

Samantha Cole

From: Zoning
Sent: October 1, 2021 4:31 PM
To: Samantha Cole
Subject: FW: Response to REZ No. 00759 -557 Simcoe - resubmission comments of May 3, 2021 plans
Attachments: 557 Simcoe St bubbled 3rd version.pdf; 557 Simcoe 3rd response.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Best,

Chris Dudley
Planning Technician
Development Services
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0505



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: Laura Nixon <l.nixon@hotmail.com>
Sent: October 1, 2021 3:47 PM
To: Zoning <zoning@victoria.ca>
Subject: Fw: Response to REZ No. 00759 -557 Simcoe - resubmission comments of May 3, 2021 plans

please confirm you have received thank you

From: Laura Nixon <l.nixon@hotmail.com>
Sent: October 1, 2021 12:14 PM
To: cmedd@victoria.ca <cmedd@victoria.ca>
Cc: Mark Imhoff <info@homesalesvictoria.com>
Subject: Response to REZ No. 00759 -557 Simcoe - resubmission comments of May 3, 2021 plans

Hello Chelsea please find below our responses to your comments on May 3rd 2021. For ease of resubmission, I have responded to your email with bold capitalized response beside each question and I have shown the applicable page to look at on the revised plans for changes.

Chelsea, I appreciate your conversations with us regarding the proposed redevelopment and I would respectfully request that the planning department reconsidering supporting our design concept. We believe that our design takes a property that originally housed only one home and creates 4 townhouses suited to

many family needs in our neighbourhood and we are hopeful that we can now proceed with the next step of presenting to City of Victoria council.

Thank you for your time. Sincerely Laura Nixon

From: Chelsea Medd <cmedd@victoria.ca>
Date: July 8, 2021 at 4:24:55 PM PDT
To: The Mark Imhoff Group <info@homesalesvictoria.com>
Cc: Laura Nixon <l.nixon@hotmail.com>
Subject: REZ No. 00759 - 557 Simcoe - resubmission comments of May 3, 2021 plans

Hi Mark and Laura,

Thank you for your submission on May 6, 2021. Apologies for the delay in response as staff reviewed the application. Thank you Mark for the call yesterday to discuss our Planning comments. As a summary, I've reviewed with my Assistant Director, and we still have concerns with the building forms, site planning, and prominence of the driveway access on the site and street frontage. Staff would strongly recommend a single building, which would be a better contextual fit and reduce the impacts of the driveway and parking. We are unsure at this time the Planning recommendation when this goes to Committee of the Whole. Please let us your openness to making the revisions if the design (2 buildings with two units in each) is brought to Council with a recommendation for further revisions/redesign. Ultimately, it would be a decision of Council as to the motion, however, if you could please indicate if you would be open to a redesign.

Planning

Notwithstanding the above, if proceeding with the current proposal, Planning has the following requirements prior to going to Committee of the Whole:

- Noting that the owner is agreeing to a housing agreement to not restrict rentals. Planning will make this a condition of the Rezoning for Council's consideration. **AGREED**
- Elevations/Floor Plans

Consider adding an overhang to emphasis the entry. **THERE IS AN OVERHANG HOWEVER WE ADDED AT FRONT UNITS A GLASS SLANTED AWNING WITH CHROME CHAIN**

**OVER EACH DOORWAY TO ENHANCE
LOOK SEE A001, A202, A301**

Staff have concerns with the large bathroom windows facing the street. This will likely result in either having blinds closed the majority of the time or the placement of opaque glass. Consider design solutions for a more friendly street presence.

