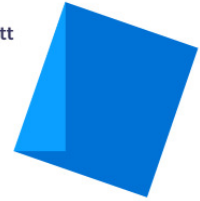


September 13, 2022

Christine Lintott
Architects Inc.



City of Victoria
Attention: Rob Bateman, Senior Process Planner
1 Centennial Square
Victoria BC V8W 1P6

RE: Development Permit Application Resubmission File DPV00203 for 1333 Pandora Avenue

Thank you for your review of our application for a development permit for a renovation and addition to an existing multi-family building. Below we have responded directly to your review letter, outlining the design changes implemented to address outlined deficiencies and concerns.

Development Services Division Comments:

1. The City has policy that supports the creation and retention of affordable and rental housing. More information on housing policy can be found in the OCP (see Section 13) and in the Housing Strategy:
 - a. Please confirm that you are willing to enter into a Housing Agreement to secure all residential units as rental in perpetuity.
Response: The owners are willing to enter into a Housing Agreement to secure all residential units as rental in perpetuity.
 - b. Please indicate whether you are willing to enter into legal agreements to secure the accessible dwelling units as part of the proposal.
Response: The owners are willing to enter into legal agreements to secure the proposed accessible dwelling units as part of the proposal.
 - c. Please consider incorporating housing affordability into your proposal.
Response: This is a strong desire for the owners. The project Performance will be reviewed at the completion of construction to determine if and to what extent this can be provided.
 - d. Please consider incorporating larger family sized units into your proposal.
Response: Family unit layouts were explored during design development. They were found to be unfeasible due to the existing constraints of the site and zoning, specifically in relation to parking and FSR.
2. Please confirm that you are willing to enter into legal agreements to secure the proposed Transportation Demand Management (see Engineering Department section below).
Response: The owners are willing to enter into a legal agreement to secure the proposed Transportation Demand Management strategies included in 1333 Pandora Avenue Parking Study, dated February 7, 2022. These include:
 - One Modo EV ready carshare located on site, which includes user memberships for all 26 units in the building;

- 3-4 electric bikes owned and maintained by the building for resident use;
- 50% of the long term biking has access to a 110V wall outlet and 3 of the parking spaces are sized for oversized bicycle parking;
- Installation of a resident bike maintenance station;

3. This application will need to go to an Advisory Design Panel meeting.

Response: Thank you for this confirmation.

4. Please revise the proposal to more closely align with the Development Permit Area 16 design guidelines with special attention to:

- a. The proposed development should provide a transition in its form and massing to the adjacent lower-density building forms and respect the character of established areas. Please revise the proposal to improve this and/or provide more information to indicate how this is being achieved.

Response: We have stepped and transitioned the form as much as is practical based on existing footings and code requirements. Specifically, the overall massing of Level 5 is largely set by the shear requirements of BCBC 2018 which restricts wood frame buildings over four stories from having irregular lateral load resisting systems. As such the exterior wall faces and the balcony fin walls are required to be continuous from grade to the roof. Working within this constraint we have biased the massing toward the east to reflect the multifamily forms along the Fernwood corridor and step down toward the west, to respond to the adjacent residential forms. The open area of the common roof deck, at the south west corner of the building, further supports this transition of building height and the large existing setback at the west property line, ensures the privacy of adjacent neighbours.

- b. Perceived building mass should be mitigated through the use of architectural elements, visually interesting rooflines, stepping back of upper floors, detailing that creates rhythm and visual interest, or other design solutions. Please revise the proposal to improve this and/or provide more information to indicate how this is being achieved.

Response: As noted in the previous response we have worked within the structural limitations of the building to articulate its form. Specifically, we have extended the balcony fin walls and roof lines beyond the existing main building mass to create a varied roofline. We have extended the EIFS cladding on the east face of the building further south to help break up the large wall volume here and have increased the cladding depth of the EIFS to give the perception of a stepped wall face while leaving the structural elements aligned. We note that the extent of the EIFS cladding has been set by code required clearances at the existing exterior stair leading to the electrical room on the South side of the building.

- c. Building and landscaping designs should encourage interaction with the street. Please improve the relationship between the building and the public streets and sidewalks with special attention to:

- i. Please incorporate porches, steps, alcoves or other design features to make transitions from the public realm (ie street and sidewalk) to the private realm of the residences.

