



Integra ARCHITECTURE INC.

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Project: **PROPOSED 6-STOREY RESIDENTIAL & COMMERCIAL BUILDING**
Civic Address: Fort Street & Davie Street, Victoria, BC
Date: April 30, 2024 Project Number: 22600

MEMO

Client	Three Shores Development	Barry Savage	604.505.8818	bsavage@threeshoresdevelopment.com
Architectural	Integra Architecture Inc.	Rhys Leitch	604.688.4220	rhysl@integra-arch.com
Authority	City of Victoria	Geordie Gordon		ggordon@victoria.ca

Dear City Staff,

Please find below responses to the outstanding items identified in your Application Review Summary received October 12, 2023, for Rezoning DP Application (REZ00859 & DPV00248).

Planner

Geordie Gordon, ggordon@victoria.ca (now Planner)

Chelsea Medd, cmedd@victoria.ca

· The proposed density of 2.73:1 will not be supported by staff without significant public benefit. Please consider reducing the density to align with the envisioned density more closely in the OCP, and transition to the Traditional Residential areas of the site and neighbourhood. The current proposal is significantly more than the Traditional Residential land use designation which supports 1:1, and the Large Urban Village land use designation which supports 1.5:1, and where additional density of up to 2.5:1 may be considered where there is public benefit provided consistent with the objectives of this plan and other City policies. In the last submission (Jan 2, 2024), it was indicated that a community amenity package was being considered.

Response: A community benefit proposal will be submitted prior to this application moving forward to City Council. As you can appreciate, it is difficult for us to propose a community benefit package without the final design and density being settled. We look forward to working with staff to come up with an appropriate benefit package for the City.

· The Inclusionary Housing and Community Amenity Policy applies. The policy would anticipate that 10% of the units would be affordable homeownership units within the building. Please provide a land lift analysis as per the Community Amenity Policy documents here: [inclusionary-housing-and-community-amenity-policyadopted-june-27-2019pdf \(victoria.ca\)](#)

Response: As previously noted, we will prepare a community benefit package for the City to review. This package may or may not include affordable home ownership within the building.

· Consider providing landscaping on the south side to transition the parking garage entry and the neighbour to the south.

Response: A low evergreen hedge, low maintenance plant, has been added to soften the south edge of the parkade ramp. Refer to L3.0

- Consider a larger setback to the east to provide a better transition, and more open site space.

Response: The residential units are set back from the East Property Line by 18.5' and 20' to create a smoother transition and more open space, while also enhancing privacy from the neighboring lot. The bike room is positioned with a setback of 10.84', and its blank walls ensure that they do not intrude upon the neighbors' privacy.

- Please move the PMT to a less conspicuous location to not impact the streetscape and be in front of the commercial units.

Response: PMT has been relocated to not impact the streetscape and be in front of the commercial units, See A-2.001 level 1 Plan.

- Please provide more information on the accessible units. The list of changes was incomplete in terms of the response. Accessible units would be secured by a legal agreement.

Response: The Accessible Unit has been updated in accordance with the BCBC 2024 Illustrated Guide on Accessibility. The list outlining revisions and requirements based on the BCBC 2024 Illustrated Guide on Accessibility is provided alongside the enlarged unit layout. Please refer to A-3.100 for details.

- Staff appreciate that the building steps back at the upper stories, however, please consider providing a transition in form and massing to lower density building forms by stepping back further and reducing the number of stories on that side on the south portions of the site.

Response: Please refer to our comment regarding proposed density (first item under planning comment).

- Its noted there is an amenity space at ground level and 4th story. Consider having a rooftop amenity space for all the residents, and having the 4th floor rooftop for the residents of those units adjacent.

Response: There were concerns raised by both staff and the public. Placing the facility on the uppermost level with a larger area would exacerbate these issues. The goal is to minimize outdoor amenities and reduce impactful activities. We are not considering relocating it back to level 7.

- Please clarify the material of the 'woodtone' cladding. Is it a manufactured product or wood?

