

FIRE

**Fire Department Comments:**

Contact: Megan Sabell, Telephone: (250) 920-3362

FIRE-01

FIRE-02

FIRE-03

- Fire Department Connection(s) must have appropriate signage indicating maximum operating pressure.
- FDC must not be further than 45 meters from the nearest fire hydrant, facing the street and not near the main entrance which could limit access to the entrance.
- A fire inspection is required for occupancy, Contact Lieutenant Kelly at 250-920-3359

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You will be notified by staff if any other requirements of information needs arise.



# ZONING PLAN CHECK

Project			
Address <b>515 &amp; 51 Rithet St</b>		Application number <b>DPV00187</b>	Plan checker <b>Samantha</b>
Legal description <b>THE WESTERLY PART OF LOT 29, BECKLEY FARM, VICTORIA, PLAN 237 &amp; THE W 20 FT OF LOT 28 AND THE E 20 FT OF LOT 29, BECKLEY FARM, VICTORIA, PLAN 237</b>			Date received <b>December 1, 2021</b>
Current use <b>Vacant</b>	Zoning <b>(R3-2)</b>	DP Area / Heritage <b>16</b>	* Variance ** Existing NC
Proposed use <b>Multiple Dwelling</b>	Proposed zone <b>n/a</b>	Proposed scope of work <b>Construct a 18 units multiple dwelling building</b>	
Zoning Criteria	Proposal	Zone Standard (R3-2)	Comment
Site area (m <sup>2</sup> ) (min.)	<b>962.91</b>	920.00	
Lot width (m) (min.)	<b>24.37</b>		
Total floor area (m <sup>2</sup> ) (max.)	<b>1475.46</b>		
Floor space ratio (ratio) (max.)	<b>1.53</b>	1.60	Depends on number of storeys and parking location
Unit floor area (m <sup>2</sup> ) (min.)	<b>42.10</b>	33.00	
Avg Grade	<b>11.25 TBC</b>		See comment 1
Height (m) (max.)	<b>15.95 TBC</b>	18.50	See comment 2
Storeys (max.)	<b>5.00</b>		
<b>Setbacks (m) (min.)</b>			
Street Boundary	<b>&gt;3.50 TBC *</b>	12.00	See comment 3
Rear (south)	<b>&gt; 4.50 *</b>	7.98 TBC (1/2 bldg ht)	See comment 4
Side (east)	<b>3.00 *</b>	7.98 TBC (1/2 bldg ht)	
Side (west)	<b>&gt; 4.0 * TBC</b>	7.98 TBC (1/2 bldg ht)	See comment 5
Eave projection	<b>n/a</b>	0.75	
Site coverage (%) (max.)	<b>44.22 *</b>	32.00	Depends on number of storeys and parking location
Open site space - lot (%) (min.)	<b>42.97 *</b>	60.00	Roof deck included depending on parking location
Parking	<b>22 0 * - visitor TBC</b>	19 - residential 2- visitor <b>21 - total</b>	See comment 6
Bicycle storage			
Long Term	<b>22 TBC</b>	21.00	See comment 8 and 9
Short Term	<b>6 rack</b>	6 rack	
Driveway/parking slope (%)	<b>0 and 14.22</b>	8 and 15	
Driveway/parking materials (%)	<b>Concrete</b>	Ashphalt? Concrete? Etc.	Gravel not permitted

## Comments:

1. Provide the average grade calculations for the proposed building in the format shown under the definition of Grade in Schedule A - Definitions. Provide a key plan showing your reference points with both the existing and proposed grades.
  2. Dimension the height of the building to the flat roof, as per Schedule A's definition. Dimension the height of the parapet.
  3. Confirm the front yard setback dimensions. They don't appear to be dimensioned to the building.
  4. Dimension the front yard setback to the columns holding up the entrance canopy. Also provide a setback dimension to the main face of the building.
  5. Dimension the entrance canopy projection into the setback.
  6. Show the existing grade line on the site plan. Dimension how far above existing or proposed grade, whichever is lower, each patio is.
  4. Confirm the rear yard and west yard setback. The dimension provided does not appear to line up to the balconies.
  6. Denote which stalls are visitor stalls, as per Schedule C.
  7. All vehicle parking spaces must be energized. Ensure there is enough room outside of the required parking space for the outlet.
  8. Dimension the depth of the long term bicycle stalls, as per Schedule C. Ensure all bicycle parking spaces are dimensioned, as per Schedule C.
  9. Confirm that all bicycle parking spaces has 2.1m height clearance.
  10. Show the gazebo on the architectural plans and elevations. Ensure the height is dimensioned correctly.
- Note: Lots must be consolidated prior to the issuance of the building permit.

