

TRG COMMENTS & RESPONSE SUMMARY

1693 - 1699 Fort St (REZ00766 & DPV00175)

Applicant: Aryze Developments Inc.

City Comments Submitted via Email: 24 December 2021 - 8 March 2022

Applicant Responses Submitted: 18 March 2022

		Resolution Required:			Applicant Responses	Status
		Prior to CoTW	Prior to Public Hearing	BP / Occupancy		
1-A	Please provide more information on the affordable housing rates, target market incomes, and rent mix. Would these meet the rates as defined in the Victoria Housing Strategy? Consider securing these rents in the housing agreement.	Y			Under our affordability housing strategy, we are proposing the following: - Secure 100% of the building's units as affordable rentals in perpetuity (per the Zoning Regulation Bylaw's definition of affordable housing). As such, rents will be reflective of the area and income verification mechanisms will be in place to ensure that rents do not exceed the 30% of income threshold. - Secure a minimum of 4 units with deeper affordability, with maximum rents adjusted to 30% of Victoria's <i>median household incomes (or lower)</i> , as defined by the CMHC, for a minimum commitment of 10 years. [This would be subject to CMHC financing approval]. These legal covenants would be secured by way of a Housing Agreement with the City and registered on title, to the satisfaction of the Director of Sustainable Planning and Community Development.	Outlined in Letter to Mayor & Council. To be resolved at CoTW.
1-B	Please clarify in Letter to Council that the proposal is for affordable rental in perpetuity, and any details on rents (see comment above).	Y			Yes - see note above and section entitled: 'Policy Context' in our Letter to Mayor & Council included with this submission.	Outlined in Letter to Mayor & Council. To be resolved at CoTW.
1-C	Staff recommend considering Residential Rental Tenure Zoning as well (inclusion in Schedule N - Residential Rental Tenure of the Zoning Bylaw).	Y			Yes, as noted above, we are amenable to the inclusion of Residential Rental Tenure Zoning being applied to this property. We will secure a commitment to residential rental tenure, for the greater of 60 years or life of the building, by way of legal covenant in a Housing Agreement and registered on title.	Outlined in Letter to Mayor & Council. To be resolved at CoTW.
1-D	The Inclusionary Housing Policy applies. It is not exempt as its proposing an OCP amendment. Staff recommend engaging a consultant to do a land lift analysis as per the policy, prior to going to Committee of the Whole.	Y			With our last submission, the basis for our proposal has changed from a student rental building to a mixed-use building with 100% of the residential component being purpose-built rental. In addition, as noted above, we are committed to creating affordable rental housing and securing Residential Rental Tenure Zoning to this property in perpetuity. Therefore, the Inclusionary Housing Policy no longer applies per Section '3. Alternative Amenities Provided as Policy Exemptions'. The adopted policy explicitly states that buildings of this nature do not require a land lift analysis, which we have confirmed with Sr. staff in the Housing division.	Resolved.
1-E	Please clarify the 'uses' proposed for the commercial unit as the ground floor. You could look at other properties that have a similar space and look at those Zones or you could provide the uses envisioned. This will be important in the drafting of the Zoning Bylaw in future stages.	Y			We believe the ground floor CRU (77.26sqm / 831.62sqft), with direct access to a common outdoor patio space, is best suited for a Café, delicatessen, small restaurant, or small convenience food and retail store. Ultimately, we envision this as a space that would provide retail or service amenities that could benefit both the residents of the building, as well as the surrounding neighbourhood. Other possible uses that could achieve this are: - Personal services (e.g. hairdresser/barber shop) - Professional services (e.g. accountant/legal office) - Small scale health wellness services (e.g. massage/physio therapy, naturopath) - Small scale health care (e.g. pharmacy)	For Information.
1-F	Consider if there are other approaches to the 6 ft aluminum fence on the west and south, to make it less 'fortress' like. Consider a softer material or other screening. Coming east on Fort Street, it may be prominent due to the space between the buildings, the driveway and the building setbacks, however, there is also some screening from vegetation on the neighbours property to the west.	Y			Precedent images of fence type provided to City staff for review were deemed acceptable. Aluminum fence type was chosen for visual openness and views to planting areas along the South and West facades.	Resolved.
1-G	There is an OCP Amendment for this proposal which requires a fee of \$2,500.00, and was not paid at application. Please contact Sam Cole (scole@victoria.ca) for payment Fee Summary	Y			Paid in full: 24-Feb-2022 (Receipt # 116744/19)	Resolved.
1-H	Outline the sustainability and green features of the proposal.	Y			Refer to memo included with this submission, titled: '1693 Fort Street - Sustainability Features.pdf' for descriptions of sustainability features for the project.	Resolved.
1-I	Consider accessibility in the proposal. In October 2021 Council directed staff to encourage applicants to consider accessibility and universal design as part of their design process, as a voluntary practice until the new policy is in place. The policy is being worked on, but is not in place yet. If there are accessibility features in the building, it would be encouraged to add this to the plans and also outline in the letter to Mayor and Council.	Y			Yes, we have included the following accessibility features in this revision: - 1x Accessible Parking Stall - 2x Adaptable Suites >> #403 (1bed/1bath) & #506 (1bed/1bath) - 1x Fully Accessible Suite >> #601 (2bed/2bath) - Fully accessible common areas and corridors	See affected Drawings A2.2 & A2.3