**WE COMMIT TO WORK
WITH SGO VICTORIA LTD TO DESIGN
STAINED GLASS PANELS FEATURING A
MODERN WEST COAST SCENE IN FRONT
BATHROOMS TO ALLOW LIGHT IN AND
ENHANCE LOOK WITHOUT THE NEED FOR
CURTAINS SEE A102**

Provide material of railing on
elevations. **GLASS AND ALUMINUM
FRAME SEE A002**

Landscape Plan or Site Plan

The landscape plan shows vining plants along driveway, but there is no bed shown. Please revise as it will need planting space. Please ensure the drive aisle is also large enough. **SEE A002 SHOWING FENCE WITH VINING BEDS**

It is unclear whether the east side fence is new or existing. As well, the south fence. Please provide detail. Please show elevation of fence heights. **THERE IS AN EXISTING FENCE ON THE EAST SIDE HOWEVER IT IS OLD AND NEEDS REPLACING AS AGREED WITH THE NEIGHBOURS THIS WILL BE REPLACED BY A NEW FENCE WITH HEIGHTS AS SHOWN ON A002. THE SOUTH RETAINING WALL EXISTS AND WE ADDED A .5M ROCK MOTAR WALL IN FRONT OF THE PLANTINGS ALONG THE SOUTH WALL SEE A002**

- Plan Check - please see attached

Parks

Gregg Staniforth, gstaniforth@victoria.ca

Conditions to be met prior to Committee of the Whole:

Two proposed boulevard trees must be shown on the site plan. **ADDED BASED ON NEW LAYOUT FROM PLANNING SEE A002 AND A103**

Please add a note to the landscape plan 'new boulevard trees to be planted by City of Victoria Parks'. **ADDED SEE A002**

Info for BP Stage

Service boxes for 3rd party utilities (Hydro, Shaw, Telus) may not be installed in the municipal boulevard. **AGREED**

Inspections

Conditions to be met prior to Committee of the Whole:

Designer and owner to consider Fire Department Access to Buildings 9.10.20.3. **WE BELIEVE WE MEET ACCESS REQUIREMENTS AS A PART 9 BUILDING HOWEVER WE HAVE EMAILED PERMITS TO CONFIRM WITH NO RESPONSE TO DATE. WE DID PROVIDE CODE APPREAL REFERENCES IN THIS EMAIL TO PERMITS AND THEY ARE INCLUDED FOR YOUR INFORMATION. SEE EMAIL BELOW**

Re: 557 Simcoe St

LN

Laura Nixon

Fri 2021-10-01 10:33 AM

To:

• permits@victoria.ca

Cc:

- Mark Imhoff;
- josh adaptdesign.ca

Bcc:

- You

Hello my name is Laura Nixon, an owner of the property mentioned above. We did not receive a response to to our request that you clarify that fire access is not required. Would someone be good enough to get back to us ASAP as this has been outstanding since July. Thank you in advance, Laura Nixon 250 415-5008

From: josh adaptdesign.ca <josh@adaptdesign.ca>
Sent: July 13, 2021 12:36 PM
To: permits@victoria.ca <permits@victoria.ca>
Cc: Laura Nixon <l.nixon@hotmail.com>; Mark Imhoff <mark.imhoff@icloud.com>
Subject: 557 Simcoe St

-
Hi there,

We recently applied for a rezoning at 557 Simcoe St and the Building Inspections department has requested us to provide fire department access to the buildings. As this is a part 9 building, fire department access is not required. There are multiple code appeals to support our case that it is not required as the prescriptive provisions for providing fire department access are deemed to only apply to part 3 buildings. We went through this in the past with CoV by providing the code appeal and it was waived on the previous project as well. In that case we were dealing with Brad Siefert in the Fire Department. Below are 3 similar code appeal links and there are several more also on the website which support this even further. We would like to resubmit our application right away and this was noted as a deficiency that needed to be met prior to committee of the whole so please respond ASAP so we can have our application submitted.

<https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/building-code-appeal-board/building-code-appeal-board-decisions/bcab-1584?keyword=FIRE&keyword=DEPARTMENT>
<https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/building-code-appeal-board/building-code-appeal-board-decisions/bcab-1584?keyword=FIRE&keyword=DEPARTMENT>

[decisions/bcab-1285?keyword=FIRE&keyword=DEPARTMENT](https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/building-code-appeal-board/building-code-appeal-board-decisions/bcab-1236?keyword=FIRE&keyword=DEPARTMENT)
<https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/building-code-appeal-board/building-code-appeal-board-decisions/bcab-1236?keyword=FIRE&keyword=DEPARTMENT>

Regards,

Josh Collins Owner & Lead Designer

Adapt Design

www.adaptdesign.ca

e: josh@adaptdesign.ca

c: 250-893-8127

Land Development Review

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

Conditions to be met prior to Committee of the Whole:

Thank you for confirming that a PMT will not be required.

