

## Development Services Division Comments

**Building scale raises concerns surrounding its impact on existing developments in the area, in terms of shading and privacy. Proposal to be revised according to the Official Community Plan (OCP).**

- Building height has been lowered from 8 stories to 6, fully compliant with the OCP.

**The current proposal would require an OCP amendment and therefore land lift analysis must be completed in accordance with the Inclusionary Housing and Community Amenity Policy. All amenities proposed will need to be secured by legal agreement.**

- A land life analysis is nearing completion and will be provided shortly.

**The City has a policy that supports the creation and retention of affordable and rental housing. Please consider also incorporating affordable housing on-site with this proposal.**

- This redevelopment will provide much needed seniors and memory care housing.

## Design Comments

**Provide a transition in height, particularly to the lower buildings to the west and south within HCA 1, by adjusting the height and massing on site.**

- The total building height has been reduced by two stories and the west and south ends have been lowered by an additional story to provide a transition to the lower neighbors.

**Increase setbacks, reduce height, and adjust the massing to reduce the impacts on adjacent properties.**

- Setbacks on all sides are generous, with the south setbacks in particular increased to 8.5 m.

**Provide the following:**

<ul style="list-style-type: none"><li>-Dimensions for building setbacks for every floor, for all elevations.</li><li>-Lighting information and how overspill is avoided.</li><li>-Information on accessible components of the design.</li><li>-Location of all mechanical and utilities on plans</li><li>-Material information for undersides elements of the building such as balconies and overhangs</li><li>-More 3D renderings</li><li>- Location and size of retaining walls (if required).</li><li>- Updated letter to remove reference to the Housing Opportunity Urban Place Designation. The proposed density of 3.05:1 exceeds the maximum in this Urban Place Designation</li></ul>	<ul style="list-style-type: none"><li>- Included</li><li>- Overspill will be avoided with shielded fixtures.</li><li>- Wheel chair turning spaces have all been marked on all plans and various locations, and every path has been designed for barrier free access.</li><li>- All utilities and mechanical components are annotated on each floor.</li><li>- As it is a concrete building most undersides will be painted concrete.</li><li>- Various 3D rendered perspectives of the proposed design are included.</li><li>- The letter has been updated.</li><li>-The density has been reduced significantly to 2.56</li></ul>
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**Revise the site and landscape plan to ensure the street facing façades and front yards contribute to a pedestrian friendly environment.**

- The Landscape plan has been updated

## **Heritage Comments**

**Consider materials with a natural texture and feel, in muted colours rather than brick.**

- New proposal has eliminated the use of Brick near the heritage house. Remaining brick elements are consistent with detailing of nearby heritage buildings.

**Consider 3 to 4 storeys in total with upper storey(s) set back by at least 2.5m.**

- The building has been reduced by 2 storeys, and has a 9.7 m setback on the south side and 5.6 m setback on the west side.

**Consider orienting the bulk of the building's massing away from the Heritage Conservation Area and towards the corner of Douglas Street and Niagara Street.**

- The 9.7 m upper floor step back combined with the significantly sunken main floor on battery achieves this massing shift.

**Consider variation and articulation of the façade along Battery Street to provide visual relief and greater compatibility with and subservience to the Heritage Conservation Area.**

- The battery elevation has been reworked for more articulation and more compatibility with heritage neighbors.

**Revise all elevations and renderings to show the relationship of the Heritage house and to include all proposed alterations to the home, including the elevator block addition and covered walkway.**

- Included

**Indicate the proposed material for the elevator block addition to 676 Battery Street. Revise the colour of the addition to be in line with Standard 11 of the Standards and Guidelines.**

- Elevation block will be Hardie panel in dark heritage green.

**It appears as though the paint colours that are proposed for 676 Battery Street are in line with what was proposed in the provided heritage conservation plan. If so, please indicate this on the elevations. If not, provide rationale for the deviation from the scheme, and how the proposed scheme still follows the Standards and Guidelines and the True Colours heritage palette.**

- Done

## Engineering and Public Works Department Comments

### Land Development Review:

**There are no overhangs, encroachments noted on the plan.**

- Added

<ul style="list-style-type: none"><li>-Indicate the sidewalk % slope on all 3 frontages.</li><li>-Indicate the proposed % slope of the westernmost driveway crossing in the City right of-way on Niagara Street, as well as from the inner SRW line into the property for 6 metres.</li><li>-Indicate % slope/direction of slope of the driveway crossings for the drop-off area on Niagara Street.</li><li>-The civil plan indicates that the existing hydro servicing (a pad mounted transformer) on the Niagara Street frontage is to be removed. In the next submission, please show how the development will be serviced for power. Note that all third-party utility services supplied through wires to the property shall be installed underground in ducts. Please provide confirmation that BC Hydro has been contacted regarding the proposed design. A preliminary design approved by hydro is required prior to Public Hearing.</li><li>-Show the SRW on the Niagara Street elevation drawing and on the cross section drawing looking east.</li></ul>	Included
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**On the landscape plan, show (with dimensions) the SRW on the Niagara Street frontage.**

- Included

**Revise the sidewalk width on Douglas Street to match the civil plan**

- Included

**show location of survey monument at the corner of Niagara and Douglas on the civil and landscape drawings**

- Done

## **Transportation Review:**

**If trees are to be removed from the frontage the sidewalk must be relocated adjacent the internal SRW boundary.**

- Updates have been made. Frontage design updated per provided CoV Transportation sketch.