Response: Woodtone is a brandname for a composite cladding material. <https://woodtone.com>

- The Tenant Assistance Policy applies for any loss of units for redevelopment, regardless of new ownership (see section 8.0 of the [Tenant Assistance Policy](#)). The Tenant Assistance Planner will be in contact separate from these comments to go over expectations and creating a Tenant Assistance Plan. If you have any questions, please contact housing@victoria.ca

Response: Three Shores will follow the City of Victoria Tenant Assistance Policy.

Plan Tech

Chris Dudley, cdudley@victoria.ca

Note: Please refer to plan check attached.

1. Building height is not consistent on elevation and sections drawings. Please provide height per Schedule A - Definition of Height.

Response: Building height is provided on all elevation and section dwgs. Please See A.4.001, A-4.002, A-4.003, A- 4.004, A- 5.001 and A- 5.002.

2. Provide setback dimensions to the columns of the roof along Fort Street and Davie Street. That is, to the "Building Elements - C, Building Cladding" on page A-4.001.

Response: Columns setback dimensions are provided. See A-2.001 Level 1 Plan.

3. Provide open site space, per Schedule A definition, in project data table

Response: Open Space data is provided in the Project data table. See A- 0.010 Project Data.

4. Revise the parking calculations, as per Schedule C. The property is divided into two separate parking areas within the city, 'Other Area' and 'Village/Centre Area'.

Response: Since two lots are situated in the "Other Area" and the remaining two are in the "Village/Center Area," we opted to calculate the required parking stalls by averaging the values between the two areas. This calculation entails a rate of 0.78 stalls per unit less than 45m², 0.92 stalls per unit 45m² or more, and 1.37 stalls per unit exceeding 70m².

5. Ensure all parking stalls beside one column are 2.70m wide. They are currently dimensioned at 2.69m.

Response: All Parking stalls that are adjacent to a structure on one side, such as a wall or column, have a minimum width of 2.7 meters. See A-2.000 Level P1

6. Ensure all stalls with no wall or column beside are at least 2.6m wide. Currently they are 2.59m.

Response: All Parking stalls with no wall or column beside are 2.6m wide. See A-2.000 Level P1

7. Minimum two-way driveway width per Schedule C is 6.0m. Currently shows 5.49m.

Response: All two-way driveways, including parking ramps, are required to be at least 6 meters wide. See A-2.000 Level P1

8. Dimension the accessible stall, as per Schedule C's requirements including the hatched walkway beside it. Currently, it does not meet the requirements.

Response: All accessible stalls and the adjacent hatch walkways are dimensioned correctly. Currently, we have one Van Accessible Parking stall and one standard accessible parking stall. See A-2.000 Level P1

9. Confirm the commercial unit has access to 1 commercial long-term bicycle parking stall, as per Schedule C.

Response: Commercial unit has 1 enclosed commercial long term bicycle parking stall, as per Schedule C. See A-2.001 level 1 Plan/ Site Plan.

10. Dimension all long-term and short-term bicycle parking stalls, as per Schedule C.

Response: All Long term and short-term Bike parking stalls are dimensioned as per Schedule C. See A-2.000 Level P1 and See A-2.001 Level 1 Plan/ Site Plan.

11. Dimension the distance from the short-term bicycle rack to the publicly accessible entrance. Ensure at least 8 stalls are within 15.0m of the residential entrance, as per Schedule C's requirements.

Response: All 8 short-term bicycle racks are located within 15.0 meters of the residential entrance, complying with Schedule C's requirements. See for details.

12. Label the material used for the driveway on the site plan.

Response: The driveway material specified on the Site Plan is concretePlease See A-2.001 level 1 Plan/ Site Plan

For Information:

Lots must be consolidated prior to issuance of building permit.

Vehicle stalls must be energized, as per schedule C. Ensure there is sufficient room that future chargers would not impede on the required parking stall.

Parks

Eryn Buzza, (778)247-0753, ebuzza@victoria.ca

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

General Comments:

§ Coordinate site plan, landscape plan, tree management plan and civil plan to show existing and proposed service locations, preliminary third-party utilities (such as hydro, phone, cable, internet, gas), as well as public realm improvements, including widened boulevards, inbound sidewalks, and new street tree plantings.

