
May 31, 2022

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

Development Services Division

Attention: Alec Johnston, Area Planner

Conditions to be met prior to Committee of the Whole:

1. Building is currently rental apartments and will remain as rental apartments.
2. Both illegal units are currently vacant and have been for a while.
3. One (1) visitor and seven (7) resident vehicle parking stalls maintained while still providing long term bike parking and amenity space.
4. Detailed landscape plan provided, please see drawing A7.
5. Garbage and recycling bin locations are now shown on drawing A2.
6. Bike shed has been relocated, building owners do not want to use garage for long term bike parking.
7. Please refer to drawings A4, A5 and A6 for all exterior materials.
8. One (1) EV charging station will be provided for two (2) EV parking stalls, see drawing A2.
9. Roofline has been raised to provide more windows for the new second floor unit, see drawings A4 and A5.

Engineering and Public Works Department

Land Development:

Attention: Deb Becelaere, Engineering Technologist

For Information prior to Building Permit Submission/Approval:

1. Electrical engineer has confirmed that there is already conduit/wiring for one (1) charging station within the private property. Two (2) EV charging stations can be wired to the same conduit if the building owner purchases a "power sharing" EV charger, which they plan to do. No power upgrade is required

Transportation:

Attention: Steve Hutchison, Transportation Planner

For Information:

1. Drawings have been revised to show bike parking that meet Schedule C requirements/dimensions, see drawing A6.

For Information prior to Building Permit Submission/Approval:

1. Visitor parking stall has been labelled, see drawing A2.

Underground Utilities:

Attention: Anhad Jolly, Utility Planning Technologist

For Information prior to Building Permit Submission/Approval:

1. Noted.

Stormwater Management Review:

Attention: Brianne Czipyha, Stormwater Management Specialist

Recommendation prior to Committee of the Whole:

1. No changes to parking surface being made.

For Information prior to Building Permit Submission/Approval:

1. A civil engineer will be obtained to provide drawings showing drainage for the parking area and the connection to the City's storm drain main.

Parks Division Comments:

Attention: Mitchell Ginter, Tree Preservation Coordinator

Conditions to be met prior to the Building Permit Stage:

1. Tree IDs and species already shown on drawing A1.
2. No new servicing is required for EV charging stations.
3. Tree permit has already been submitted and approved (October 1, 2021).

Permits and Inspections Division

Attention: Ray Berkeley, Senior Building Inspector

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

1. All bedroom windows conform to BCBC 9.9.10.1.
2. Bike shed has been relocated, see drawing A2.
3. Schedule S-B and S-C will be obtained through the trades for glass guards.
4. Please see drawing A8 for limiting distance calculations.

Fire Department

Attention: Megan Sabell, Fire Prevention Officer

1. Fire safety plan will be updated at end of project before BP is closed out.

List of Bubbled Revisions:

1. Updated total floor areas, floor space ratio, site coverage and open site space provided – See A1
2. Applicable average grade markers shown for parking lot – See A1
3. Garbage and recycling bin locations are now provided – See A2
4. Amenity space for unit 10 provided – See A2
5. Bike shed for 10 bikes has been relocated and reconfigured – See A2
6. One (1) EV charging station will be provided for two (2) EV parking stalls - See A2
7. Visitor parking stall has been labelled - See A2
8. Dimension provided for aisle for short term bike parking – See A2
9. Updated average grade markers and slope comments provided – See A2
10. 8 vehicle parking stalls provided, variance of 6 vehicle parking stalls requested – See A2
11. 2 long term bike parking stalls shown in existing bike parking room – See A3
12. New window added to unit 9 – See A3 & A4
13. Roofline has been raised and reconfigured in unit 9 to allow for more windows – See A4 & A5
14. Updated bike storage floor plan and elevations provided, including height of shed and average grade calculations – See A6
15. Detailed landscape plan provided – See A7
16. Limiting distance calculations provided – See A8

Sincerely,



Eddie WILLIAMS ARCHITECT • AIBC, MRAIC