ARCH

ZNG-01

ZNG-02

ZNG-03

ZNG-04

ZNG-05

ZNG-06

ZNG-07

ZNG-08

ZNG-09

ZNG-10

ZNG-11

ZNG-12

2022-03-16

Development Services  
City of Victoria  
No.1 Centennial Square  
Victoria BC  
V8W 1P6

**Attn.: Miko Betanzo**, Senior Planner

**Re: 515/519 Rithet Street - Development Variance Permit Application – Revised Submission**

**Dear Miko**

Thank you for your and Engineering / Public Works Department staff's comment provided in the City of Victoria Application Review Summary of 2021-DEC-14.

This letter and supporting documentation are provided in response to the above-mentioned review summary herein attached and annotated by us for ease of comments/responses cross reference.

Documents including in this submission:

1. Architectural – BIRLIGA + CRESPO ARCHITECTURE (**BCA**): letter and revised drawings – 1 set bubbled and 1 set not bubbled
2. Landscape – MURDOCH deGREEFF Landscape Planning & Design (**MdG**) : letter and revised drawings – 1 set bubbled and 1 set not bubbled
3. Civil – J.E. ANDERSON & ASSOC. (**JE**): letter and drawing (new)
4. Mechanical Plumbing – AVALON MECHANICAL (**AM**): letter
5. Electrical – AES Engineering Ltd. (**AES**): letter
6. Garbage, Recycling and Organic Collection: letter

## **REVISED SUBMISSION – RESPONSE TO COMMENTS**

ITEMS – see attached Application Review Summary of 2021-DEC-14 for reference

A-02 – James Bay Ventures Ltd (**JBVL**) has contacted the City of Victoria Planning Department and discussed the signage requirements and the timing of these requirements. Signage will be provided as required.

A-03 – See attached Landscape letter and drawings

A-04 – James Bay Ventures has retained the services of Cox Taylor for all Legal matters regarding this development and they are aware that agreements may apply to this development.

DEV-01 – **JBVL** reply: As this property is limited in size and subsequently the number of units is only 18, these units will be offered as market housing, however as the Developer we felt it important to ensure that there is no age or long term rental restrictions and we have provided a genuine mix of sizes of units to meet a variety of price points. We will expect, typical to all of our developments, that smaller rental investors will purchase a percentage of this building that will ultimately be offered privately as rental housing. The ground-oriented units on the main level are also an alternative for those priced out of the single family or townhouse market in the area.

DEV-02 – **JBVL** reply: The tenancy agreements in both properties expired and the tenants did not renew them. Tenancy in 519 Rithet gave notice to end their tenancy (letter dated July 29<sup>th</sup>) on August 31<sup>st</sup> 2021 and the full security deposit was returned. Tenancy in 515 Rithet was set to end February 1, 2022 however the tenant asked to end the tenancy early on December 1<sup>st</sup> 2021 which was mutually agreed and the full security deposit was returned. The Tenancy Assistance Policy is not applicable for either of these addresses.

The developer is currently using the houses as temporary housing for their own newly relocated staff while they transition to permanent homes in greater Victoria.

DEV-03 / 04 / 05 – Items addressed. See Architectural dwgs A0.2 revision 1; A1.1 revisions 1 and Landscape letter and referenced drawings. NOTE: patios picket fence will be integrated with the adjacent vegetation.

DEV-06 – Item addressed. See Architectural dwgs A1.3 revision 1.

DEV-07 – Item addressed. See Architectural dwg A2.2. NOTE: the window overlay has been provided for the East side strata building only. The houses on the West side of the property are located at a longer distance from the proposed building and are not accessible for openings survey due to existing landscape located on their properties.