Response: Landscape plans are coordinated with the current civil plans and arborist report. Refer to L1.0

Note: Existing municipal trees to be replaced with four large-canopy trees in widened boulevard on Davie St., and three new large-canopy trees along Fort St. frontage. Refer to Transportation requirements and ensure new street trees are sited in accordance with the *Subdivision and Development Servicing Bylaw No. 12-042*, Schedule C. Street tree locations, species selection, and number of trees is subject to approval by the City of Victoria Parks Division.

Response: Landscape plans have been updated to show the existing boulevard trees on Davie to be removed. We have indicated 4 large canopy trees along Davie Street and 3 large canopy trees in the boulevard on Fort Street. Due to required CoV setbacks we have spaced the trees at 10m on center as indicated in CoV 12-042. We have indicated soil volumes in the landscape plan L3.0. We have added a note to our drawings indicating locations, species and numbers to be approved by CoV Parks. Refer to sheet L1.3.

§ Confirm underground parkade located at 5m from proposed street trees along Davie St. and Fort St. frontages, to ensure protection of municipal trees during future membrane repairs, and to allow for tree planting in ground on private property.

Response: Street trees are located centred in the new boulevard and are located 3m from the parkade edge on Davie and 4m along Fort Street. Along Fort street we are able to meet the required 30m³ soil volume per tree using a continuous soil trench at 1m depth. Along Davie we are providing 28.5m³ of soil volume using 1 meter depth continuous soil trench and .75m depth of structural soil at .2m³ of soil per m³ of structural soil. The soil volumes and irrigated boulevards will encourage trees to utilize the soil volumes provided. Refer to L1.3.

§ Move PMT and notch parkade as needed to accommodate replacement tree planting at front of building along Davie St. Consider replacing proposed *Hibiscus syriacus* with small trees, where possible.

Response: We complied with the previous city comment by relocating the PMT away from the public sidewalk on the busier street and screening it with landscape as requested. Additional seating for the CRU at the corner has been provided. Refer to landscape plan L1.0. We have replaced one Hibiscus with a small tree, Cornus Venus, as per Schedule E Part 2. Refer to L3.0

§ Note: Refer to Transportation comments. Notch parkade where needed to achieve required soil volumes for Part 1 or Part 2 replacement trees. Reduce retaining walls/hard landscapes features to accommodate trees planted at grade along front of building.

Response: Adequate soil depths and volumes are meeting CoV requirements as per bylaw 21-035. Refer to Landscape drawing L3.2.

§ Please provide metric bar scales on site plans, including sheet A-0.100.

Response: All Plans provide Metric bar scale.

Tree Minimum

§ Ensure the lot will achieve at least the tree minimum once all replacement trees are planted. The development site has an area of approximately 1934m² and Bylaw 21-035, Schedule F, requires that properties of this size each have at least ten [10] bylaw-protected trees following development. Trees shall be selected from Part 1 of Schedule E replacement tree list, to reach minimum 10.0m height at maturity.

Response: We have provided 9 Part 1 trees and, as per the note provided directly below this response, 3 part 2 trees for a total of 10.5 replacement trees. Part 1 trees with mature height of 10m at maturity. Refer to L3.2

§ Note: If siting, spacing or soil volumes do not allow for Part 1 trees and Part 2 trees are required to meet tree minimum, they will be considered at a 2:1 replacement ratio. Part 3 trees will not be considered for this application.

Response: Noted, We have provided 9 Part 1 trees and, as per the note provided directly below this response, 3 part 2 trees for a total of 10.5 replacement trees. Part 1 trees with mature height of 10m at maturity. Refer to L3.2

Arborist Report

§ Update arborist report in coordination with revised site, landscape, and civil plans, including parkade setbacks and public realm improvements with new street tree plantings.

Response: Please, refer to Construction Impact and Tree Management plan, dated January 22, 2024.

§ Update key findings and recommendations of the arborist report within the Executive Summary, based on redesign, including:

Response: Please refer to the updated Arborist Report in the attachment. Subitems below are provided.

- o the reference ID#s of bylaw-protected trees and municipal trees proposed for removal;
- o update Tree Impact Summary Table as a quick reference of the status of inventoried trees, remove/retain totals, and trees to be planted; and,
- o Revise analysis of replacement tree requirements to meet tree minimum. Part 3 trees will not be considered for this application.