1-J	As mentioned in TRG, this project is in the Bowker Creek Watershed. The proposal includes rain gardens, etc which are encouraged! Please include a section in the Letter to Mayor and Council on the Bowker Creek, and how the proposal considered the Bowker Creek Blueprint and if there was any engagement with the Friends of Bowker Creek, etc.	Y		On-site landscape areas are mass planted with layers of water absorbing native and drought tolerant trees and shrubs. A cascade from tall to medium trees, to low shrubs, to groundcover plantings, protects soil from compaction by rain, and provides shade to maintain soil absorptive qualities. The planted areas serve to slow rainwater runoff through detention, and reduce total runoff quantity through plant evapotranspiration. These are important qualities which adhere to the Bowker Creek Blueprint for sites that are within the upper reaches of the watershed.	For Information.
1-K	Please clarify if the laneway is changing at all on the west side of the property (1610 Belcher)? The survey and site plan are slightly different, and the Arborist Report mentions proposed widening. If it is proposed to be changed, Staff may have further comments, as there may be impacts to trees and Engineering.	Y		Existing driveway/lane providing access to 1610 Belcher to remain unchanged. Adjacent fencing has been adjusted, and an easement has been proposed to secure site access with no need for driveway widening.	See affected Drawings: A2.0/Site Plan, C1, L0, L1, L2, L3

Engineering and Public Works Department Comments:

2.0 Land Development Review:

Contact: Deb Becelaere, Engineering Technologist, at 250.361.0355 or dbecelaere@victoria.ca

2-A	Thank you for indicating the BC Hydro routing on the plans. Please show the proposed service box to the west of the Belcher Street sidewalk (on private property) on L1 and L3 as the box cannot be planted over.	Y		Site plan is now noting this item, and planting areas have been adjusted to suit around service box. Plant quantities have been adjusted	See affected Drawings: A2.0/Site Plan; L1 & L3
2-B	With regards to the previous comment that the plans indicate 3 encroachments (bay windows) of the building over the proposed SRW on the upper floors, staff has reviewed these encroachments and is agreeable to them being over the portion of the SRW as shown. Please label what these areas are on A2.0. Note that the Statutory Right of Way (SRW) document must acknowledge these encroachments and the 3 encroachment areas should be clearly shown and labeled on the SRW plan.	Y		SRW Encroachments have now been noted on the plans and an SRW Plan has been included with submission for clarity.	See affected Drawings: A2.0/Site Plan; and SRW Plan
2-C	The following shall be secured by legal agreement and registered on title prior to establishing a date for Public Hearing: - the Statutory Right of Way (SRW) of 2.745 metres along the Fort Street frontage; terms and conditions of the SRW must be to the satisfaction of the City Solicitor and the Director of Engineering and Public Works - Proposed Transportation Demand Management programs as listed under the Transportation Review comments - Frontage improvements above and beyond the City's Subdivision and Servicing Bylaw including the replacement of the easternmost traffic signal base and pole on the Fort Street frontage; design along Fort Street in accordance with the City's planned All Ages and Abilities cycling network improvements adjacent to the development site; a 3.0 metre wide sidewalk adjacent the building on the Fort Street frontage; wheelchair ramp at the corner of Fort Street and Belcher Avenue; and the design and installation of the rain gardens along the Fort Street frontage, all to the satisfaction of the Director of Engineering and Public Works - Sewage attenuation if deemed necessary by the sanitary sewer impact assessment report	Y		Noted: Final details to be coordinated during detail design.	Information only: no action action required at this time.