DEV-08 – The cementitious panels will be affixed in accordance with manufacturer's instructions (Hardie Panels or equivalent) to provide a durable installation. Reveals and exposed fasteners will be the same or similar colour as the panels, in order to provide a visually continuous and uniform surface.

DEV-09 – Items addressed in our multi-disciplinary revised submission

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ENG-LND-01 – Items addressed. See Civil drawing.

ENG-LND-02 – Items addressed. See attached AES Engineering letter

ENG-LND-03 – Items addressed. See attached AES Engineering letter and Civil drawing.

ENG-LND-04 – The developer has retained Wey Meyenberg for a Legal Survey and Cox Taylor to complete the Lot consolidation. This is underway.

ENG-LND-05 – Our team's Structural and Geotechnical engineers are assessing alternative options for the construction of underground parkade perimeter walls. Should anchor pinning be necessary or considered as an option, the owner (**JBVL**) will engage with the City to enter into the required Encroachment Agreement.

ENG-LND-05A – see ENG-TRN-01 below.

ENG-LND-06 / 07 / 08 – Requirements noted and to be addressed prior to Building Permit Submission.

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ENG-TRN-01 – Widened sidewalk is represented in the revised Architectural dwg A0.2 and A1.1, Landscape plan and new Civil drawing.

ENG-TRN-02 – Item addressed. See Architectural dwg A1.0 revisions 1 and 5.

ENG-TRN-03 – Item addressed. See Architectural dwg A1.0 revision 4..

ENG-TRN-04 – Item addressed. See Architectural dwg A1.1 revision 2 and A3.0 revision 1.

ENG-TRN-05 – Item addressed. See Architectural dwg A1.1 revision 1 and Landscape L1.01

ENG-TRN-06 – there are no retaining walls located on the City right-of-way; see Architectural dwg A1.1 revision 1 and Landscape L1.01.

Garbage / recycling collection – please see attached the previously provided letter of 2021-OCT-20 regarding the Garbage, Recycling, and Organics Collection plan.

ENG-TRN-07 – Requirements noted and to be addressed prior to Building Permit Submission.

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ENG-UND-01 – Item addressed. See attached JEA - Sewage Attenuation letter and AM letter.

ENG-UND-02 – Item addressed. See JEA – Civil Engineering drawing.

ENG-UND-03 / 04 / 05 – Requirements noted and to be addressed prior to Building Permit Submission.

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ENG-SWM-01 – Stormwater management and permeable pavers are not practical solutions for this project, as the underground parkade extends to the property line.

ENG-SWM-02 / 03 / 04 / 05 – Requirements noted and to be addressed prior to Building Permit Submission.

ENG-SWM-05 – See AM letter, item 2.1

ENG-SWM-05 – James Bay Ventures understands their obligation to be registered under Schedule H at time of Occupancy.

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PKS-01 to 03 – See MdG letter and drawings.

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PRMT-01 to 09 – Requirements noted and to be addressed prior to Building Permit Submission.

FIRE-01 to 03 – Requirements noted and to be addressed prior to Building Permit Submission.

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ZNG-01 – provided, see Arch dwg A0.3

ZNG-02 – provided, see Arch dwg A2.0 and 3.0 revisions 1,2 &3

ZNG-03 and 04 – provided, see Arch dwg A1.1 revision 1. Note: patios are inside the 2.0m patio setback and building wall is at >5.2m from property line (dimension at G.L. “B” at exterior face of sheathing)

ZNG-05 – provided, see Arch dwg A1.1 revision 1 (face of canopy aligned with the 3.5m building setback)

ZNG-06 – patios and adjacent finish grade elevations are provided in Site Plan A0.2 and Level 1 floor plan A1.1. Existing grades are provided in Survey A0.1 and Average Grade Calculations A0.3

ZNG-07 – provided, see Architectural dwg A1.1

ZNG-08 – provided, see Architectural dwg A1.0 revision 4

ZNG-09 – all parking stalls meet the required dimensions of Schedule C

ZNG-10 – dimensions provided, see Architectural dwg A1.0 revision 1 &5

ZNG-11 – confirmed: all bicycles storage rooms have over 2.1m height

ZNG-12 – provided in Architectural and Landscape drawings.

Lots consolidation: see ENG-LND-04 above.

We trust that the information provided in our letters and revised drawings adequately respond to the comments provided in the City of Victoria Application Review Summary.