Response: Please refer to the revised Site Plan on sheet A1.01. The pathways to the resident patios have been revised to include gracious landings and landscaping

features to create more visual interest. The landing marks a transition point between the public and private realm to deter the public from entering a private resident patio. All three suites at Level 1, along the north face, have patios with raised garden beds.

- ii. Entrances for pedestrians should be legible and prominent with strong entry features. The use of building elements such as raised terraces, forecourts and landscaping should be used to enhance residential entrances.

Response: The pedestrian entrance for the building is defined by larger pathways and a circular forecourt with visitor bike parking. The entrance is framed by an accent element in the bronze aluminum finish used throughout the building façade. The covered entrance will be lit with LED lighting 24 hours a day to create a visible glow from the street for this entrance.

- iii. Large, blank windowless and featureless walls that are visible from the public realm are strongly discouraged.

Response: The seismic upgrading of the building requires full height walls to accommodate BCBC 2018 shear requirements for a wood frame building and we have worked with the engineer to introduce the maximum amount of glazing allowable within these shear requirements. The cladding speaks to the original building form and character, and seeks to create a modern take on a traditional building form that is found throughout Victoria. The simple forms and lines of the building provide a robust, continuous cladding plane that will remain durable over time. As noted above we have revised the East wall to extend the EIFS cladding, reducing the visual weight of the metal clad portion of the wall. Additionally, the EIFS cladding will contain reveal lines at the floor levels to help break up the façade. Please refer to sheets A3.00 – A3.02 for updated elevations.

- iv. Development that is located on a corner site should be designed to contribute to both streetscapes.

Response: The Pandora streetscape is enhanced by balconies, patios, and landscaping. The Fernwood side of the building has a large, glazed wall in the stair tower. The façade also has three fishbowl windows as a nod to the buildings original character. The mature trees on this side of the building are to be maintained. Additional landscaping is proposed to enhance the aesthetics on the Fernwood side.

- v. Consider increasing the east setback to assist with improving the building's relationship to Fernwood Street.

Response: The bump-out at the entry and stair tower has been removed to further increase the east setback.

5. Windows, balconies, and roof deck should be located, sized, and/or obscured to limit privacy impacts:

- a. Please demonstrate overlook impacts on the properties to the south and west (eg a section showing the relationship between the proposed buildings and the existing adjacent buildings including setback dimensions) as well as what is being proposed to help mitigate these impacts (eg balcony screening). The south setback may need to be increased to reduce impacts on the adjacent property.

Response: Please refer to the Section 2 & 3 on A4.00 showing the relationship between the proposed and adjacent buildings. The properties to the south and west have a large mature trees in the rear yard which obscures overlook into their yard from the Level 5 deck. In addition, we are proposing vegetation along the south and west perimeter of the Level 5 deck to create privacy for the residents using it and the surrounding properties. Please refer to the updated renders on A3.02 for the Level 5 deck screening.

6. Please increase the size of the private balconies and patios to make them more usable.

Response: Balcony sizes are based on the existing building structure. We have maintained the size and matched the proposed balconies to the same size to avoid reducing setbacks, some of which are already a variance based on the current zoning.

7. Consider increasing the size of the amenity space on the roof, adding green roof, and/or adding solar panels.

Response: The amenity space has a current occupant load of 62 occupants. The overall building occupant load based on suite occupancy is 52 occupants. The amenity space can host all occupants plus 10 guests. In addition, a private deck, patio or balcony space has been provided for every unit. Due to structural limitations, we are not able to include a green roof. The area available for solar panels is significantly limited due to the building form and common deck space. The cost vs. return for the available area does not make this a feasible addition to the project.

8. Exterior building materials should be high quality, durable and capable of weathering gracefully. The exposed undersides of balconies and porches should be clad with exterior materials that result in a finished appearance and which complement the palette of exterior materials used on the rest of the building. Please provide information on how this is being achieved, particularly for the exterior staircase and balconies and overhangs.

Response: The weathered cedar is the only material proposed that is susceptible to weathering. This cedar will be treated with a weathering sealant to provide it with an even weathered look. The material has been proposed on soffits which are the least susceptible areas to weathering, especially with the fin walls providing additional protection. The cedar fencing will receive the same treatment for weathering and sealing.

9. Please retain existing trees and native vegetation where possible and consider proposing more new trees on site.

Response: Existing trees on site have only been removed as necessary for construction or due to their current poor health. 7 trees have been added to the site. Refer to the Tree Replacement Plan on sheet A1.03.