Tree Management Plan

§ Please revise arborist tree management plan utilizing most recent site plan as underlay, and addressing 'General' comments, above.

Response: Please, refer to Construction Impact and Tree Management plan, dated January 22, 2024. Refer also to Landscape Plan L1.4.

Replacement Tree Plan

§ Please provide a replacement tree plan, prepared by an arborist or landscape architect. Refer to *Tree Protection Bylaw No. 21-035*, Schedule E, Section 4, for siting, soil volume, timing of planting, and size of stock requirements, including:

- Ensure replacement trees are selected from Part 1 of Schedule F replacement tree list first (reaching at least 10m at maturity). If soil volumes or spacing does not allow for Part 1 trees, consideration will be given to Part 2 of Schedule E replacement trees at 2:1 replacement; and,

Response: A tree replacement plan in accordance with *Tree Protection Bylaw No. 21-035*, Schedule E, Section 4, is provided. Refer to landscape plan L3.2. 10m at maturity to be confirmed by Arborist.

- Show locations of 4 new large-canopy trees along Davie St. and 3 large-canopy trees along Fort St. frontages, to replace all existing street trees.

Response: A tree replacement plan in accordance with *Tree Protection Bylaw No. 21-035, Schedule E, Section 4*, is provided. Refer to landscape plan L3.2.

§ Provide a completed soil volume table, ensuring each separate planting area containing a replacement tree shall be included and calculated in accordance with the tree bylaw, Schedule E. The applicant must demonstrate that appropriate soil volume will be provided for any Replacement Tree in accordance with the recommended targets in the tree bylaw, Schedule E, Section 3 and 4, or as approved by the Director. Note: Refer to the soil volume table example in Schedule E, Section A, Part 2(g).

Response: Noted. A soil volume table has been provided in accordance with example provided. Refer to L3.2.

Site Plan

§ Please 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, protected root zone (PRZ) – scaled solid bold circle, and canopy – scaled fine dotted-line circle). Trees proposed for removal shall be identified with a red 'X'.

Response: Noted. Landscape plans have been revised as requested. Refer to sheet L1.4.

§ Show proposed roof line and underground parking line, with structures measured from property lines (including any cantilever, stair, other building projections) and indicate any variances to zone proposal, if applicable.

Response: Setback plan provided, See A-0.200 Setback Diagram.

§ Confirm underground parkade located at 5m from proposed municipal trees and notched where possible to allow for adequate soil volumes for tree planting on site.

Response: Due to the site constraint and water table issue, parkade floor plate is maximized within the site extent. We can not go deeper to attain for parking stalls. Notching a full storey depth will result to much lower parking count. We provided suitable trees to be accommodated in this development as show in our landscape drawing set.

Landscape Plan

§ Show all trees with ID #'s, critical root zones, canopy spread for trees to be retained, and trees proposed for removal identified with a red 'X'.

Response: Noted. Landscape plans have been revised as requested. Refer to sheet L1.4.

§ Coordinate all landscape plans to show accurate proposed locations of replacement trees.

Response: noted. Landscape plans have been revised as requested. Refer to L3.2

§ Clearly show the location of the roof line and underground parking in relation to the proposed trees and planting areas. Confirm parkade is setback 5m from new street tree planting.

Response: noted. Plans have been revised to provide location of roof line and underground parking. The parking structure is not located 5m away from street tree plantings. Adequate soil volumes and irrigation are provided for street tree plantings to encourage roots to remain in the public right of way. Refer to L1.0.

§ The details for the seed and sod boulevard can be found in Schedule B3-4. (Please ensure that adequate soil volumes for the proposed street trees are installed in grass boulevards). Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:

Response: We have added the note regarding Tom Sherbo to our landscape planting plan as well as required inspections noted below. The details of the seed and sod boulevard will be provided. Refer to landscape plans. Refer to L1.3

o Required Parks inspections for seed and sod boulevard:

1. Inspection of excavated and scarified subgrade prior to backfill.
2. Inspection of installed, rolled, and prepared growing media prior to sodding.
3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

Site Servicing (Civil) Plan

§ Please update civil plan showing public realm improvements, including road dedications, new sidewalk alignments, and seven new street tree plantings in coordination with site plan and landscape plan.