Please contact the undersigned if additional information is required.

Sincerely,

**BIRLIGA + CRESPO ARCHITECTURE**

**Sorin Birliga**  Digitally signed by Sorin Birliga  
Date: 2022.03.17 12:51:46  
+07'00'

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Sorin Birliga, Architect AIBC, LEED AP



March 1, 2022  
Project: 221297

BIRLIGA + CRESPO ARCHITECTURE  
300-848 Courtney St  
Victoria, BC V8W 1C4

Attention: Sorin Birliga, Architect AIBC, LEED AP

Reference: Rithet Building  
515 Rithet Street, Victoria, BC  
Development Permit Application DVP-00187 – 515 Rithet Street

Dear Inspections Department,

The following letter is in response to the City of Victoria Development Permit Application DVP-00187 Application Review Summary dated 12/14/2021.

1. Underground Utilities Review by Anhad Jolly, Utility Planning Technologist.

Comment ENG-UND-01.

1. Avalon Mechanical response to ENG-UND-01.

1. The sewage calculation for the proposed new development at 515 Rithet Street was evaluated to have an expected flow rate of 216.5 FU.

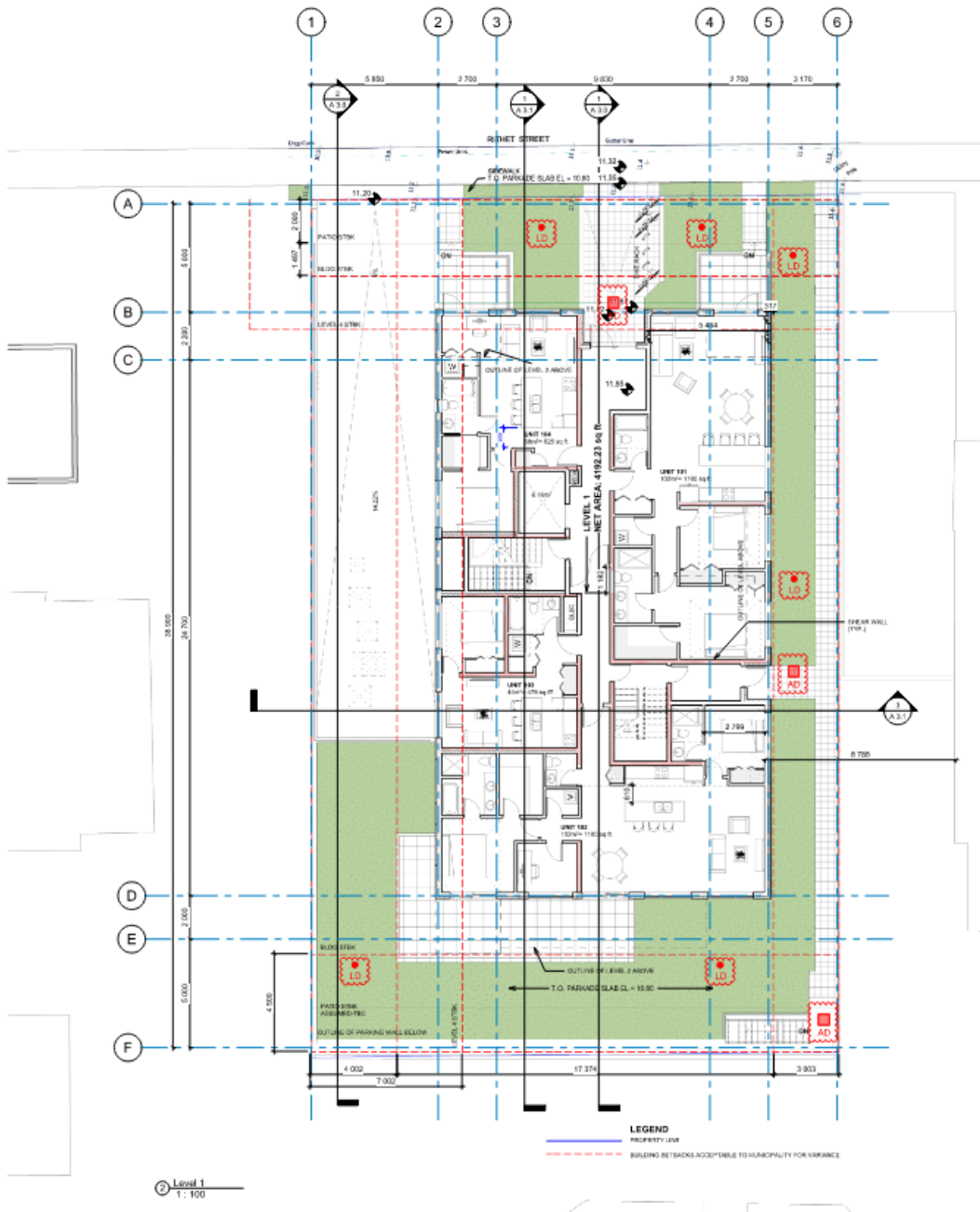
2. Storm Water Management Review by Brianne Czipyha, Storm Water Management Specialist.