10. Please provide high quality, permeable and durable paving materials in the parking and driveway areas. Paved surfaces with visual interest (eg stamped concrete, unit pavers) should be provided. Asphalt should be avoided.

Response: The parking and drive aisle are existing asphalt. This area is not being altered due to site constraints which would not allow for new parking to meet Schedule C required dimensions. All new paved areas are proposed to be concrete unit paving.

11. Please provide clear pedestrian routes to the rear of the building. Surface treatment, trees, plantings and street furnishings should identify the limits of the pedestrian domain and create separation from vehicular movement.

Response: Pedestrian routes are identified by a different surface material from the parking area. In addition, bollards have been provided between the drive aisle and new entry forecourt to ensure there is no vehicle cross over into the pedestrian space. The existing parking asphalt is to remain. No changes in paving are proposed to indicate specific walking routes through this space. No issues with this existing arrangement have been identified by the residents.

12. Please improve the parking area to ensure that people will feel safe using it. Some aspects to consider include: visibility by others, entrapment spots, lighting, sightlines, and activity generators.

Response: Oversight into the parking area has been increased by the addition of windows into the suites on the north side of the west face, an open air stair, and amenity space on the roof. The bike room and bike maintenance station will also increase activity in the parking area. Patio and yard spaces provided will create more activity on the exterior of the site compared to existing conditions. Lighting strategies will be designed for the Building Permit submission.

13. Please screen the parking from view from the street and adjacent properties.

Response: Refer to the revised landscape plan showing screening between parking stall 8 and the adjacent property to the south. Landscaping has been provided north of parking stall 1 but it is proposed as lower profile shrubs to allow for visibility per City requirements. As the parking is existing and no changes to it are permitted we are not able to revise to provide additional landscape screening between the parking and the street.

14. Please provide more information regarding:

- a. Justification for the variances listed in the Plan Check as well as what is being proposed to mitigate any negative impacts.

- i. Site Coverage:

Response:

Existing site coverage: 394.30 m²

New site coverage: 394.56 m²

An increase of 0.26 m² is a result of the expanded, code compliant stair on the west side. Open site space has increased from 337.46 m² to 432.93 m² as a result of removing the parking and drive aisle from the south side of the building and replacing it with dedicated resident yard space.

- ii. Residential Parking:

Response: The existing parking has been reduced because of removing the parking located in the soft first storey of the building. This has been removed to provide a seismic upgrade to the building which requires the exterior walls to all anchor to the ground. This change results in the addition of 3 units with their own dedicated yard space. A variance is being requested for the required parking for the proposed project because the existing building footprint and site dimensions don't allow for additional parking.

- iii. Visitor Parking:

Response: Refer to the response for Residential Parking. The number of visitor parking spaces has been provided as requested by the Transportation Planner, Steve Hutchison, in our pre-submission meeting.

- iv. Reduction of drive aisle width for parking spaces 3 – 6:
Response: The drive aisle has been reduced for spaces 5 & 6. The building footprint remains the same for spaces 3 & 4. The drive aisle for spaces 5 & 6 has been reduced by 895 mm to provide a code compliant stair on the west side of the building.
- v. Parking setback from street:
Response: The parking setback from the street is an existing condition. We are not proposing to revise the existing parking as the current Schedule C dimensions would only allow for 3 parallel parking spaces in the location that 8 spaces currently exist.
- vi. Parking spaces in front yard:
Response: The 8 spaces along the west property line are existing. We are employing all Traffic Demand Measure that are available to us. This offsets the parking demand to the 8 existing spots along the west and the one new van sized spot at the south side of the building. Transportation Planning has advised that any further reductions would not be supportable therefore we were unable to remove any of these existing spaces from the front yard.
- vii. No 1 meter landscape buffer for parking space adjacent to the street:
Response: Refer to the response for Parking setback from the street.
- viii. Setbacks:
Response: The north, south and west setbacks are the same as the existing building. The east setback has increased from 1.92 m to 3.26 m.
- b. Additional renderings showing different views of the development from street level.
Response: Additional renders have been added to sheet A0.00 to show different views of the development from street level.
- c. A shadow study.
Response: Refer to sheet A0.05 for shadow studies.
- d. How exterior light fixtures will avoid overspill.
Response: Balcony lighting will be recessed pot lighting located near the building face which will be controlled within the suites. Setting the lights back from the edge of the balconies, plus the fin walls on each side will mitigate overspill. The main entrance lighting will be recessed pot lights contained within the covered exterior space. Landscape lighting will all be down lighting. Detailed design for lighting to be provided with our Building Permit submission.
- e. How the proposal addresses accessibility in site, building and landscape design.
Response: The existing building provided no accessibility. The proposed renovation and addition introduces an accessible entrance at the NW corner and west face, as well as, accessible paths and surfaces to the new entrances noted above. Inside an elevator and new accessible units on levels 1, 2 and 3 have been provided.
- f. How the grading surrounding the building affects the proposal's relationship to the adjacent properties and streets.