Response: Updated Civil drawings to be provided on a later date.

§ Shift proposed Fort St. water connection 0.75m west, to avoid replacement tree planting location. New hydro service alignment should avoid tree planting locations as much as possible and be clearly indicated on plans so that requirements can be understood. Show location of proposed PMT where accessible for maintenance.

Response: Updated Civil drawings to be provided on a later date.

§ Note: Refer to Transportation comments regarding PMT location.

Response: Updated Civil drawings to be provided on a later date.

§ Identify municipal trees to be removed with an ID# and a red 'X' and show all proposed municipal trees.

Response: Updated Civil drawings to be provided on a later date.

§—Please show a separate water service and sleeving under hard surfaces on the site servicing plan for irrigation of the trees and turf in the boulevard, avoiding tree locations and in accordance with the *Subdivision and Development Servicing Bylaw*. Include the following notes:

Response: Updated Civil drawings to be provided on a later date.

o Required Parks inspections for irrigation:

1. Irrigation sleeving prior to backfilling.
2. Open trench mainline and lateral lines.
3. Pressure test.
4. Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).

§ Note: installation of the water service to be at the expense of the applicant.

For Information prior to Building Permit Submission/Approval:

Municipal trees

- Street trees approved for removal and replacement requires applicant to pay the appraised value of each tree and will be responsible for the removal and site preparation following payment.

Response: Noted.

Tree Planting in Boulevard Details

§ Street tree planting details should be shown on replacement tree plan or landscape drawings. Parks trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Refer to *Schedule B to the Subdivision and Development Servicing Bylaw No. 12-042* for City of Victoria Tree planting detail SD P4.

Response: Detail of street tree planting has been provided. Refer to landscape detail L4.2

Engineering and Public Works Department Comments

Review comments provided below are divided into sections: Land Development, Transportation, Underground Utilities and Stormwater Management

Items that are recommended for Council consideration as a condition of rezoning and secured in a legal agreement (whether involving Land Development, Underground, Transportation, or Stormwater Management) are contained in the Land development Review section.

General

Letters of Engagement (Client-Engineer agreements): Please provide to the City letters of engagement (or Client-Engineer) agreement for all disciplines involved in works within the right-of-way. This should include (at minimum) the Civil Engineering consultant, Landscape consultant, Electrical consultant, and others, as necessary. The consultants engaged should provide a letter (agreement) which fully outlines their scope of engagement and may also include items for which they are not engaged. The developer is responsible to ensuring that the consultants provide this concurrent with the resubmission.

Response: Engagement Letters from Civil and Electrical are provided.

Land Development Review

Contact:

- Primary - Kevin Smitten, Sr. Engineering Technologist, at 250.361.0300, or email at ksmitten@victoria.ca or
- Secondary – Brent Molnar, Supervisor of Land Development at 250.361.0300, or email at bmolnar@victoria.ca
- General Engineering – 250.361.0300 Central email at eng@victoria.ca

Approving Officer

§ The units are considered to have *no previous occupancy*.

- A Strata plan (if that be the intention) will not require the signature of the Approving Officer unless there are items such as Limited Common Property or other relevant factors that are unknown at this time.

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

§ Please relocate the proposed PMT to the south as per Transportation and Parks comments. Please also provide proposed hydro connection to the PMT.

Response: Refer to PMT responses under Parks General Comments.

§ On the civil plans please show and label the road dedications on both frontages.

Response: Updated Civil drawings to be provided on a later date.

It is recommended that, as a condition of rezoning, and secured in a legal agreement which is registered prior to bylaw approval:

§ Road dedications of 4.78 m on Fort St and 1.37m on Davie St

§ All TDM measures as requested by the Transportation Department to the satisfaction of the Director of Engineering

§ The Requirements of the Sanitary Attenuation Report be secured (if necessary) and be registered in a legal agreement.

