

CITY COMMENTS & RESPONSE SUMMARY

1733, 1735, and 1737 Fairfield Road (REZ00821 & DPV00204)

Applicant: Aryze Developments Inc.

City TRG Application Review Meeting: 24 May 2022

City TRG Comments Received: 03 June 2022

Applicant Responses Submitted: 22 July 2022

1.0 Development Services Division Comments:

Contact: Patrick Carroll, Area Planner / pcarroll@victoria.ca / 250-361-0343

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		Resolution Required:			Response by:	Applicant Responses	Status
		Prior to CoTW	Prior to Public Hearing	Prior to BP Submission			
Conditions to be met prior to Committee of the Whole:							
1.1	A second community consultation phase is required, at the expense of the applicant, for revisions to the plans (height increased from 13.8 to 14.45, density increased from 1.61 to 1.68) presented during the Community Association Land Use Committee (CALUC) process, which do not appear to be in response to concerns arising from the CALUC consultation. The CALUC will be notified that a second community consultation phase is triggered in this case, and the CALUC may choose to waive the requirement for additional consultation. Please advise if the intention is to reduce the density and height, in which case the second community consultation phase is not required.	Y			Aryze	<p>Noted - thank you. Our intent is not to reduce the height of the building, and although the density of the building proposed has decreased slightly with this submission (from 1.68 to 1.67 FSR) we feel there is a strong rationale behind the massing and design decisions we've made to date. And although the overall form and character have not changed substantially since our initial CALUC and community presentations, we recognize the importance of the community engagement and will continue to work with the CALUC to determine next steps.</p> <p>In any case, we are prepared and happy to engage in a second community consultation phase, through either a formal or informal process following direction from the CALUC. At this stage we feel that sometime following a formal review by the Advisory Design Panel (which may trigger design revisions) would be the most appropriate timing for the next round of community consultation.</p>	For information only.
1.2	The City does not have a formal density transfer policy. However, Official Community Plan (OCP) policy supports heritage conservation through a variety of incentives and allowances including, but not limited to density bonusing. The Local Government Act provides for bonus densities for the conservation or provision of amenities, which may include preservation of heritage assets. Based on your proposal, a parallel rezoning application is anticipated that will demonstrate how preservation and revitalization of Abkhazi Gardens will be ensured.	Y			Aryze	<p>Noted - thank you. For details regarding the parallel rezoning application, please refer to the rezoning application for 1964 Fairfield Rd / 507 Foul Bay Rd, submitted by the TLC Land Conservancy of BC on June 27, 2022.</p>	For information only.
1.3	An OCP Amendment is required as the proposal exceeds the density, height and use for Traditional Residential designation. Application materials should clearly outline proposed amendments to the OCP, including the letter to the Mayor and Council, and outline how the proposed amendments are supported by plan objectives or other relevant policy.	Y			Aryze	<p>Noted - thank you. In addition to the notes included in our application drawings and supplemental reports highlighting the proposed Zoning Bylaw variances, we have included language in our updated Letter to Mayor and Council which addresses our proposed amendments to the OCP. In addition, we have worked with Cascadia Architects to prepare a supplementary 'Design Rationale Letter' which better explains the reasoning and thought process behind the proposed variances and design decisions.</p>	For information only. See updated 'Letter to Mayor & Council' (22-July-2022), and '1733-37 Fairfield Road: Design Rationale Letter' (20-July-2022) included with our resubmission.
1.4	This application will be reviewed by the Advisory Design Panel (ADP).	Y			Aryze / Cascadia	<p>Noted - thank you.</p>	For information only.
Additional Information Required:							
1.5	Additional information, specifically including land lift analysis prepared by an independent third-party consultant, is required to assess the proposed density bonus.	Y			Aryze	<p>A land lift analysis will be undertaken and we will follow City process to ensure the information is shared to support this discussion.</p>	In progress.
1.6	The letter to Mayor and Council noted that the proposed development utilizes 37% of the density that is possible on the Abkhazi Gardens site, with the balance being released and secured as a financial donation for The Land Conservancy (TLC). Please clarify any monetary amenity contribution proposed as part of this application.	Y			Aryze	<p>We will share the relevant information on the monetary contribution Aryze made to TLC in a follow-up letter accompanying the land lift analysis.</p>	In progress.