Response: The grading at the building is proposed to remain the same as existing on all sides with the exception of the grade build-up at the SE corner to accommodate the new underground Hydro line. The natural grade in this corner and on the property to the south is higher than the proposed grade in this location. The new graded area is to be landscaped and will not be inhabited by residents so there is no anticipated impact on the property to the south. The grade and retaining walls remain the same at the remainder of the property line on the South and West sides. The East side (Fernwood frontage) will have a new sidewalk with a 2% slope to the street. The boulevard will maintain the existing grade as new grading in this location would impact trees M4 and 1964. Along the north (Pandora frontage) a new boulevard and sidewalk with a 2% slope to the street is proposed. This will increase the grade at the north property line by 0.8 m +/- . This will be mitigated through terraced landscaping, new stepped paths, boulder retaining and raised garden beds at the resident patios. Refer to revised Civil drawing 21-136-CSP, Architectural Site Plan A1.01 and Landscape sheet SKL.01.

15. Please provide more information regarding:

- a. The proposed landscaping design and materials, including species and locations of trees, shrubs, and groundcover.

Response: Refer to the Recommended Plant List and Legend on Landscape sheet SKL.01. Detailed design using the plants listed will be completed for Building Permit.

- b. A minimum of 30% of the required common landscaped areas should include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food-bearing (capable of being harvested for food and medicine) or that provide pollinator habitats.
 - i. Please demonstrate how this is being achieved. If you have questions about this please contact our Parks Department: Gregg Staniforth, Telephone: 250.361.1614 or gstaniforth@victoria.ca.

Response: Refer to the Recommended Plant List on Landscape sheet SKL.01. Native plants are indicated by an 'N'. Pollinator attracting plants are indicated by a 'P'. Private raised bed space on the north patios and yards on the south have been provided so residents have the option to grow food. Planters on the common deck will contain herbs available to residents using the BBQ area.

- c. Indicate all utilities and mechanical on plans (eg BC Hydro, gas, vents, rooftop mechanical, elevator overrun). These elements should be integrated with architectural treatment of the building, and screened with high quality, durable finishes compatible with building design.

Response: Refer to Civil drawing 21-136-CSP, Architectural Site Plan A1.01, and Architectural Roof Plan 2/A2.02. BC Hydro is indicated on all plans in the SE corner of the site. Rooftop equipment, elevator overrun and main vent shaft is marked on the Architectural Roof Plan. Detailed design of venting will be provided for Building Permit submission. Equipment on Level 5 is screened with cedar wood screens to match the proposed fencing and privacy dividers on the common deck. The equipment on the rooftop of Level 5 requires large clear areas around it. Screening for it would need to be located fairly close to the roof edges. Aesthetically this would make the screening highly visible. We reviewed raising the parapet wall to provide screening instead but found that it made the overall building mass on the SE corner much larger. We felt that this mass should remain as small as we can achieve. We have determined that locating the equipment close to the center of the roof so that it is not visible from the street is the cleanest option for this particular piece of equipment.

- d. Updated letter to Mayor and Council addressing the above items as necessary.

Response: See updated letter submitted as part of the resubmission.

Engineering and Public Works Department Comments:

1. Thank you for indicating the preliminary BC Hydro servicing on the plans. See the Transportation Review comment below regarding providing service from the existing pole to the north, if possible, rather than installing a new pole. Confirmation from BC Hydro that the proposed design is supported is recommended by staff prior to DP approval. 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 are to be installed underground in ducts.

Response: We have inquired with BC Hydro about this request. Their response was: "We cannot come from the pole to the north because of the existing 3ph transformer bank and dip service to the property across the street. The pole to the south also has a 1ph transformer on it so we also cannot utilize this pole. I don't see another option that is feasible without introducing long runs of underground secondary and potential voltage drop issues."