3.0 Transportation Review:

Contact: Steve Hutchison, Transportation Planner, at 250-361-0338 or shutchison@victoria.ca

3-A	The proposed parking variance for the development is significant. Based on the applicant's offer to participate in a car share program, the property's location, exceeding the minimum bicycle parking requirements, and improve the Fort Street frontage for active transportation, the reduction in parking may be supported. To help mitigate some of the anticipated parking shortfall, provide future residents and employees of the building affordable transportation options, and reduce the parking demand on public streets, staff will make a recommendation to Council that the offered TDM programs, including 13 BC Transit EcoPasses, be secured prior to establishing a date for Public Hearing.	Y		Noted - we are prepared to provide funds sufficient to secure 13x EcoPasses for the benefit of residents or staff of commercial tenants in the building. We will provide these funds for EcoPasses in lieu of funding BC Transit infrastructure improvements described in Section 5.2.2 of the 1-Nov-2021 Parking Variance Study, and we will commit the funds for these passes (per City instructions) upon application approval at CoTW.	To be resolved at CoTW.
3-B	As a condition of rezoning, staff will make a recommendation to Council that a minimum of 13 BC Transit EcoPasses be secured for a minimum of a 3-year term. These passes can be used by the commercial tenants of the building or future residents. The funds for these passes will be used to support BC Transit infrastructure investments in this immediate area and the region generally. These funds will replace the need for development funded improvements described within Section 5.2.2 of the November 1, 2021 Parking Study.	Y		Noted - see above.	To be resolved at CoTW.
3-C	Please convert one of the proposed parking stalls to an accessible parking stall for building permit submission.		Y	One proposed parking stall has been identified as an accessible stall.	See affected Drawing: A2.0/Site Plan

3-D	The City of Victoria is currently undertaking detailed design work related to the introduction of All Ages and Abilities bicycle infrastructure on Fort Street. Refinements to the frontage improvements through this process related to this development will be resolved at building permit.		Y	Noted - refinements to the frontage improvements will be resolved at building permit.	Information only: no action action required at this time.
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4.0 Underground Utilities Review:

Contact: Anhad Jolly, Utility Planning Technologist, at 250.361.0263 or ajolly@victoria.ca

4-A	The Sanitary Impact Assessment Letter by McElhanney, dated November 3rd, 2021, has been received and is being reviewed by staff. If it is determined that sewage attenuation is required, the registration of a Section 219 covenant will be necessary to secure the commitment to attenuate sewage. Registration of the covenant is required prior to establishing a date for Public Hearing.		Y	An updated Sanitary Impact Assessment (Rev 2) was completed in conjunctin with this proposal. In the updated letter by McElhanney (dated 11-March-2022), it was concluded that: "...the proposed development would not increase the sanitary load on the City system any more than what could be discharged from the site under the existing zoning."	See 11-March-2022 Sanitary Impact Assessment (Rev 2) Letter by McElhanney.
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5.0 Stormwater Management Review:

Contact: Brianne Czypyha, Stormwater Management Specialist, at 250.361.0364 or bczypyha@victoria.ca

-	No further comments.				
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6.0 Parks Division Comments:

Contact: Mitchell Ginter, Telephone: (250) 361-0605, mginter@victoria.ca

Tree Management Plan Required

6-A	Tree Management Plan and Arborist Report require update to the Tree Impact Summary Table to reflect the recent changes. The totals are incorrect. Sheets L0 and L2		Y	Tree Management Plan and Arborist report have been reviewed and updated.	See affected Landscape Drawings L0 and L2 and amended Arborist Report (11-March-2021)
6-B	Please add Tree IDs to the Tree Inventory Table in the Arborist Report, Tree Management Plan, and all other plans containing the tree inventory table for ease of reference and review.		Y	Tree Management Plan and Arborist report have been reviewed and updated.	See affected Landscape Drawings L0 and L2 and amended Arborist Report (11-March-2021)

Site Servicing Plan

6-C	Confirm Transportation Requirements along the laneway. Site plan shows the lane wider than the survey so want to confirm if widening is being proposed.		Y	Existing driveway/lane providing access to 1610 Belcher to remain unchanged. Adjacent fencing has been adjusted, and an easement has been proposed to secure site access with no need for driveway widening.	See affected Drawings: A2.0/Site Plan, C1, L0, L1, L2, L3
6-D	Please confirm site access and if lane west of property is to be used. Tree NT15 will likely require clearance pruning if lane access is desired.		Y		

7.0 Permits and Inspections Division Comments:

Contact: Ray Berkeley, Telephone: (250) 361-0344

-	No further comments.				
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8.0 Fire Department Comments:

Contact: Brad Sifert, Telephone: (250) 920-3365

-	No further comments.				
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