1.7	1737 Fairfield Road may have heritage value. Please provide information on any heritage significance of the subject properties or known alterations or additions to the existing homes.	Y			Aryze	<p>Below is a summary of the heritage significance of the properties that make up this development site:</p> <p>1737 Fairfield Road:</p> <ul style="list-style-type: none"> - Built in 1945 - Has no heritage significance. - Does not meet the City's basic criteria for Heritage Designation <p>1735 Fairfield Road:</p> <ul style="list-style-type: none"> - Built in 1978 - Has no heritage significance. - Does not meet the City's basic criteria for Heritage Designation <p>1733 Fairfield Road:</p> <ul style="list-style-type: none"> - Built in 1910 - Has no heritage significance. - The house has been modified to accommodate 3 suites, and improvements have been made over the decades to modernize the interiors. - Though it is unlikely that we will be able to relocate this home due challenges navigating overhead power lines, we suspect the home contains rare and valuable building materials that are not available today (such as old growth lumber), so we are exploring options to deconstruct and salvage these materials so that they can be diverted from the waste landfill and repurposed. 	For information only.
1.8	Please provide an updated letter to Mayor and Council providing more details on the proposal, specifically to revise as required to reflect changes to the submission resulting from the comments in this letter.	Y			Aryze	Done - see response to item# 1.3 above.	For information only. See updated 'Letter to Mayor & Council' (22-July-2022), and '1733-37 Fairfield Road: Design Rationale Letter' (20-July-2022) included with our resubmission.
1.9	Please provide a physical materials board.	Y			Cascadia	Noted - thank you. A physical materials board will be provided to the City in advance of a Committee of the Whole meeting and/or ADP.	For action prior to CoTW.

Design Guidelines:

1.10	The Design Guidelines for Multi-unit Residential Development outline that parking should be located underground or to the rear of buildings to minimize the impact on streetscape appearance and pedestrian amenity path and continuity, and to maximize ground level space for landscaping. Staff recommend that underground parking be considered as the proposed lot coverage hinders the ability to accommodate surface landscaping that could assist in buffering adjacent properties and increasing usable landscaped area and/or amenity space.	Y			Cascadia / Biophilia	Surface parking is preferred to an underground approach for this proposal. Please refer to the Design Rationale Letter included with this resubmission for a detailed response to this comment.	Outlined in Design Rationale Letter.
1.11	The guidelines emphasize that building and site design provide unity and sensitivity to context. Please consider revisions to address the scale, massing, articulation, rooflines, window placement, and/or materials with the aim of better reflecting the surrounding Traditional Residential neighbourhood context. The guidelines emphasize ensuring a transition from higher density development to abutting buildings, which in this application should include simplifying the roofline to better fit surrounding architecture.	Y			Cascadia / Aryze	The roofline for this proposal is central to its architectural expression and has been developed to fit with the surrounding architecture. Please refer to Response to Comment 1.12 and the Design Rationale Letter included with this resubmission for a detailed response to this comment.	Outlined in Design Rationale Letter.
1.12	Please revise the design as shown in the East Elevation to avoid the appearance of a solid wall and consider shading impacts on adjacent properties.	Y			Cascadia / Aryze	The East Elevation and roofline in this location has been revised to improve the transition to the adjacent single family residence. Please refer to the Design Rationale Letter included with this resubmission for a detailed response to this comment. Note that revisions to this portion of the building (specifically the removal of the vertical sidewall louvers and the introduction of a mechanical area open to above) have triggered adjustments to the FSR calculation. A window overlay illustrating the relationship between the adjacent single family residence and the East Elevation has been included in this resubmission to assist in clearly capturing these revisions.	Outlined in Design Rationale Letter. See Architectural Drawings - Sheets: A-010, A-050, A-051, A-053, A-103, A-104, A-201,
1.13	The projected upper floor, limited variety of materials, and contemporary roofline combine to stray from the residential context of the area, please address and specifically consider incorporating more vertical proportions in elements visible from public streets.	Y			Cascadia / Aryze	The rhythmic proportions of the two storey townhouse volumes and the primary residential entrance are dominant vertically oriented elements in the architectural expression of the proposal. Please refer to the Design Rationale Letter included with this resubmission for a detailed response to this comment.	Outlined in Design Rationale Letter. See Architectural Drawings - Sheet: A-010
1.14	New development that is located on a corner site should be designed to contribute to both streetscapes. Please consider adding façade treatments to add visual interest at the street level and emphasize ground level entrances, such as appropriate materials such as wood or similar materials to accent the brick at this level.	Y			Cascadia / Aryze	Tongue and groove wood grain soffits are proposed for ground floor residential entrances, recessed balconies, and the primary residential entrance. Further refinement of the residential entrances along Fairfield Road has also been developed in response to this comment. Please refer to the Design Rationale Letter included with this resubmission for a detailed response to this comment.	Outlined in Design Rationale Letter. See Architectural Drawings - Sheets: A-000, A-010, A-200, A-201

Additional Comments:

1.15	Please consider providing affordable and/or rental housing secured by legal agreement with your proposal.	Y			Aryze	<p>Though we are building homes across the housing continuum, and have applications for a number of purpose built rental projects and affordable home ownership in process with the City of Victoria, as well as elsewhere in the CRD, this is a 100% market condominium housing project intended for home ownership.</p> <p>As a business we are very aware of the need to provide public benefit with all of our projects and this can take many forms. In previous projects in the City of Victoria we have provided affordable home ownership programmes. In this instance we feel a unique partnership with the TLC will offer a significant public benefit that the community places great value on.</p>	For information only.
1.16	Please consider fully accessible or additional adaptable units as part of this proposal to strengthen the application.	Y			Aryze / Cascadia	<p>Following BC Building Code Accessibility & Adaptable Housing Standards, we have completed a cursory review of our suite plans to assess which units can be readily modified to meet either accessible or adaptable design requirements. Below is a brief summary of our findings:</p> <p>A) Units most easily modified to BCBC Adaptable Standards: Units 9, 10, 16, 17, 18, & 19 due to generous size and layout (6 total = 32%)</p> <p>B) Units modified to BCBC Adaptable Standards with some substantial adjustments: Units 7, 8, 15 due to more moderate size and layout (3 total = 15.5%)</p> <p>C) Units not well suited for modification to BCBC Adaptable Standards: Units TH1, TH2, TH3, TH4, TH5, & TH6 due to two storey layout (6 total) Units 11, 12, 13, & 14 due to highly limiting shear wall flexibility (4 total, 10 combined = 52.5%)</p> <p>Ultimately, inclusion of modifications to meet adaptable design standards/needs will be a buyer decision. Our present strategy is to prepare a set of alternative floor plans for the units noted in category (A) above, and make these unit options available to pre-sale buyers up to a specific phase in the construction process.</p>	For information only.
1.17	The Tenant Assistance Policy is applicable to rezoning applications to redevelop or demolish any building that will result in loss of existing residential rental units. The Tenant Assistance Plan submitted meets and in some cases exceeds the policy guidelines for this application. The application provides greater compensation amounts than the policy requirements for rent compensation, and moving expenses and has clearly identified how they will assist tenants who require additional assistance. Right of first refusal is not applicable for this application. If you have questions, please contact Rory Stever at rstever@victoria.ca or housing@victoria.ca .	Y			Aryze	Noted - thank you. We have received email confirmation from Rory Stever on May 25th that our Tenant Assistance Plan has been reviewed and approved, so we will follow this plan accordingly and provide tenant status updates at a Committee of the Whole Meeting.	For information only.
1.18	NOTE: The Plan Check for the proposal has outstanding issues/ missing/ or incorrect information. Please ensure that your resubmission addresses these items. If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check.	Y			Cascadia	Thank you - Plan check comments have been noted and drawings have been adjusted to suit. Please see itemized responses below.	For information only.
1.18.1	Dimension the proposed lot's property lines.	Y			Cascadia	Property lines have been dimensioned.	Resolved. See Architectural Drawings - Sheet: A-050
1.18.2	Confirm the floor area of the 4th storey. The floor area diagram show the calculations going out towards the skylights, which appears to be outside based on the floor plan. Please confirm if there is floor area.	Y			Cascadia	There is no reference to the exclusion of area from floor area calculations due to reduced height clearances in the Zoning Regulation Bylaw Schedule A definitions. This being the case, though the floor area below these skylights is not full height, we understand that it still counts towards total floor area and FSR calculations.	For information only.
1.18.3	Show the existing grade lines on the elevations.	Y			Cascadia	Existing grade lines are now indicated on the elevations.	Resolved. See Architectural Drawings - Sheets: A-200, A-201
1.18.4	Provide elevations of the building where the proposed fence does not block the building.	Y			Cascadia	Elevations have been adjusted so that the proposed fence does not block the building.	Resolved. See Architectural Drawings - Sheets: A-200, A-201
1.18.5	Dimension the height of the patios, stairs, and ramp off of Fairfield Rd and Beechwood Ave to the existing or proposed grade, whichever is lower. If they exceed 0.6m above the existing or proposed grade, whichever is lower, they are subject to setbacks and site coverage. Ensure there is a projection into the setback dimension, they are included in the site coverage, and not included in the open site space if so.	Y			Cascadia	Patios, stairs, and ramp off of Fairfield Rd and Beechwood Ave have been dimensioned to existing or proposed grade per this comment. The raised area in front of the primary residential entrance exceeds 0.6m above grade - dimensions and site coverage have been adjusted to suit.	Resolved. See Architectural Drawings - Sheets: A-051, A-200
1.18.6	Confirm if the brick walls on the sides of the building facing the street are a fence or part of the building.	Y			Cascadia	Brick walls are a fence, not part of the building.	For information only.
1.18.7	Show the required curb barriers on the site plan for the parking stalls.	Y			Cascadia	Curb barriers are now shown on the site plan for the parking stalls.	Resolved. See Architectural Drawings - Sheets: A-050, A-101
1.18.8	Dimension the required 1.0m landscape area between the parking stalls and the neighbouring property, as per Schedule C.	Y			Cascadia	1.0m landscape area between the parking stalls and the neighbouring property has been dimensioned.	Resolved. See Architectural Drawings - Sheets: A-101