For Information prior to Building Permit Submission/Approval:

§ The applicant is financially responsible for frontage works to the centreline of the road to current City of Victoria standards (i.e., at the time of Building Permit), as per the *Victoria Subdivision and Development Servicing Bylaw*, and to the satisfaction of the Director of Engineering and Public Works.

Transportation Review

Contact: Bronwyn Crowder, Transportation Planner at 250.361.0302 or at bcrowder@victoria.ca

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

§ Thank you for providing further information on the proposed TDM program. Staff will recommend the program as previously outlined. Should the applicant want to locate the carshare vehicle on-street, staff will be recommending a dual head EV charger be provided, consistent with past applications. Another option for the applicant is to locate the car share vehicle on-site. Confirmation on the approach is required.

Response: EV charging stations are to be provided for all residential parking stalls. See architectural Level P1.

§ Thank you for incorporating frontage improvements along Fort St, the addition of seating and pedestrian lighting is required on the plans.

Response: Noted. Additional seating and pedestrian lighting will be provided. Refer to L1.0 and L1.5

§ Please dimension all vehicle parking stalls as per Schedule C requirements, including accessible stalls. Please indicate all proposed visitor and commercial parking stalls. The current submission does not meet the zoning requirement for accessible parking stalls. Staff would not support a variance to the accessible parking provision. A plan revision is required.

Response: All parking stalls have been dimensioned and categorized as visitor, residential, or accessible parking stalls in accordance with Schedule C. The accessible stalls and adjacent hatch walkways are correctly dimensioned. Currently, we have one Van Accessible Parking stall and one standard accessible parking stall. Please, See A-2.000 Level P1.

§ All bicycle parking should be fully dimensioned as per the standard drawings included in Schedule C of the zoning bylaw. A plan revision is required.

Response: All Long term and short-term Bike parking stalls are dimensioned as per Schedule C. See A-2.000 Level P1 and A-2.001 Level 1 Plan.

§ The Highway Access Bylaw indicates a maximum driveway crossing grade is 8% for 6m distance into the property from the property line. Following the agreed dedication of 1.37m on Davie St, the proposed ramp is non-compliant, with the grade increasing to 15% at 2.87m into the site. A plan revision is required.

Response: The ramp has been revised to the max driveway crossing grade of 8% for the first 6.1m (20'-0") following the rest of the ramp by 15% slop, and 20'-0" (6.0m) width. See A-2.000 Level P1 and A-2.001 Level 1 Plan.

§ The functionality of vehicle stalls R17 & 18 appear to be limited for vehicles entering/exiting stalls. The layout should be redesigned to avoid the potential for conflict between vehicles parking in these 2 stalls. A plan revision is required.

Response: Stalls R17 and R18 (currently labeled as 12 and 13) have been revised to enhance vehicle entry and exit functionality.

§ Staff support the relocation of the PMT so that it is adjacent to driveway crossing, to minimize impact to the building corner with CRU, simplify future servicing of the PMT, and allow opportunities for improved tree planting locations.

Response: PMT is now moved. Please refer to architectural site plan / level 1 plan.

Underground Utilities Review

Contact: Marcin Jedynak, Supervisor, Infrastructure Planning & Underground Utilities, at 250.361.0550 or mjedynak@victoria.ca

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

§ A sanitary attenuation report is required. If attenuation is required, it must be shown on the plans prior to Committee of the Whole and staff will recommend that Council secure the commitment to attenuation through a legal agreement registered on title prior to final approval of the rezoning.

§ Please provide dimensions to the nearest property line for all proposed services on the civil plan (including fire & irrigation)

§ Sizes of all services are not noted and what is being proposed may not work with size of the mains. Please provide propose service sizes.

§ Depending on the demand and size of the water services the City may recommend using the Davie instead of Fort Street main.

For Information prior to Building Permit Submission/Approval:

§ The details of the approved Sanitary Attenuation report will be required to be met.

§ The applicant is required to retain the services of a Qualified Professional to characterize soils to be excavated and removed from the jobsite in order to inform the disposal location and ensure compliance with Provincial Legislation. The soil assessment must include samples from proposed service trench locations, **with a report to be provided to the City**. This is required to allow the City to provide the most accurate estimate and to install the new services most efficiently. The cost to serve (including sampling and disposal of soil) is through a fees established through Bylaw, and for more information, refer to the City of Victoria's FAQs found on the City's website.

