

## Nina Jokinen

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**To:** Samantha Cole  
**Subject:** RE: REZ 00710 - 1905 Lee - application review comments from June 14, 2021 plans

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**From:** Joseph Calenda <[moltobene@telus.net](mailto:moltobene@telus.net)>  
**Sent:** August 12, 2021 2:13 PM  
**To:** Chelsea Medd <[cmedd@victoria.ca](mailto:cmedd@victoria.ca)>  
**Cc:** Zoning <[zoning@victoria.ca](mailto:zoning@victoria.ca)>  
**Subject:** REZ 00710 - 1905 Lee - application review comments from June 14, 2021 plans

Hi Chelsea,

Please see the attached revised plans dated August 11, 2021 in response to the staff comments listed below. The bubbled plans show that the driveway has been repositioned, the driveway crossing is at 0% slope, the power source for the new house is identified and there is a new notation for the utility pole relocation; which we intend to take care of if and when the rezoning and PLA is issued. All of this in response to the staff comments below. Will there be a circulation of the revised plans? Ciao for now.

Joe

Joseph A. Calenda, MCIP, DTM  
City Planner  
Molto Bene Enterprises  
Cell : 250-589-8430  
[moltobene@telus.net](mailto:moltobene@telus.net)

Begin forwarded message:

**From:** Chelsea Medd <[cmedd@victoria.ca](mailto:cmedd@victoria.ca)>  
**Subject:** REZ 00710 - 1905 Lee - application review comments from June 14, 2021 plans  
**Date:** July 23, 2021 at 4:05:49 PM PDT  
**To:** Joseph <[moltobene@telus.net](mailto:moltobene@telus.net)>

Hi Joe,  
Apologies, I forgot to send these comments after we spoke last week. Thanks for the reminder!  
Previous comments do stand in terms of application support. To move forward with COTW, one of the main issues to sort out is the parking and driveway crossing in relation to the utility pole and Bylaw Protected tree. Please see related comments below from Parks and Engineering.

**Planning**

Chelsea Medd, [cmedd@victoria.ca](mailto:cmedd@victoria.ca)

Conditions to be met prior to Committee of the Whole:

- Please ensure the fences meet the Fence Bylaw, particularly in the front yard which needs to be shorter. The maximum height in front of the front face of a single family dwelling is 1.22m (Done)
- Please see attached Plan Check for your information. (Done)

**Parks**

Gregg Staniforth, [gstaniforth@victoria.ca](mailto:gstaniforth@victoria.ca)

Conditions to be met prior to Committee of the Whole:

- New location of Telus pole should be confirmed as there may be impacts to a bylaw protected tree and/or municipal trees. (See notation on sheet A1)

#### **Land Development**

Deb Becelaere, Senior Engineering Technologist, at 250.361.0355 or [dbecelaere@victoria.ca](mailto:dbecelaere@victoria.ca)

Conditions to be met prior to Committee of the Whole:

- Indicate on A1 how the new lot will be serviced for power. (See notation on sheet A1)
- Please indicate the slope of the portion of the proposed new driveway crossing within the City right-of-way on A1.

#### **Transportation Review:**

Steve Hutchison, Transportation Planner, at 250.361.0338 or [shutchison@victoria.ca](mailto:shutchison@victoria.ca)

Conditions to be met prior to Committee of the Whole:

- The minimum required distance between a vertical object such as the existing utility pole and a driveway crossing is 1.2 metres. A plan revision is required. (See Utility Pole notation on sheet a1)
- As a condition of subdivision, the curb, gutter, and sidewalk on the Bouchier Street frontage will require replacement between the existing driveway crossing and the east property line. Please indicate this on the next plan submission. (This will be a condition of PLA along with other conditions. No need to show it on the plan now.)
- Parking is not permitted on a public boulevard. The boulevard is the area between the roadway and the property line and does not exclude the driveway crossing of the boulevard. Parking is not permitted upon the driveway crossing. Please confirm that there is unrestricted motor vehicle access to the existing garage as it appears semi-permanent obstructions have been placed in front of the garage doors. (Confirmed)

Kind regards,

Chelsea

**Chelsea Medd, BSc, MUP**

Pronouns: she/her

Planner - Development Services

Department of Sustainable Planning and Community Development

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0254





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