1.18.9	Dimension the height to the ground that it (the fence) is on, not to the average grade.	Y			Cascadia	The elevations have been adjusted per Comment 1.18.4. Fence location is now indicated with a dashed line and dimensioned to the ground it is on, not to the average grade. Fence design will meet the intent of Fence Bylaw No. 93-112.	Resolved. See Architectural Drawings - Sheets: A-200, A-201
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Engineering and Public Works Department Comments:

2.0 Land Development Review:

Contact: Deb Becelaere, Engineering Technologist / dbecelaere@victoria.ca / 250-361-0355

Conditions to be met prior to Committee of the Whole:

-	<i>NOTE: This review is for the applicant's plan submission received by the City on May 4th, 2022. Note that all plan resubmissions will be re-reviewed by the Engineering Department, so additional comments and/or requirements to the ones below may be sent to the applicant.</i>	-	-	-	-	-	-
2.1	<p>Thank you for indicating the preliminary BC Hydro servicing on the plans. Confirmation from BC Hydro that the proposed design is supported is recommended by staff prior to Public Hearing. 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 are to be installed underground in ducts.</p> <p>Also, please confirm how BC Hydro will access this PMT for servicing. Staff preference is for access to be off of the driveway. If it has to be across the boulevard, please indicate “reinforced boulevard as per BC Hydro and Parks Division standards” at the PMT location in the boulevard area, on both the civil plan and landscape plans in the next resubmission.</p>		Y		AES / McElhanney / Biophilia	<p>The current design is for all electrical services on-site to be routed underground through cable ducts.</p> <p>Regarding BC Hydro access to the PMT for servicing, their standard notes that the PMT must be installed within 3.0m of a driveable surface, measured from the center of the PMT to the curb. Their standard further states that this requirement is dependant on the access to trucks with a further reach within the area, and not limited to BC Hydro crews. There are Hiab trucks with further reaches in the area that BC Hydro service technicians have access too. Therefore, there should not be an issue with servicing the PMT from the driveway which currently has a distance of 3.62m from the center of the PMT to the edge of curb.</p> <p>In addition, the Preliminary Service Plan and Landscape Site Plan have been updated to include the reinforced boulevard area adjacent to the PMT pad (notations have also been added per City direction).</p>	Resolved. See updated: Preliminary Civil Plan and Landscape Site Plan (L1).
2.2	<p>Thank you for submitting the conceptual servicing plan. Please make the following revisions for the next submission (further detailed review comments will be provided at building permit):</p> <p>a. Title the next submission as 'Preliminary Civil Plan'.</p> <p>b. Indicate the driveway crossing grade in the City right-of-way as well as for 6 metres into the lot.</p> <p>c. Indicate a curb extension at Beechwood Avenue at Fairfield Road (see Transportation review comments below).</p> <p>d. Indicate trees and an irrigation service on the Fairfield Road frontage (see Parks Division review comments below).</p> <p>e. Revise the paving extents on Beechwood Avenue to extend to the centreline of the roadway. Revise paving at the corner to be right angles versus the curve.</p> <p>f. Indicate the reinforced boulevard for PMT access if required.</p> <p>g. Show the SRW along the Fairfield Road frontage on the civil plan. Label the SRW on the landscape plans.</p>	Y			McElhanney / Biophilia	<p>McElhanney:</p> <p>a. Revised on Preliminary Civil Plan.</p> <p>b. Revised on Preliminary Civil Plan.</p> <p>c. Revised on Preliminary Civil Plan.</p> <p>d. Revised on Preliminary Civil Plan.</p> <p>e. Revised on Preliminary Civil Plan.</p> <p>f. Revised on Preliminary Civil Plan.</p> <p>g. SRW has been labelled and dimensioned on Preliminary Civil Plan, Tree Removal and Protection Plan, Landscape Site Plan, and Tree Planting Plan.</p>	Resolved. See updated: Preliminary Civil Plan, Tree Removal and Protection Plan, Landscape Site Plan, and Tree Planting Plan.

For Information prior to Building Permit Submission/Approval:

