



STRONGITHARM CONSULTING LTD.

December 2, 2020
City of Victoria
1 Centennial Square
Victoria BC V8W1P6

Re: Rezoning/Development Permit Application for 110 Menzies Street (Village Gardens) - Response to Application Review Summary

Dear Chloe Tunis:

In response to the Application Review Summary dated July 28th, 2020, we are pleased to submit the revised drawings addressing comments raised in the City's review.

The following is an itemized list outlining all the changes in order of the comments described in the Application Review Summary. We note that changes to the drawings have been bubbled for reference.

Development Services Comments - for Committee of the Whole

1. The rental housing will be secured in perpetuity by a Housing Agreement.
2. Staff for the property owner, who are responsible for tenant relations, have followed up with the City's Housing Policy staff. The property owner is fully aware of the City's tenant relocation assistance policies and procedures and have submitted a relocation management plan, with requested additional information, in October 2020. A copy of the tenant assistance summary is attached.
3. Considerable efforts have been made in the design of the underground structure to retain the mature trees on the north side of the property. The height of those mature trees generally coincide with the new building's proposed maximum height. The building terraces up to six storeys with a setback 7.05 meters from the building face and 5.2 meters to the balcony extrusion. Further, the distance between the building face of the proposed building and that of the neighbouring north building is nearly 15 meters. Shadow studies submitted do not show significant impacts, and in fact, the existing trees along the property line have a much more profound shadowing effect on the adjoining building. It is also noted that the proposed building height meets bylaw requirements. We believe that given: (1) the design characteristics of the proposed building with its angled view orientation from the units; (2) the retention of the mature trees and tree

canopy; (3) the setbacks from the property line and space between the two buildings; (4) the additional setback of the top floor; and, (5) the relationship of the proposed building to the alignment of the adjoining building combine to deliver an acceptable and suitable transition between the proposed building and the neighbouring building.

4. A review of the plans and zoning information of the remaining half of the existing development are attached to this letter, with specific reference to density and setbacks. The proposed subdivision plan is also enclosed. The residual parent parcel will comprise four buildings, as shown on the enclosed B.C. Land Survey certificate of location. Buildings 1, 2 and 3 will be removed for the first phase of development, and buildings 4, 5, 6, and 7 will remain. The proposed subdivision indicates the residual remaining parent parceling being 0.417 hectares. The following table provides gross floor areas for each of the remaining buildings:

#	Address	Height	Building Area	F.S.R.
4	118 Menzies St.	3 storeys	532.35 m ²	0.85
5	129 Croft St.	2 storeys	202.06 m ²	
6	119 Croft St.	2 storeys	567.67 m ²	
7	420 Niagara St.	2 storeys	203.23 m ²	

The four buildings total 0.85 F.S.R., which is compliant with the density provisions of the R3-2 zone, that permits 0.90 F.S.R. The proposed subdivision boundary line will result in a 10.06m setback from building number 4, which also complies with the 9.0m minimum rear yard setback in the R3-2 zone.

5. We acknowledge that, with subdivision, the road widening along Menzies and Niagara Streets will be by way of dedication.
6. Given the nature of the comments received with respect to the bulk of the building, and the heartfelt disagreement with those comments, the design team has prepared a design brief to specifically address comments made in the Application Review Summary. Appended to this letter is a four-page document that explains, in detail, the design rationale from a neighbourhood context, courtyard context, street-edge context, public/private interface context, and materiality.
7. Concerning the comments relating to “setback and relation to the north are problematic” we refer you to paragraph number 3 above. We note that the distance between the building face of the proposed and existing building to the north is 14.85 meters and

exceeds the minimum suggested in the Application Review Summary of 10 meters between building faces.

8. The stairs leading to the units along Niagara Street have been lowered and reoriented to create a human-scale and friendlier streetscape. Landscaped planters have also been added to improve the interface with the street.
9. For comments relating to the exterior metal siding, please refer to the attached design brief that specifically addresses the rationale for the application of corrugated metal siding.
10. The distance from the rooftop to the property line is 7.02 meters.
11. The project contains 131 residential units, with the unit breakdown shown in the additional plans.
12. There are no transformers on the street. All electrical requirements are internal to the building.