§ Additionally, soil from a property with a current or former BC CSR Schedule 2 Activity must comply with provincial soil relocation requirements, including the one-week notification period prior to soil relocation.

§ A [Street Occupancy Permit](#) from Transportation Engineering will be required for work in the roadway.

§ 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 to register.

Stormwater Management Review

Contact: Brianne Tenk, Stormwater Management Specialist, at 250.361.0443 or btenk@victoria.ca

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

§ As per previous comment, please provide a stormwater management plan incorporating green stormwater infrastructure to mitigate increase to site impervious area.

Permits and Inspections

Ray Berkeley, rberkeley@victoria.ca

Provide the below items if the plans are required to be resubmitted after this review showing compliance with the BCBC.

§ Designer to provide the spatial separations and unprotected openings calculations meeting BCBC.

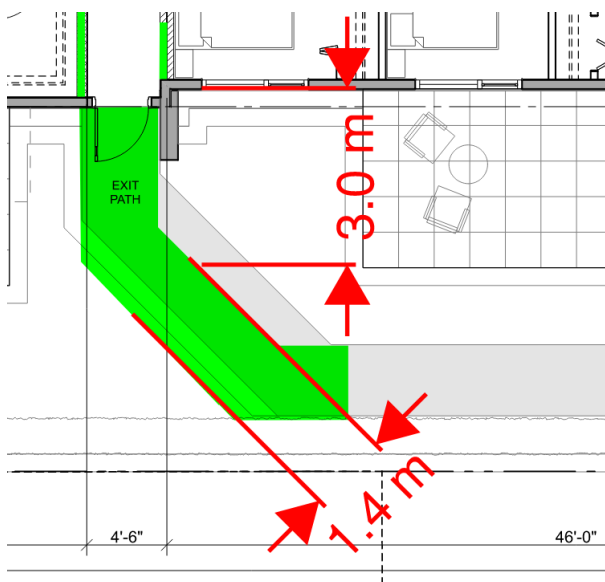
Response: Please refer to DRAFT code report dated August 28, 2023. A more updated Code report to be provided during Building Permit stage.

§ Designer to demonstrate 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: It would be prudent to relocate the connection to limit any potential tripping hazards. If this cannot be done, we may be able to provide an alternate solution to address the issue. However, new location of Siamese connection is proposed. Please refer to architecture site plan / level 1 plan.

§ Designer to demonstrate the required protection of exits where required meets the BCBC. This appears to be required where there is egress on the sides of the buildings where the occupants will not have the 3 m (scaled off plans) required under 3.2.3.13. of the BCBC.

Response: This exit is non-existent any more. Please refer to A-2.001 Level 1 Plan / Site Plan.



Fire

Megan Saball, msaball@victoria.ca

§ Current location/ design ("Y") of the fire department connection will have hoses going across the main entrance and into a bike rack. Hoses must not create a tripping hazard at access and egress, and fixtures must remain clear.

Response: Fire department connection is relocated, See A-2.001 Level 1 Plan/ Site Plan.

Resubmission

Please resubmit the following to : zoning@victoria.ca.

The following are required for your resubmission (PDF format):

- a letter with itemized responses to each of the comments in this review summary (not required for comments listed under the heading "Information for Building Permit Application")
- full set of plans incorporating all changes to the previous submission
- full set of plans with revisions bubbled and numbered to identify all changes (bubbles indicate where changes have been made to the previously submitted plans, and each change is numbered)
- a list describing changes that have been made to the previous set of plans, relating to the 'bubbled' drawings preferably by a numerical reference
- any other supporting information.

List of major changes from previous submission:

- Ramp widened to 20ft.
- Relocated PMT towards south along Davie per request above.
- Parkade level relayout per movement of PMT.
- Improvement of Accessible Unit B3.
- Better treatment of the site corner at CRU space.
- Revised landscape design on L1 change with new location of PMT

Should you have any questions, please do not hesitate to reach our office.

Kind Regards,

Rhys Leitch M.Arch Principal

604 688 4220 Extension 509

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