2.3	<p>As per the authority given to municipalities under the Local Government Act, the developer is financially responsible for frontage works to the centreline of the Fairfield Road and Beechwood Avenue frontages, 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 (as amended), and to the satisfaction of the Director of Engineering and Public Works. The frontage works include, but are not limited to:</p> <ul style="list-style-type: none"> a. curb, gutter and sidewalk replacement (alignment and width as per the approved rezoning plans) on both frontages b. curb extension at Beechwood Avenue at Fairfield Road as per the approved rezoning plans c. removal of the redundant driveway crossings and construction of a new driveway crossing, adhering to the City's Highway Access Bylaw No. 91-038 d. 2x 50mm underground conduits stubbed in junction boxes at each end along the Fairfield Road frontage e. pavement restoration to the centreline of the roadway along the Beechwood Avenue frontage and scope up to the centreline to be determined at building permit for the Fairfield Road frontage e. all associated road markings and street signage as required f. roadway surface drainage works as required; replacement of catch basin and leads g. underground City utility services for sanitary sewer, storm drain and water supply, as well as a boulevard irrigation service/meter, and adequate fire protection coverage as required by the Fire Department h. rehabilitated boulevards and street trees on both frontages as approved by the Parks Division 			Y	McElhanney / Aryze	<p>Noted - thank you.</p> <p>We have include boulevard rehabilitation notes on the landscape site plan. We have added boulevard trees and notes indicating the trees are to be approved by the Parks Division on both the site plan and the tree planting plan.</p>	For information.
2.4	<p>As part of the submission requirements for the building permit, a fully dimensioned and detailed civil plan for the frontages, prepared by a professional civil engineer, shall be submitted for approval. The plan shall include a profile indicating all existing and proposed grades, all existing and proposed City infrastructure and the location and dimensions between existing and proposed trees, underground servicing and utility poles. The plan shall be plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale and include an approved Works and Services Check Table.</p> <p>Also, a landscape plan for the frontages, prepared by a professional landscape architect, indicating the rehabilitated boulevards, street trees, and tree details and specifications as required by the Parks Division shall be submitted. Fees for service connections and deposits for the frontage works shall be paid by the developer prior to building permit issuance. The developer may be required to enter into a Subdivision and Development Servicing Agreement with the City, which is executed prior to building permit approval.</p>			Y	McElhanney / Aryze	<p>Re: Civil Plan: Noted - thank you. A Preliminary Civil Plan has been provided.</p> <p>Re: Landscape Plan: We have include boulevard rehabilitation notes on the landscape site plan. We have added boulevard trees and notes indicating the trees are to be approved by the Parks Division on both the site plan and the tree planting plan.</p>	For information.
2.5	The civil plan shall detail all existing and proposed third-party utilities (such as hydro, phone, cable, internet, gas) associated with the property. It is strongly recommended that the developer contact the relevant utility companies well in advance of submitting civil plans for the building permit to determine detailed underground or overhead third-party servicing and how connections will be made to the property if upgrades are required, in order to expedite the civil plan review for approval. Utility permit approval will not be given by City staff until the detailed civil plan at building permit stage has been signed off and approved by the utility company and City staff.			Y	McElhanney	Noted - thank you.	For information.
2.6	Note that after building permit issuance, the applicant's contractor(s) will require temporary Street Occupancy Permits through the Engineering Department (Transportation Section), as all work in the City right-of-way requires such permits. These permits grant permission to work from the City right-of-way including the street, sidewalk and boulevard. Please refer to the City of Victoria's website for more information.			Y	Aryze	Noted - thank you.	For information.

3.0 Transportation Review:

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

Conditions to be met prior to Committee of the Whole:

3.1	Please revise the plans to provide the 2 required visitor parking stalls. Residents make a choice to live in a building without parking or live car light. Visitors are more difficult to target through Transportation Demand Management strategies. Car share memberships and usage credits are a recommended TDM strategy for units with more than one parking stall proposed - in addition to the proposed enhanced bike parking. A plan revision is required.	Y			Aryze / B&A / Cascadia	<p>Noted - we have revised our plans to include 2 required visitor parking stalls (stalls# 21 & 22).</p> <p>Though our on-site visitor parking, accessible parking, and short term bicycle parking provisions, meeting the City's parking bylaw requirements (Schedule C, Zoning Bylaw), the 20 on-site residential vehicle stalls proposed is 8 stalls below the bylaw requirement. However, The proposed vehicle parking ratio of 1.05 spaces per unit is consistent with City objectives to right size vehicle parking. The site is well located in regard to nearby viable non-private vehicle transportation options as well as nearby amenities.</p> <p>In addition, our proposal includes a number of Transportation Demand Management (TDM) measures which work to help offset this perceived shortfall in on-site vehicle parking. These measures include: the inclusion of 30 long-term bicycle spaces (100% with electric charging capabilities) is 6 spaces above the bylaw requirement, the provision of a dedicated bike wash / repair station, and providing energized electric vehicle rough-ins for each resident vehicle space.</p>	Resolved. See Architectural Drawings - Sheet: A-101 + updated Parking Variance Report (Rev1)
3.2	To support the proposed vehicle parking shortfall, please adjust the bike parking to include a ground or wall anchored bicycle repair stand (with common bicycle maintenance tools, a bicycle pump, and a water faucet with functioning drainage) and capacity for a minimum of 30 bicycle stalls, of which: a. A minimum of 2 must accommodate oversized bicycles by having a minimum stall width of 0.9 metres and a minimum stall depth of 2.4 metres; b. A minimum of 50% must be equipped with electric bicycle charging stations, each of which is comprised of a 110 V wall outlet.	Y			Aryze / B&A / Cascadia	<p>Noted - we have revised our plans to include a sheltered bike repair / wash station in the parkade and in close proximity to the bike room. In addition, we have revised our bike room layout to accommodate 2 oversized bicycle stalls which meet minimum space requirements. Lastly, we are committed to providing 110V wall outlets for 100% of the secure long-term bike stalls.</p>	Resolved. See Architectural Drawings - Sheet: A-101
3.3	The applicant is to describe how garbage, recycling, and organics are collected from the site. Placing bins on the City right-of-way for any period of time is not permitted. A plan revision is required.	Y			Aryze	<p>Our plans have been reviewed by GFL Environmental Inc's, Commercial Sales Rep, Kenneth Proud (kproud@gflenv.com / 250-474-5145 Ext. 72128). Per his direction, we have sized our waste room to accommodate the following: 1x 3-yard cardboard bin 1x 2-yard garbage bin 2x 96-gallon tin plastic recycle totes 2x 96-gallon paper totes 1x64-gallon glass tote 1x64-gallon food waste tote</p> <p>In addition, we have revised our plans to include an on-site waste/recycling bin staging area (next to the PMT) where bins can be temporarily rolled out to, and emptied from, on scheduled waste collection days.</p>	Resolved. See Architectural Drawings - Sheet: A-101
3.4	An additional 0.2 metre Statutory Right-of-Way (SRW) is requested along Fairfield Road (for a total SRW of 1.06 metres) to provide space for a 2.0 metre sidewalk and retention of the boulevard width shown on the plans. Fairfield Road is a higher classified road than Beechwood Avenue and is in greater need for a planted buffer between pedestrians and motor vehicles and a wider sidewalk to support a greater number of pedestrians. A reduction in the sidewalk width on Beechwood Avenue from the proposed 2.0 metres to 1.8 metres is supported.	Y			Cascadia	<p>Clear direction for a 0.86m Statutory-Right-of-Way was provided by the City during our pre-application meeting and in follow-up discussions. We respectfully request that the S.R.W. width per this initial direction is retained as the design of the private to public interface along Fairfield Road frontage has been carefully calibrated in response to this constraint. Further reductions in planter and/or patio depth is viewed as negatively impactful to the functionality of the raised patio and planter buffering strategy employed in this location.</p>	For information.
3.5	Please include a curb extension onto Beechwood Avenue at the corner of Fairfield Road and Beechwood Avenue. Preliminary design inputs are to narrow the pedestrian crossing distance from 9.0 metre to 7.0 metres by extending the curb 2.0 metres onto Beechwood, with a corner radius of 6.0 metres, a stop bar 1.0 metre from the pedestrian crossing letdown, and a curb tie-in 6.0 metres from the stop bar with a back-to-back 3.0 metre curb radii transition. A plan revision is required.	Y			McElhanney / Cascadia	<p>Revised on Preliminary Civil Plan.</p>	Resolved. See: Preliminary Civil Plan
3.6	The proposal has driveway grades sloping to the roadway. Stormwater from private property is not permitted to drain onto the City right-of-way as per City bylaws. Drainage on private property will be required. A plan revision is required.	Y			McElhanney / Cascadia	<p>Noted on Preliminary Civil Plan. Details to be confirmed during detailed design phase.</p>	For information.

4.0 Underground Utilities Review:

Contact: Anhad Jolly, Utility Planning Technologist / ajolly@victoria.ca / 250-361-0263

For Information prior to Building Permit Submission/Approval:

4.1	The sanitary impact assessment review document provided by McElhanney, dated April 28th, 2022, 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		McElhaney	Noted - thank you.	For information.
4.2	Site servicing to the development is required to comply with the City's current bylaws and BC Plumbing Code. For building permit submission, a detailed site servicing plan prepared by a professional civil engineer, incorporating the City's base map information and indicating existing and proposed storm drain, sanitary sewer and water services (shown in colour) from the City main lines to the property line along the frontages must be provided for staff to review. The site servicing plan must be fully dimensioned and plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale and include depth at property line, sizes of pipes, profile views, and dimensions from the nearest side property line of all new services as per STD105 (2021). Please note: a. Storm Drain and Sanitary Sewer: New service connections in the City right-of-way, adequately sized per City standards, are installed by City crews at the developer's expense. Service connection fees must be paid by the developer at the time of building permit issuance. Fees will be charged to the developer as per the fee schedule in the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071 (as amended). The catch basins and leads require upgrade to current City standards. Note that City crews install the catch basin leads as marked by the developer's contractor, at the developer's expense. The developer's contractor installs the catch basin pots and tie-ins. b. Water Service: New domestic and fire water services to the property will be required based on new loads and plumbing requirements. The developer's engineer is required to calculate the hydraulic loads (M22) to determine the size of the proposed water service(s). The new water services are installed in the City right-of-way by City crews and the abandoned services are capped by City crews at the developer's expense. An irrigation service/meter may be required as per Parks Division requirements. Service connection fees must be paid by the developer at the time of building permit issuance. Fees will be charged to the developer as per the fee schedule in the Waterworks Bylaw No. 07-030 (as amended, e.g., Bylaw Amendment No. 16-079).			Y	McElhanney / Biophilia / Cascadia	Noted - thank you.	For information.
4.3	When determining/finalizing the above service connection locations, please ensure that required offsets from trees and third-party utilities are met.			Y	McElhanney	Noted - thank you.	For information.
4.4	Due to implementation of a new soil management process, the developer shall be responsible for soil analysis by a Qualified Professional in accordance with the BC Field Sampling Manual, at City underground servicing (water, sewer, drain) locations for the development, prior to building permit approval, to ensure that the soil is free from contaminants as per the Contaminated Site Regulation (CSR). Currently, supporting environmental documentation or material analysis for amounts of more than 120 tonnes will be required. The applicant is responsible for bore holes (preferred) or excavation at the servicing sites to conduct this testing. City crews require this information prior to adding the service installations in the work queue. A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway. Developers will be notified should this process change in the future. Note: Soil quality and the required disposal process may impact the developer's cost for the service installations.			Y	Aryze	Noted - thank you.	For information.
4.5	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.			Y	Aryze	Noted - thank you.	For information.