Engineering & Public Works Comments - for Committee of the Whole

1. The applicant intends to apply for subdivision as shown on the survey, architectural, landscape, and civil plans. Access to phase two will be addressed with Transportation when consideration for phase two is contemplated later. It is acknowledged that each lot will have separate site servicing.
2. The plaza area at the corner of Menzies and Niagara Streets has been revised to include sidewalk alignment and road dedication. The corner area will have a concrete finish, a concrete banding strip, benches, and a trash bin. The alignment with the sidewalk has been shifted closer to the property line as requested by the City.
3. The road dedication, sidewalk width/locations, and flares for the driveway crossing have been revised and are shown on the plans. See paragraph number 2 above.
4. All third-party utilities have been provided on the civil drawings attached and are shown on the landscape drawings.
5. A computerized lighting calculation has been submitted from the project's electrical engineer. Conceptual streetlight base locations are shown on the civil and landscape plans, and 50mm streetlighting conduits have been shown on the civil plans.
6. The driveway access from Niagara Street has been adjusted to provide for the required minimum distance from a pole or obstruction. The Hydro pole is being relocated.

7. Architectural plans have been changed to adhere to required maximum grade requirements for the driveway leading to the underground parkade.

Transportation Comments - for Committee of the Whole

1. The road dedication along Menzies Street meets the standards described. It has been included on all plans, including conceptual servicing and landscape plans.
2. The road dedication along Niagara Street meets the standards described. The dedication has been included on all plans, including conceptual servicing and landscape plans.
3. In conversations with the Transportation Division, TDM measures were recommended for the requested variance, and such measures have been accepted. Primex has been in touch with Modo and have an agreement in principle in place. A copy of a letter from Modo is attached. The TDM measures are:
 - a. Provision of 2 on-site Modo cars with EV charging capability;
 - b. Modo membership and \$100 usage credit for the 131 residential units;
 - c. Provision of excess bike storage; and,
 - d. Provision of separate lockers for cargo bike storage.
4. The refuse bins have been relocated, providing easier access for garbage trucks that will enter into the underground parking area for garbage pick-up and removal.
5. The widths of the sidewalks are shown on the plans, along with the treed boulevard between the sidewalk and the curbs.
6. Concerning the minimum distance between driveway crossings, we are aware of one hydro pole that may have to be relocated. BC Hydro has permitted to relocate this pole.
7. Plans have been changed to meet the maximum grade requirements. It is further noted that the parking layout has been revised to minimizes "dead end" isle corridors.

Underground Utilities Comments - for Committee of the Whole

1. A sewage attenuation report was earlier submitted by the civil engineer consultant.
2. As the property is being subdivided, we confirm that the existing services will not be shared. Both new lots will have separate water, sewer, and drain servicing.

Stormwater Comment - for Committee of the Whole

1. Stormwater will be managed following all City standards. It is noted that the large central courtyard greenspace, which lies above the parkade, is classified as an "intensive green roof" and provides rainwater treatment detention before release into the municipal system.

Parks Comments - Committee of the Whole

1. A site survey grading plan, showing existing grades, proposed grades, and a bar scale has been provided.
2. On the updated landscape plan, the replacement trees will be planted at a 2:1 ratio for the removal of bylaw protected trees. The required number of replacement trees has been shown on the landscape plan. An updated tree icon has been used to represent replacement trees. It is noted that the existing boulevard trees along Menzies Street will be removed and replaced, as shown on the landscape and civil plans. The replacement of the boulevard trees is required to meet the for the City's wish to relocate the sidewalk to the area where the existing City trees are situated, allowing for a boulevard strip between the street curb and the sidewalk. The landscape plans show replacement trees on the "new" boulevard.
3. The fern species that was incorrectly identified has been corrected. The plant list has been updated to categorize as native, pollinator, or food bearing.
4. The critical root zones have been labelled correctly and scaled on Sheet A-1.1.
5. All electrical service requirements are at the underground parking level.
6. In regards to elm tree #37, Talbot & Mackenzie have reviewed staff comments and have provided the following comment: *"we do not anticipate a significant impact as a result of the foundation or parkade excavations. However, approximately 40% of the live canopy will require removal. A codominant union exists 6m above the ground and the larger stem of the elm leans, which conflicts with the proposed building façade, and to a lesser extent, the balconies. The main trunk of the stem will not require removal, but some of the horizontal limbs will have to be removed and reduced."* As stated in the arborist report, elm trees typically sucker rapidly, and thus reducing certain limbs to branch stubs is recommended.
7. A tree preservation plan will be included showing the proposed retention, removal, and critical root zones. Trees proposed for removal have been indicated by a red circle.

8. The arborist will amend his report to include a clause that the arborist will coordinate with the Geotech consultant to determine shoring needs for the critical root zones of the retained trees.

Closing

We believe Village Gardens is a thoughtful, sensitive, and positive urban infill to this central James Bay location. In the upcoming months, we look forward to the opportunity of presenting our proposal in detail, and respectfully request your positive response.

Yours truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Deane Strongitharm, RPP, MCIP

Attachs.

cc: Village Green Apartments Holdings Ltd.