Comment ENG-SWM-03.

1. Avalon Mechanical response to ENG-SWM-03.

1. The new development is expected to have a total of six buried landscape drains (LD) and three area drains (AD), as highlighted in the drawing below.





### 3. Fire Department Review by Megan Sabell.

Comment FIRE-01.

#### 1. Avalon Mechanical response to FIRE-01.

1. The Fire Department Connection (FDC) is expected to be concrete pedestal construction, located on eastern front of the building. The FDC will be located to avoid egress routes. Specifically, at the end of the bike rack near the sidewalk.

Comment FIRE-02.

#### 2. Avalon Mechanical response to FIRE-02.

1. The FDC location indicated above is expected to be within 45m of the nearest fire hydrant, to be facing the street and to not limit access to the front building entrance.

Comment FIRE-03.

3. Avalon Mechanical response to FIRE-03.

1. Avalon acknowledges that a fire inspection is required for occupancy. The inspection will be coordinated with Lieutenant Kelly during later stages of the design process.

Sincerely,

AVALON MECHANICAL CONSULTANTS LTD.

A handwritten signature in black ink, appearing to read 'R. McLean', with a large circular flourish at the beginning.

Rob McLean, P.Eng.

Principal

Written: Ryland Henderson  
File: Document1

Project No: 121.20

**City of Victoria**  
Development Services  
1 Centennial Square  
Victoria, BC V8W 1P6

March 8, 2022

**Re: 515-519 Rithet Street Development Rev 1. – List of Changes**

Listed below are changes made to the 515-519 Rithet Landscape plans. These changes were made to address questions and comments from City staff. Numbering corresponds to bubbled changes that have been identified on the applicable landscape plans.

1. Frontage – Sidewalk extended to property from back of curb. Landscape removal.
2. Rithet Landscape:
  - a. Stairs location adjusted,
  - b. Railing moving to surround patio only.
  - c. Bike Rack adjusted. Two bikes per bike rack for total of 6 bike parking stalls
  - d. Privacy hedge moved.
3. Fence added to limit access to the landscape area.
4. Notes related to sight triangles added to restrict height of plants and fence to 1m within sight line triangle.

Best regards,



**Scott Murdoch**

**Registered Landscape Architect**

Cc:



February 18, 2022

City of Victoria Permits and Inspections  
1 Centennial Square  
Victoria, BC, V8W 1P6

RE: Development Permit Application DVP-00187 – 515 Rithet Street

Dear Inspections Department,

The following is in response to the City of Victoria Development Permit Application DVP057306 Application Review Summary dated 12/14/2021.