2. Thank you for submitting the conceptual servicing plan. Please make the following revisions for the next submission (further detailed review comments will be provided at building permit):

- a. Title the next submission as 'Preliminary Civil Plan'.

Response: Title has been adjusted, see revised Civil drawing 21-136-CSP.

- b. Label the 2 irrigation services on the plan and add note to upgrade to City standards as per Parks Division Review comment below.

Response: Irrigation notes clarified, see revised Civil drawing 21-136-CSP.

- c. Revise the fire water service to connect off the HPW main. Relocate the water service as per Parks Division Review comment. Combine the domestic service with the fire service (off the different main) if the domestic service is determined to require upsizing based on new loads.

Response: Water service adjusted as requested, see revised Civil drawing 21-136-CSP. Please note, previous correspondence with the City indicates that connection to the 500mm HDPE main is not feasible due to the pipe material and use, however, this will be confirmed during detailed design.

- d. Revise the sidewalk alignments as per Transportation Review comments below.

Response: Sidewalk alignments adjusted, see revised Civil drawing 21-136-CSP.

- e. Show 2x street lighting conduits and junction boxes on the Fernwood Road frontage.

Response: Street light conduits have been added, see revised Civil drawing 21-136-CSP.

3. The landscape plan indicates entry paving on the Fernwood Road frontage pathway to the building. The portion in the City right-of-way is to be broom finish concrete; please revise accordingly.

Response: This has been updated. Refer to revised Landscape sheet SKL.01.

For Information prior to Building Permit Submission/Approval:

1. As per the authority given to municipalities under the *Local Government Act*, the developer is financially responsible for frontage works to the centreline of the Pandora Avenue and Fernwood Road frontages, 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 (as amended), and to the satisfaction of the Director of Engineering and Public Works. The frontage works include, but are not limited to:

- a. curb, gutter and sidewalk replacement (realigned as per the approved DP plans) on both frontages.

Response: Refer to revised Architectural, Civil and Landscape drawings showing the frontage replacement on Pandora and Fernwood. Per our discussions with Transportation Planner, Mike Van Der Laan, in order to maintain trees M4 and 1964 the existing boulevard slope between the new sidewalk and property line along Fernwood Road will need to be maintained.

- b. removal of the redundant driveway crossing and construction of new driveway crossings, adhering to the City's Highway Access Bylaw No. 91-038.

Response: The Building Permit drawings will include the removal of the existing driveway crossing and the construction of the new driveway crossing per the City's Highway Access Bylaw No. 91-038.

- c. 2x 50mm conduits and junction boxes along both frontages.

Response: This will be included in the Building Permit submission drawing.

- d. pavement restoration up to the centreline of the roadway along both frontages (scope to be determined at building permit)

Response: This will be included in the Building Permit submission drawing.

- e. all associated road markings and street signage as required

Response: This will be included in the Building Permit submission drawing.

- f. roadway surface drainage works as required; possible replacement of catch basin and lead on Fernwood Road

Response: This will be included in the Building Permit submission drawing.

- g. underground City utility services for sanitary sewer, storm drain and water supply (including upgrading the existing boulevard irrigation services to current standards), and adequate fire protection coverage as required by the Fire Department)

Response: This will be included in the Building Permit submission drawing.

- h. rehabilitated boulevards and street trees on both frontages as approved by the Parks Division

Response: This will be included in the Building Permit submission drawing.

2. As part of the submission requirements for the building permit, 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 a profile indicating all existing and proposed grades, all existing and proposed City infrastructure and the location and dimensions between existing and 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. Also, a landscape plan for the frontages, prepared by a professional landscape architect, indicating the rehabilitated boulevards, street trees, and tree details and specifications as required by the Parks Division shall be submitted. Fees for service connections and deposits for the frontage works shall be paid by the developer prior to building permit issuance. The developer may be required to enter into a Subdivision and Development Servicing Agreement with the City, which is executed prior to building permit approval.

Response: This will be included in the Building Permit submission drawing.

3. The civil plan shall detail all existing and proposed third-party utilities (such as hydro, phone, cable, internet, gas) associated with the property. It is strongly recommended that the developer 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 if upgrades are required, in order to expedite the civil plan review for approval. Utility permit approval will not be given by City staff until the detailed civil plan at building permit stage has been signed off and approved by the utility company and City staff.

Response: This will be included in the Building Permit submission drawing. All utility companies are currently engaged in the design process for this project.

