

COMMENT FROM CITY		RESPONSE FROM OWNER AND DESIGN TEAM	DOC REFERENCE
<b>1 PLAN CHECK COMMENTS</b>			
a	Provide both existing setback and proposed new setback.	The existing & proposed setbacks have been provided to include setbacks from both the 4 & 6 storey volume on the Project Data Table on A003.	A003
b	Check project data table on page A003, it appears that actual dimensions differ.	The project data table has been revised to reflect setback dimensions on the site plan and floor plans.	A003
c	Open site space excludes driveways and drive aisles.	Understood- the site coverage area has been updated on the Project Data Table.	A003
d	Vehicle parking is calculated separately for residential, visitor, and commercial uses and are rounded up or down separately, then added. Please see parking calculations below.	The parking calculations have been revised to reflect these changes.	A001, A100
e	Vehicle stall #41 requires 2.7m in width.	The width of vehicle stall #41 has been revised to 2.7m.	A100
f	Bicycle parking is calculated separately for residential, visitor, and commercial uses, then added. Residential calculation is rounded up or down, however, commercial uses are rounded up as the bylaw states 'or part thereof' for the floor area. Please see parking calculations below.	The bicycle parking calculations have been revised to reflect these changes.	A001, A100
<b>2 PLANNING COMMENTS</b>			
a	It appears that there have been some changes to the balconies on the north side of level 5 (Sheet 105) but the balconies aren't clearly demarcated.	The private residential balconies on Level 5 have been annotated.	A105
b	Please label all materials on the elevation drawings, including the canopies (sheets A201 and A202)	The materials annotations have been updated on the elevations & sections.	A201, A202, A301-A305
c	Please confirm the material of the light coloured solid panel. A material board is required for ADP and I need to know the materials to describe them in the ADP report. The materiality is one aspect of the proposal that the ADP considers.	The cladding material on the new volume has been revised to a stone effect, large format, medium-high density cementitious panel or similar.	A201, A202, A301-A305
d	Please include a note on the elevations that the glazing is transparent.	The materiality legend & elevations have been revised.	A201, A202
e	Confirm the exterior screening material for the mechanical units.	The elevations has been revised to reflect this annotation revision.	A201, A202
f	What is the exterior material of the garage door and the mechanical room door on the north side of the building? It is important that these two doors blend in with the building and don't appear "back of house."	The parkade door annotation has been revised to a dark grey perforated metal overhead door to provide the parkade users with a visual of vehicles entering/ exiting the parkade. The garbage room door will be a dark grey metal overhead door with a similar aesthetic to the parkade door and will tie into the facade language with a transom window & metal band overhead.	A202
g	Please identify the location of the garage door on the site plan.	The garage door location has been identified on the proposed Site Plan.	A003
h	Thanks for providing drawings and labelling the materials of the gates and fences. Please also label the material of the wall with the signage (the fixed portion of the gate) at the entrance of the mews off of Cook Street.	The material on the fixed side of the entry gate will be a dark grey metal panel, this annotation has been revised on A204.	A204.
i	Please confirm with the landscape architect that there is adequate soil volume for the proposed trees above the parkade. It appears on the cross-sections that there would little space for adequate soil volume.	Planters above parkade are specified at .6m depth, and topsoil will be bermed within the planters to +/- .75m depth to accommodate the tree rootballs and maximizing planter depth on slab. Smaller scale trees (Chinese dogwood in courtyard and small Japanese maples in planters between resident patios) have been specified to accommodate the soil volumes provided on slab.	Landscape Plans
j	I saw the note about the trees and the response regarding trees in above-ground planters. This is fine, I just want to ensure that the approximate tree canopies shown on the landscape plan truly reflect the size of tree canopy that is possible for trees grown in raised planters. Could you double check with the landscape architect? Please make a note on the landscape plan where soil cells will be installed.	The Landscape Architect has revised the Landscape plan to more accurately reflect the tree's mature size. Structural soil channels are proposed for the street trees instead of soil cells, and the extent of the soil channel is labelled on the landscape plans.	Landscape Plans
k	The sewage attenuation report must be completed and reviewed by Underground prior to Committee of the Whole (not Public Hearing). I suggest submitting the report as soon as possible. If you have any questions, please contact our Sewer and Storm Water Quality Technologist, Jack Hu at jhu@victoria.ca.	Understood.	
l	Attached is information regarding the EcoPass program for Transit Passes. Once we have agreed on the appropriate TDM measures for Parkway then we will require a letter of support from Modo.	Understood.	
m	What is the height and material of the concrete wall along the north property line? Does it run the length of the property line?	The height of the north wall will be 24" - aligned with the height of the planters. The material will be concrete with a smooth architectural finish to give a texture to the wall & planters, as a base wrapping around the building.	A202, A301-A305
n	The plan check indicates that the proposal is deficient in 4 short-term bicycle parking spaces. Given the magnitude of parking variance, the required number of bicycle parking spaces is recommended to be provided.	The Level 1 plan & Level 1 landscape plan has been revised to provide 8 commercial short-term bike stalls beside the café entry and within the residential mews. 10 Residential Short Term Bike stalls have been provided within the residential courtyard.	A003, A101, Landscape Plans
o	3. What is the separation distance between the proposal and the proposed six-storey volume on the adjacent lot to the north in case this question comes up at Council? There is a note that the massing demonstrates a considerable spatial separation.	A 21' setback from the 4 storey volume to the property line and then a further 20' setback from the property to the Adjacent 6 Storey Volume has been provided, totaling 41'.	A817