1. Land Development Review by Deb Becelaere, Sr. Engineering Technologist  
Comment ENG-LND-02

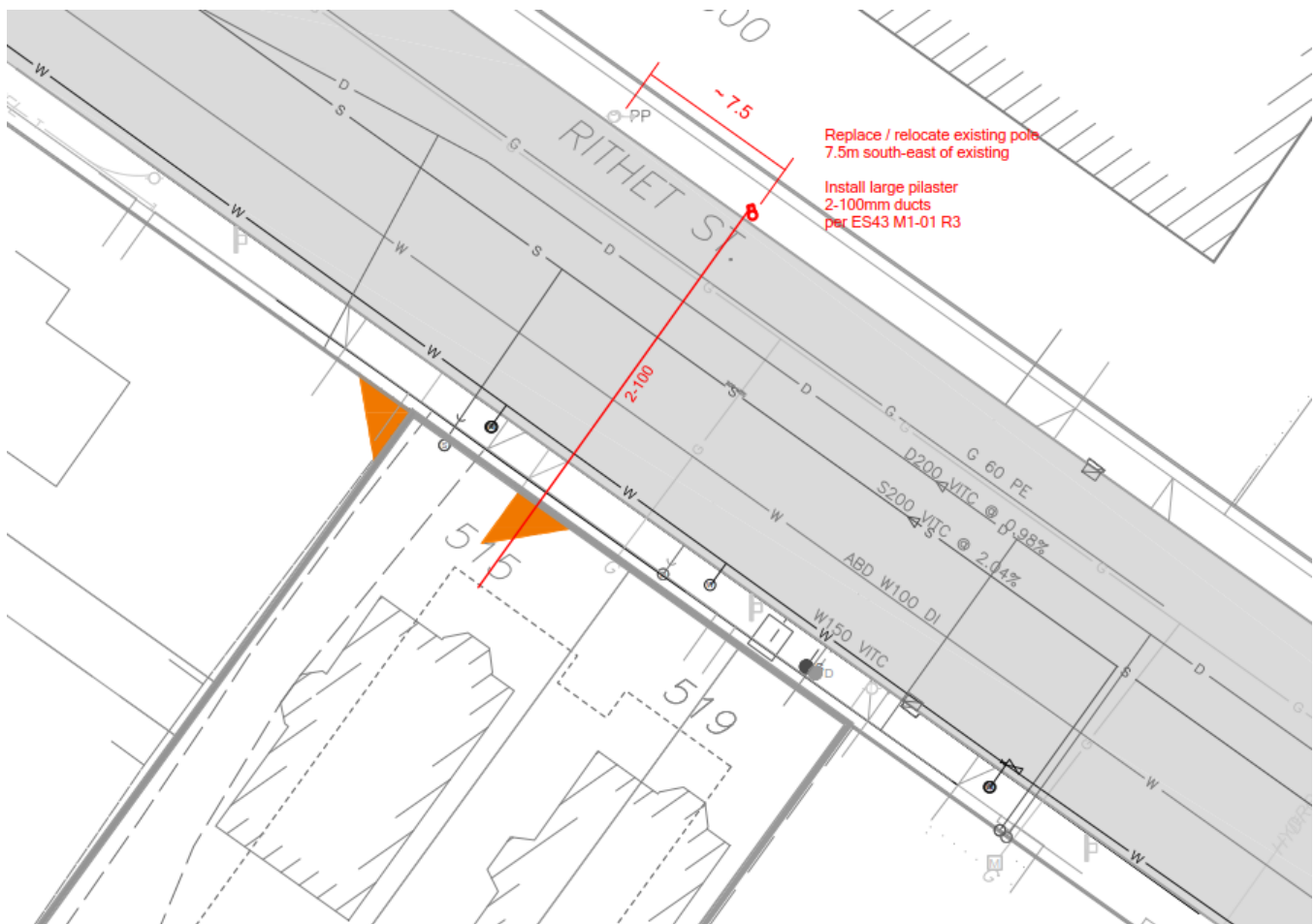
1. AES Response to comment ENG-LND-02.

1. The electrical load calculation for the proposed new development at 515 Rithet Street was calculated to have a connected load of 175.15kW resulting in a service size of 800A-120/208V, 3Ph, 4W (80% rated). This service size does not warrant a Pad Mount Transformer (PMT) on private property.

Comment ENG-LND-03

2. AES Response to comment ENG-LND-03.

1. Discussions with regards to servicing of the development have been had with BC Hydro Design Technician, Bobbi Bucic. The pole on the south side of Rithet Street is aged and in need of replacement. BC Hydro has proposed replace the existing pole and to align the new pole with the proposed electrical room location. The new pole location and proposed underground conduits are illustrated in the attached plan provided by the BC Hydro Design Technician.



If you have any questions or concerns, please feel free to contact me at your earliest convenience

Sincerely,

Bal Klear, ASCT.  
Principal  
AES Engineering Ltd.  
BK/jk