4. Note that after building permit issuance, the applicant's contractor(s) will require temporary Street Occupancy Permits through the Engineering Department (Transportation Section), as all work in the City right-of-way requires such permits. These permits grant permission to work from the City right-of-way including the street, sidewalk, and boulevard. Please refer to the City of Victoria's website for more information.

Response: Noted.

Transportation Review:

Conditions to be met prior to Committee of the Whole:

1. Staff will recommend that the proposed Traffic Demand Management (TDM) program be secured as a condition of the Development Permit. Please also consider updating the vehicle parking (beyond car share) to the City's electric vehicle readiness standards.

Response: The owner supports the proposed TDM program being secured as a condition of the Development Permit. Per the City's electric vehicle readiness standards, in addition to the Modo stall, the four resident stalls will have a Level 2 energized electrical outlet installed.

2. On next plan revision, please illustrate 2 U-racks in the cargo bike parking areas – centred on the dashed lines.

Response: Refer to A2.02 revised to include 2 U-racks in the cargo bike parking area.

3. Past approved plans show legal non-forming vehicle parking and highway access. New vehicle parking spaces proposed are to meet Schedule C of today and are to not extend the non-conformity. Please review past approved plans, current Schedule C, and Modo for vehicle parking specifications. A swept path analysis is required to support any evaluation of a parking lot reconfiguration that does not meet the standards of today. A plan revision is required.

Response: A1.01 Proposed Site Plan shows the site confirmed existing non-conforming parking for stalls 1-8. New parking space 9 conforms to the requirements Schedule C.

4. With regards to the Pandora Avenue frontage: Either widen the existing sidewalk to 2.5 metres curbside as an alternative to the separated sidewalk standard for Arterial Roads or provide an inbound 2.0-metre-wide sidewalk separated from the roadway by a planted boulevard. If inbound, the sidewalk and boulevard are to slope 1-3% toward the gutter with associated regrading and safety as required in the "Geometric Design Guideline for B.C. Roads Section 660". The transition from curbside to separated sidewalk is to happen via a transition of no less than back-to-back 5 metre radii. Any pathways proposed on public property in a curbside sidewalk scenario are to be 1.2 metres in width, spaced 8-12 metres apart, not impact tree objectives, and have a slope <8%. A plan revision is required.

Response: Refer to Civil drawing 21-136-CSP for the new boulevard and sidewalk proposed along the Pandora Avenue frontage.

5. With regards to the Fernwood Road frontage: Reorient the east-west building access ramp on Fernwood Road to a north-south access ramp with a slope <8%. Have the new BC Hydro service delivered to the site via an underground service from an existing pole prior to entering the building as opposed to a new pole. Either widen the existing sidewalk to 2.1 metres wide curbside to be consistent with recent works north of Pandora Avenue along Fernwood Road or provide an inbound 1.8-metre-wide sidewalk separated from the roadway by a planted boulevard. If inbound, the sidewalk and boulevard are to slope 1-3% toward the gutter with associated regrading and retaining as required in the "Geometric Design Guideline for B.C. Roads Section 660". A plan revision is required.

Response: Per discussions with Transportation Planner, Mike Van Der Laan, we have provided a curb-side sidewalk at 2.4 meters wide, reducing to 2.1 meters at tree M4. The boulevard slope and property slope will be retained as existing to support maintaining tree M4 and 1964. The transition from the sidewalk to the property is 1.2m with a maximum 8% slope to comply with the City standards.

6. Please provide grades at the back of the sidewalk along both frontages. The sidewalk is to slope 1-3% towards the gutter.

Response: Revised grades have been provided along both frontages. The proposed sidewalks slope 2% towards the gutter. As noted in previous comments the boulevard along the east (Fernwood frontage) is maintain at existing grade and slope to maintain trees M4 and 1964.

Underground Utilities Review:

For Information prior to Building Permit Submission/Approval:

1. 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 frontages 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 per STD105 (2021). Please note:
 - a. Storm Drain and Sanitary Sewer: If new service connections are deemed necessary, the existing services are to be capped on private property by the developer's contractor at the developer's expense, and new services adequately sized per City standards will be required. New service

connections in the City right-of-way are installed by City crews at the developer's expense. Service connection fees must be paid by the developer at the time of building permit issuance. Fees will be charged to the developer as per the fee schedule in the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071 (as amended). The catch basin and lead on Fernwood Road may require upgrade to current City standards. Note that City crews install the catch basin leads as marked by the developer's contractor, at the developer's expense. The developer's contractor installs the catch basin pot and tie-ins.