5.0 Stormwater Management Review:

Contact: Brianne Tenk, Stormwater Management Specialist / btenk@victoria.ca / 250-361-0443

Conditions to be met prior to Committee of the Whole:

5.1	The City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. We support and encourage the use of permeable surfaces for the parking stalls and other hard surfaces, rain gardens and green roofs and the preservation of as much green/open space as possible, in order to mitigate impacts to the City's stormwater system and the environment. Please consider integrating rainwater management practices into your design, such as a green roof, cistern or rain garden. The property owner may be eligible for financial incentives if the designs meet requirements as per the City's Rainwater Management Standards. Please visit www.victoria.ca/stormwater for more information.	Y			Biophilia / Cascadia / McElhaney	The permeable surface on the ground level is maximized by applying permeable pavers on the driveway and parking surface areas as well as all walkways and patios.	Resolved. See L1 in Landscape Plan for details.
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5.2	Please consider using the Permeable Paving with Underdrain design. This will enable the roof water to be infiltrated on-site. See the City's Rainwater Management Standards for details or contact Brianne Tenk.	Y			Biophilia / Cascadia	The permeable surface on the ground level is maximized by applying permeable pavers on the driveway and parking surface areas as well as all walkways and patios.	Resolved. See L1 in Landscape Plan.
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For Information prior to Building Permit Submission/Approval:

5.3	Please submit the product specifications for any proposed permeable materials for review at the time of building permit submission. Please clarify the type of permeable pavers that are shown on the rezoning plans as “Permeable Pavers – colour: multi grey”.			Y	Biophilia / Cascadia	Noted - thank you.	For information.
5.4	Please show locations of all on-site drains and their connection to the City storm drain main on the civil plans.			Y	McElhanney	Noted - thank you. These details will be determined and included on our working drawings once the project enters the detailed design phase.	For information.
5.5	The on-site plan shall clearly indicate the proposed stormwater management details, including specifications. To assist staff in calculating the rainwater rewards credits, please also indicate on the plan, in square metres, the: <ul style="list-style-type: none"> a. site impervious areas for the entire private property b. permeable surface areas for the entire private property c. any other GSI areas integrated into the design for the entire private property 			Y	Biophilia / Cascadia	Noted - thank you.	For information.
5.6	Note that construction must be completed prior to application of the Rainwater Rewards Program. The application is the responsibility of the property owner and/or designate.			Y	Biophilia / Aryze	Noted - thank you.	For information.
5.7	Stormwater treatment of the parking areas is required under Bylaw 14-071, Schedule H: Code of Practice for Automobile and Parking Lot Operations. The property owner is required to be registered under Schedule H at the time of occupancy. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or ASteele@victoria.ca to register.			Y	Biophilia / Aryze	Noted - thank you.	For information.

6.0 Parks Division Comments:

Contact: Gregg Staniforth / gstaniforth@victoria.ca / 250-361-1614

Conditions to be met prior to Committee of the Whole:

6.1	Tree Protection Bylaw No. 21-035 a. The executive summary in the arborist report states that seven onsite bylaw protected trees require removal. Please revise to match section 8.3 (six trees + one hedge).	Y			Biophilia	Thank you for catching this error. The Arborist Report has been revised and updated accordingly.	Resolved. See revised Arborist Report (Rev1).
6.2	Replacement Tree Plan a. Populus tremuloides 'Erecta' may be considered a medium canopy tree at maturity and therefore counted as 1:1 replacement species is appropriate soil volumes are provided. b. Proposed replacement tree in planting area 4 must be spaced at least 4m from tree OS3.	Y			Biophilia	a) There is sufficient soil volume for one Populus tremuloides 'Erecta' to be considered a medium canopy tree and counted as 1:1 replacement. b) The proposed replacement tree in planting area 4 has been moved to 4.0m from tree OS3 but due to the new location between the parking stalls this tree no longer qualifies to be a replacement tree. The drawings and replacement tree schedule have been revised to reflect these changes.	Resolved. See revised Landscape Plan & Arborist Report
6.3	Civil Plan a. Show existing municipal trees in the south Beechwood boulevard. b. Please show third party servicing and provide confirmation that BC Hydro supports the design.	Y			McElhanney / AES	a. Revised on Preliminary Civil Plan. b. Revised on Preliminary Civil Plan. BC Hydro has reviewed and approved this design.	Resolved. See: Preliminary Civil Plan
6.4	Landscape Plan Replacement Tree Plan: a. Populus tremuloides 'Erecta' may be considered a medium canopy tree at maturity and therefore counted as 1:1 replacement species is appropriate soil volumes are provided. b. Proposed replacement tree in planting area 4 must be spaced at least 4 m from tree OS3.	Y			Biophilia	See 6.2 above	Duplicate comment.
6.5	Please add new boulevard trees to the Fairfield Rd frontage sited in accordance with the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Please use spacing for small canopy trees at maturity. Parks will provide additional comments once trees are added. Irrigation for new boulevard trees may be required.	Y			Biophilia / Cascadia	Noted - we have provided small boulevard trees on the Fairfield Rd frontage in accordance with the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Due to utility conflicts with proposed street light duct and hydro ducts there is insufficient space to provide for the 1.5m recommended clearance from underground utilities. Please review with engineering and advise of any mitigation measures required to protect these services. We have noted on our drawings that automatic irrigation will be provided to the boulevard trees if trees are approved (by engineering).	Resolved. See revised Landscape drawings L1 and L2, Prelim Civil Plan, and Architectural Drawings - Sheets: A-050, A-101

6.6	Municipal tree M2 shall be transplanted to another location offsite for a fee of \$1250. Relocating the tree on the same frontage in the location of the existing driveway crossing would be challenging to coordinate. Please show a new boulevard tree in the same location.	Y			Biophilia / Aryze	Noted - a new boulevard tree has been added slightly to the west of the existing tree location so as to avoid conflicts with the new water service. Notes regarding the tree removal by the City have been added.	Resolved. See revised drawing L0 in Landscape Plans
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For Information prior to Building Permit Submission/Approval:

6.7	A tree permit for removal must be obtained and may be issued once the Building Permit for construction has been issued.			Y	Aryze	Noted - thank you.	For information only. No action required.
6.8	A tree minimum permit will be required following Building Permit issuance. Securities of \$2000 per replacement tree will be required.			Y	Aryze	Noted - thank you.	For information only. No action required.

7.0 Permits and Inspections Division Comments:

Contact: Ray Berkeley / 250-361-0344

Conditions to be met prior to Committee of the Whole:

7.1	The accessible parking spot does not appear to meet the size requirement as it looks the same as the other spots.	Y			Cascadia	Noted - the accessible parking stall has been adjusted to a 3.4m width with adjacent 1.5m access aisle.	Resolved. See Architectural Drawings - Sheet: A-101
7.2	Designer to ensure protection of exits complies with 3.2.3. of the BCBC.	Y			Cascadia	Noted - our design proposal is compliant with BCBC.	For information.
7.3	Designer to ensure the FD connection is within 45 m of the building as per the BCBC.	Y			Cascadia	Noted - refer to Response to Comment 8.1.	Resolved. See Architectural Drawings - Sheets: C-1, A-050, A-052
7.4	Designer to ensure 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.	Y			Cascadia	Noted - the Siamese connection is now indicated and is located to avoid tripping hazard to occupants per comment.	Resolved. See Architectural Drawings - Sheets: C-1, A-050, A-052
7.5	The corridor has an electrical closet that has doors that appears to limit the means of egress to less than 750 mm. Designer to ensure the egress will meet the BCBC.	Y			Cascadia	Noted - per BCBC 3.3.1.23. an alternative means of egress is provided adjacent to, accessible from, and plainly visible from the obstructed means of egress. Additionally, there is no occupancy associated with the electrical closets, doors are only open in extremely rare circumstances, and doors are only open when a person is present.	For information.

8.0 Fire Department Comments:

Contact: Megan Sabell / 250-920-3362

8.1	Fire department connection must be installed in a location acceptable to the Fire Department that is on the address side and positioned so as not to create a tripping hazard for access/egress routes. It must also be within 45 meters of a hydrant.			Y	Cascadia / McElhaney	The FD connection has been located on the address side so as not to create a tripping hazard for access/egress routes and is located within 45 meters of the newly proposed hydrant.	Resolved. See Architectural Drawings - Sheets: A-052, A-101, C-1
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