**The minimum sidewalk width on Douglas Street is 2.0m Please update landscape plans and ensure all plans are consistent.**

- Sidewalk on Douglas Road has been updated and coordinated.

**The proposed 14.0m driveway crossing on Niagara entering / existing the public right of way at an acute angle is not supported by staff.**

- Crossing has been revised per city sketch.

## **Stormwater Management Review:**

**The City supports and encourages 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.**

- Understood. See landscape plans for surface treatment.

**Please indicate what areas will be draining to the proposed rain garden. The rain garden design must meet City Rainwater Management Standards.**

- The tributary area is bounded by hard surfaces.

**A green roof is strongly encouraged for non-patio roof areas to offset increases to site impervious areas. Another option is for additional rain garden areas to treat roof runoff.**

- Understood.

**Please consider using permeable pavers for the patio spaces to offset increases to hard surfaces and to qualify for Rainwater Rewards incentives if the pavers meet requirements in the City's Rainwater Management Standards and are designated "permeable" by the manufacturer.**

- Understood.

**Please consider incorporating stormwater treatment for the roadway water for the frontage in the design, such as integration with the soil cell system through collection pipes.**

- Understood.

## **Parks Division Comments:**

**Please provide a Replacement Tree Plan. The Plan must meet the requirements outlined in Schedule "E" of the Tree Protection Bylaw 21-035. Please ensure a soil volume table is completed.**

-Please refer to Tree Preservation Plan

**Please ensure a Tree Preservation Summary Table is completed.**

- Please refer to Tree Preservation Plan

**Please provide the constructions methods, details, and specifications to be used for the excavation of the underground parking (ex. Cut slope, shoring) and comment on tree protection measures to be used.**

- **Please ensure the arborist report is updated to reflect this.**

-Please refer to arborist report

**Trees proposed for removal will have to be protected during the demolition phase. Please provide a Tree Protection Plan detailing how all existing trees will be protected during the demolition phase.**

- Please refer to arborist report

**Please confirm the utility pole proposed for relocation along Niagara Street is possible.**

-On-going coordination with BC Hydro

## **All Plans**

**Parks has concerns about the retention of trees 1982 (Silver Birch), 1983 (Silver Birch), and 1984 (Beech) throughout construction. Please show these trees to be removed.**

- Trees have been removed

**Please add new boulevard trees to the Douglas Street frontage sited in accordance with the Victoria Subdivision and Development Servicing Bylaw No. 12-042. For new boulevard trees along The Douglas Street frontage, please provide 50cm off set from the gas line. Consider Soil cells under sidewalk to enhance soil volume.**

- Trees have been added per CoC Transportation sketch.

**Please mark all proposed Boulevard trees as Species To Be Determined by Parks. Species of trees will be determined at BP stage.**

- Done.

**Please show the required offsite improvements along Niagara St as per transportations comments. Please ensure the SRW is clearly shown.**

- Done.

## **Landscape Plan:**

**Please remove all proposed plantings and landscape materials from within the SRW.**

- Done.

**Only low growing, compact plants may be planted within 45 cm of property line along the frontage.**

- Done.

**Boulevard Trees to be procured and planted by applicant, please add this note to drawing.**

- Done.

**Please add Tree Planting in Boulevard Detail SD P4.**

- Done.

**The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C**

- Done.

**Please identify on the landscape plan which 25 trees will be selected as replacement trees. Please ensure they are from the Replacement species list from Schedule "E" Part 1.**

- Done.

**Please consider soil cells for the tree island along Niagara St. to increase soil volume to accommodate larger canopy trees.**

- Understood

## **Civil:**

**Please move the proposed sanitary and storm service along Niagara Street (marked 11 and 12 in the sheet notes) 12.05m east of the western property line.**

- The required changes were made. Location adjusted to maximum tree planting space.

**Please move the proposed water service along Niagara Street 13.55m east of the western property line. This is to consolidate the services and prevent future issues between trees and underground services.**

- N/A, no water service proposed off Niagara.

**Please consolidate the proposed water services along the Douglas Street and move them to the northern end of the property.**

- Done.

**Please provide a preliminary drawing for third party services. Placement of third-party services cannot impede the boulevard trees. Please locate boxes in hardscape.**

- On-going coordination with third party utilities.

**In accordance with the Subdivision and Development Servicing Bylaw, an irrigation system with a separate water service, double check valve and back flow preventer, for tree watering rings, shall be added for the proposed Boulevard trees along Niagara Street and Douglas Street. A separate irrigation zone will be required for the grass boulevard along Douglas Street.**

- Done.