Noted

- b. Water Service: New domestic and fire water services to the property will be required based on new loads and plumbing requirements. The developer's engineer is required to calculate the hydraulic loads (M22) to determine the size of the proposed water service(s). The new water services are installed in the City right-of-way by City crews and the abandoned services are capped by City crews at the developer's expense. The existing irrigation services require upgrade as per Parks Division requirements. Service connection fees must be paid by the developer at the time of building permit issuance. Fees will be charged to the developer as per the fee schedule in the Waterworks Bylaw No. 07-030 (as amended, e.g., Bylaw Amendment No. 16-079).

Noted

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

Noted

3. Due to implementation of a new soil management process, the developer shall be responsible for soil analysis by a Qualified Professional in accordance with the BC Field Sampling Manual, at City underground servicing (water, sewer, drain) locations for the development, prior to building permit approval, to ensure that the soil is free from contaminants as per the Contaminated Site Regulation (CSR). Currently, supporting environmental documentation or material analysis for amounts of more than 120 tonnes will be required. The applicant is responsible for bore holes (preferred) or excavation at the servicing sites to conduct this testing. City crews require this information prior to adding the service installations in the work queue. A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway. Developers will be notified should this process change in the future. Note: Soil quality and the required disposal process may impact the developer's cost for the service installations.

Noted

4. 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*.

Noted

Stormwater Management Review:

For Recommendation prior to Committee of the Whole:

1. 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 the parking stalls and other hard surfaces, rain gardens and green roofs and the preservation of as much green/open

space as possible, in order to mitigate impacts to the City's stormwater system and the environment. Please consider integrating rainwater management practices into your design, such as a green roof, cistern or rain garden. 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 for more information.

Response: These design options and materials choices will be explored through the Building Permit submission.

2. Stormwater management and treatment is to be dealt with on-site. All new unit paving should be permeable. The pavers must meet requirements in the City's Rainwater Management Standards and be designated "permeable" by the manufacturer (for example, AquaPave or similar).

Noted

For Information prior to Building Permit Submission/Approval:

3. Please submit the product specifications for any proposed permeable materials for review at the time of building permit submission.

Response: This will be included in the Building Permit submission.

4. Please show locations of all on-site drains and their connection to the City storm drain main on the civil plans.

Response: This will be included in the Building Permit submission.

5. The on-site plan shall clearly indicate the proposed stormwater management details, including specifications. To assist staff in calculating the rainwater rewards credits, please also indicate on the plan, in square metres, the:

- a. site impervious areas for the entire private property

Response: This will be included in the Building Permit submission.

- b. permeable surface areas for the entire private property

Response: This will be included in the Building Permit submission.

- c. any other GSI areas integrated into the design for the entire private property

Response: This will be included in the Building Permit submission.

6. Note that construction must be completed prior to application of the Rainwater Rewards Program. The application is the responsibility of the property owner and/or designate.

Response: noted.

Parks Division Comments:

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

Tree Protection Bylaw No. 21-035

1. Please include a separate Replacement Tree Plan as per Schedule E. The plan must only show replacement trees required under the bylaw. All proposed trees shown on the plan shall be bylaw

protected. Please ensure replacement trees are sited at least 1 m from underground utilities (ex. BC Hydro conduit).

Response: Refer to Tree Replacement Plan on sheet A1.03.

2. Exploratory excavation must be undertaken for sidewalk realignment adjacent to tree M3. Please include details and photos of the dig in the report. If alternative sidewalk construction is recommended, methodology must be approved by Engineering.

Response: This process is underway and will be completed prior to Committee of the Whole.

Civil Plan

3. If new storm drain and sanitary sewer services are required, please show them under the driveway crossing

Response: Storm and Sanitary service clarification added, see revised Civil drawing 21-136-CSP.

4. Please relocate the proposed water service to a driveway flare, meter in the sidewalk.

Response: Water service location adjusted, see revised Civil drawing 21-136-CSP. Please note, the water service was not moved to the driveway flare due to sidewalk transition grades over the proposed vault cover.

5. There is an existing municipal irrigation water meter on the Pandora frontage. Please show a double check valve with backflow prevention to be added by the contractor as per the Victoria Subdivision and Development Servicing Bylaw.

Response: Irrigation adjusted, see revised Civil drawing 21-136-CSP

6. Show irrigation tree rings for three new boulevard trees on the Pandora frontage. Turf irrigation is not required. Additional irrigation details will be provided at Building Permit stage.