Please indicate conceptually how the development will be powered. 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 shall be installed underground in ducts. **AGREED**

On A-103, revise the wording "Proposed R.O.W." to "Proposed SRW". Show the revised SRW width on A-002 and A-103 as per Transportation Review comment below. Add the wording "Proposed SRW" on A-002 as well.

CHANGED SEE A002 AND A103

Permeable pavers are not permitted in the City's portion of the driveway crossing. Please indicate the City's portion as broom finish concrete as per City standards on both A-002 and A-103. Show the dimension of the driveway crossing in the City right of way on these plans as well.

AGREED SEE A002

For Information prior to Building Permit Submission/Approval:

Note revisions in red from the Application Review Summary January 26th, 2021:

As per the authority given to municipalities under the *Local Government Act*, as a condition of building permit approval, the applicant is financially responsible for full frontage works to the centreline of the Simcoe Street frontage, 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, and to the satisfaction of the Director of Engineering and Public Works. The frontage works include, but are not limited to:

- curb, gutter and sidewalk replacement (sidewalk to be 1.75 metres in width **located at the curbside with a 0.15 metre curb**) **AGREED SEE A002 AND A103**
- removal of the redundant driveway crossing and construction of a new driveway crossing, with 1.5 metre flares and **a slope** adhering to the City's Highway Access Bylaw No. 91-038 **AGREED A002 AND A103**
- 2x 50mm conduits and junction boxes for future street lighting along the frontage if requested at time of building permit review **AGREED**
- pavement restoration up to the centreline of the road allowance along the frontage **AGREED**

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- roadway surface drainage works as required **A002 AND**
- underground City utility works including sanitary sewer, storm drain and water supply (including fire hydrants/adequate fire protection coverage as required by the Fire Department)**AGREED**
- boulevard improvements and **two** new street trees **at 8.0 metre spacing**, ensuring plans are consistent with comments from Parks Division staff. **AGREED SEE A002**

The remainder of the comments for information for building permit submission in the Application Review Summary still apply.

Transportation Review

Contact: Mike van der Laan, Transportation Planner, at 778-350-3158 or mvanderlaan@victoria.ca

Conditions to be met prior to Committee of the Whole:

In the Application Review Summary dated January 26th, 2021, staff had requested an in-bound sidewalk along the internal Statutory Right of Way (SRW) boundary to meet Council approved objectives related to enhanced facilities for pedestrians and urban forestry. Given the revised application with a smaller frontage, in-bounding for this smaller section is not practical, as both the tree spacing and sidewalk transition are tighter than City standards. Please incorporate a revised plan that includes a 1.75 metre curbside sidewalk (plus 0.15m curb) and a 2.0 metre boulevard with two trees in the SRW at 8.0 metre spacing. One shared pathway crossing the boulevard in the SRW is supported between the trees. The SRW can be reduced from 2.6 metres to **2.0 metres. See attached conceptual sketch.** Please revise the next plan submission accordingly.
AGREED SEE A002 AND A103

Clearly indicate the driveway slope. Show the dimension for the 8% driveway slope that is to start from the inner SRW line into the property for 6 metres. The grades in the SRW are to slope 1-3% towards the City right of way as per the Subdivision and Development Servicing Bylaw No. 12-042. Indicate the slope for the driveway crossing in the City right of way portion. **ADDED SEE A103**

Add note on A-103 that the curb use along the frontage will be time-limited parking. Details will be provided at building permit. **AGREED**

Underground Utilities Review:

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

Thank you for providing the sewage flow calculations
completed by Hoel Engineering, dated April 22nd,
2021. Staff is currently reviewing this report.