Response: Clarification note added to drawing, see revised Civil drawing 21-136-CSP

Landscape Plan

7. Show all trees, ID #'s, critical root zones and canopy spread for trees to be retained (Trunk – Scaled circle to represent the trunk where it meets the ground, PRZ – Scaled Solid bold circle, Canopy – Scaled fine dotted-line circle).

Response: Tree ID numbers, canopy's, trunks and protected root zones have been shown. Refer to revised Landscape sheet SKL.01.

8. Trees proposed for removal shall be identified with a red X.

Response: Trees proposed for removal have been identified by a red X. Refer to revised Landscape sheet SKL.01.

9. Please remove proposed landscape plants from the municipal property in the northwest corner, turf only please.

Response: Landscape plants have been removed from the municipal property in the northwest corner. Refer to revised Landscape sheet SKL.01.

10. Please indicate that three proposed boulevard trees shall be planted by the applicant.

Response: Refer to note 4) on revised Landscape sheet SKL.01. The note reads “Three new boulevard trees are to be provided and planted by the developer.”

11. Add the following notes to the landscape plan:

- a. Parks will require [3] inspections for tree planting: 1) Inspection of soil and planting area 2) Inspection of stock upon delivery 3) Inspection of installed tree with mulch and staking. Contact treepermits@victoria.ca to schedule inspections, allow for 48 hrs notice.

Response: Refer to note 4) on revised Landscape sheet SKL.01.

- b. Trees must have one dominant central leader or single straight trunk, 6-8 cm diameter, caliper measured 15 cm above ground, well balanced crown with branching starting at 1.8 m-2.5 m above ground, planted as per the Canadian Landscape Standard.

Response: Refer to note 4) on revised Landscape sheet SKL.01.

- c. Trees are guaranteed for one year from the date of substantial completion.

Response: Refer to note 4) on revised Landscape sheet SKL.01.

12. Add the tree planting detail SD P4 to the plan.

Response: Detail added. Refer to revised Landscape sheet SKL.01.

13. Add a metric bar scale.

Response: Scale added. Refer to revised Landscape sheet SKL.01.

14. Please confirm whether the landscaping shown on public property on the Fernwood frontage will be retained or is proposed.

Response: This is proposed landscape. We are proposing adding a minimal amount of soil and low maintenance planting/ground cover to this area.

For Information prior to Building Permit Submission/Approval

15. The applicant will be required to pay the appraised value of each municipal tree approved for removal. When the Building Permit for construction has been approved, Parks will post a notice on the tree that it is to be cut down after 10 working days – the purpose of the notice is to keep residents informed of tree removals. When the removal notification process has elapsed, the tree and stump must be removed by a private company contracted and paid for by the applicant.

Noted

16. Three different tree permits will be required:

- a. A tree removal permit must be obtained and may be issued after the Building Permit for construction has been issued.

Noted

- b. A tree minimum permit (\$2000 security deposit per replacement tree) must be obtained following Building Permit issuance.

Noted

- c. A work in the protected root zone permit (\$2500 security deposit for each bylaw protected tree retained). This permit may be issued once the Building Permit for construction has been issued and tree protection fencing has been erected and inspected.

Noted

Permits and Inspections Division Comments:

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

1. Designer to ensure the spatial separations comply with part 3 of the BCBC.
Response: Spatial separations comply with Part 3 of the BCBC 2018. Refer to sheet A0.03.
2. Designer to ensure the guards comply with Part 3 of the BCBC.
Response: Guards are compliant with Part 3 of the BCBC 2018. Compliance requirements for guards are noted on sheet A0.02.
3. Designer to ensure protection of exits as set out in 3.2.3. of the BCBC.
Response: Protection of exits has been reviewed in relation to BCBC 2018 3.2.3. An alternate solution will be provided for the protection of the window adjacent to the exit stair entry on the Fernwood frontage.
4. Designer to ensure the FD connection is within 45 m of the building as per the BCBC.
Response: The FD connection will be located within the covered portion of the main entrance forecourt.
5. Designer to ensure the Siamese connection is not in a location that will cause a tripping hazard to the occupants while the occupants are exiting the building when the FD hoses are connected.
Response: The location of the Siamese connection will not cause a tripping hazard to occupants exiting the building. The path between the Siamese connection and hydrant will not cross the path of exiting occupants.

Fire Department Comments:

No comment