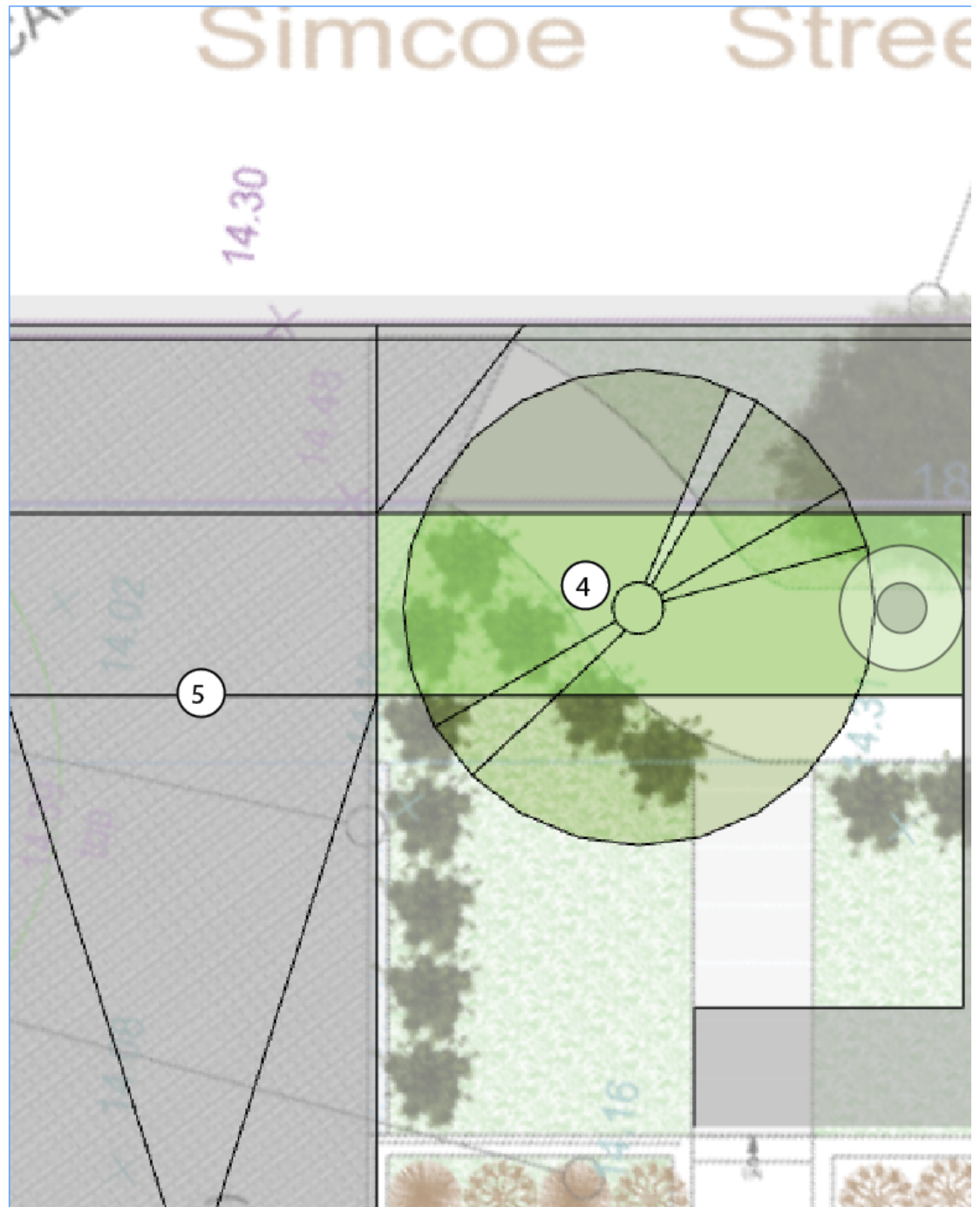
Chelsea Medd

Planner - Development Services
Department of Sustainable Planning and Community Development
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

T 250.361.0254 F 250.361.0386

Please think before you print





- ① 1.75m curbside sidewalk and 0.15m curb
- ② 2.0m planted boulevard
- ③ Combined 1.2m entrance pathway