

## **File Reference: REZ00804: 205 Quebec ST (2023-02-14) - ITEM DESCRIPTION**

Planner: Rob Bateman, Sr. Planner  
Applicant: MIKE GERIC CONSTRUCTION  
Parks: Rob Hughes

### **Engineering and Public Works Department Comments:**

This review is for the applicant's plans dated Dec 6, 2022 (Rev 5) and as received by the City on Dec 18, 2022.

*Please note that all plan resubmissions require re-review by the Engineering Department. Additional comments and/or requirements to the ones below may be sent to the applicant subject to further reviews as the project gets refined.*

Review comments provided below are divided into sections; Land Development, Transportation, Underground and Stormwater.

Items that are recommended for Council consideration as a condition of rezoning, and secured in a legal agreement (whether involving Land Development, Underground, or Transportation, Stormwater Management) are contained in the Land development Review section.

### **General**

**Letters of Engagement (Client-Engineer agreements)** - Please provide to the City letters of engagement (or Client-Engineer) agreement for all disciplines involved in works within the right-of-way. This should include (at minimum) the Civil Engineering consultant, Landscape consultant, Electrical consultant and otherwise as necessary. The consultants engaged should provide a letter (agreement) which fully outlines their scope of engagement, and may also include items for which they are not engaged. The developer will be responsible to ensuring that the consultants provide this concurrent with the first BP drawing submission. These will be provided. See attached.

**Monuments** - Please note that the City passed Bylaw 22-028 in December of 2022 in regard to survey monuments. The Civil design consultant is responsible to show all existing monuments on the Civil plan submission, and identify them as "destroyed" or "protected". Works that directly impact monuments, or when works are within 0.5m from an existing monument shall be noted as destroyed. The developer will be responsible to pay a charge per monument destroyed at the time of Building Permit or Subdivision.

Noted. Our consultants do not believe any identified monuments will be impacted during construction and/or during offsite improvements.

### **Land Development Review:**

Contact:

- Primary - Kevin Smitten, Sr. Engineering Technologist, at [ksmitten@victoria.ca](mailto:ksmitten@victoria.ca) or
- Secondary – Brent Molnar, Supervisor of Land Development at [bmolnar@victoria.ca](mailto:bmolnar@victoria.ca)
- General Engineering - Central email at [eng@victoria.ca](mailto:eng@victoria.ca).

The following comments are Conditions to be met **prior to Committee of the Whole**:

- BC Hydro has suspended their beautification program. This will result in the developer being responsible for 100% of the undergrounding cost associated with this project.

Noted. We will fund the proposed power line under-grounding as part of our CAC package.

It is recommended that, as a condition of rezoning, and secured in a legal agreement which is registered prior to bylaw approval:

- the design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP) (specifically, the 'Inner Harbour' District) on all frontages, including furnishings, materials, sidewalk scoring patterns and pedestrian lights, as approved by the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities
- the Statutory Right of Way (SRW) for a 6.0 metre x 6.0 metre area at the intersection of Quebec Street and Montreal Street
- the installation of a protected bike lane along Menzies Street, 2.0 metres sidewalks along all development frontages and a new crosswalk with Rapid Flashing Beacons and pedestrian letdowns at the intersection of Montreal Street and Quebec Street
- all proposed Transportation Demand Management measures as required by the City's Transportation Engineering Section (provision of 2 shared Modo vehicles, 2 Modo EV ready on-site parking stalls and 112 Modo memberships)
- the design, provision, and installation of boulevard rain gardens along the Montreal Street and Quebec Street frontages
- the design and installation of on-site green stormwater infrastructure facilities as part of the development of all phases that meet requirements specified in the City's Rainwater Management Standards features to reduce stormwater flows and pollutants and maximize stormwater strategies on-site
- the replacement and realignment of the existing 200mm diameter vitrified clay storm drain main and associated storm drain manholes along the Montreal Street development frontage, with a cost-share agreement with the City for the replacement of the section south of the development frontage (to the existing manhole just south of Kingston Street)
- the undergrounding of BC Hydro overhead infrastructure along Montreal Street

Noted. For Quebec and Montreal frontages only.

Noted.

Noted. Part of CAC package.

Noted. Part of CAC package.

Noted.

Noted.

Noted. Only works associated with our frontage will be completed by MGC. All additional works will be cost-shared by the CoV. The MGC - funded works will form part of the CAC package.

Noted.

For Information prior to Building Permit Submission/Approval:

*As per the authority given to municipalities under the Local Government Act, the applicant is financially responsible for frontage works to the centreline of the road 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.*

- *Please note that the developer/development is responsible for paying a charge regarding survey monuments located within the development frontage (to the Center of the roadway). The Civil designer must show all existing survey monuments on all plan submissions (including 3<sup>rd</sup> party design / utility submissions) and is to note those monuments that will be impacted by the development and associated works. Any monument located within 0.5m of an area of works is to be considered destroyed. As per Bylaw 22-028; the City will charge the developer \$2,000 per impacted monument as a fee at the time of Building Permit (non-refundable). Please ensure that the Civil submission drawings include existing monument locations.*

Noted.

## Transportation Review:

Contact: Steve Hutchison, Transportation Planner at 250.361-0338 or at [shutchison@victoria.ca](mailto:shutchison@victoria.ca)

Noted.

- The applicant has illustrated a conceptual alignment of a protected bicycle lane, sidewalk, rainwater treatment areas, and new crosswalk at the intersection of Montreal and Quebec on their plans. Staff will recommend these public amenities be secured as a condition of rezoning.

Noted.  
Possibility of a future  
Sidewalk Cafe Permit  
application (not to be  
considered as part of this  
application.)

- To improve visibility and enable for sufficient space for pedestrians and cyclists at the intersection of Quebec and Montreal the applicant has offered a 6.0m x 6.0m SRW at this intersection and illustrated this area on their plans. Staff will recommend this SRW be secured prior to public hearing.

Noted. Part of  
CAC package.

- To support the requested parking variance, reduce future residents dependence on motor vehicle use, and provide alternative transportation options for this development and the surrounding neighbourhood the applicant has proposed providing 2 shared Modo vehicles, 2 Modo EV ready on-site parking stalls and 112 Modo memberships. Staff will recommend Council secure these TDM programs as a condition of rezoning.

## Underground Utilities Review:

Contact: Anhad Jolly, Utility Planning Technologist, at 250.361.0263 or [ajolly@victoria.ca](mailto:ajolly@victoria.ca)

### Conditions to be met prior to Committee of the Whole:

- Agreement required for cost share of storm main relocation/replacement.
- All CB leads at applicant's cost - to be installed by city crews.
- New CB pots required on all frontages.

### For Information prior to Building Permit Submission/Approval:

- Detailed plans required including (profiles) at BP stage.
- *Where the excavation and disposal of soil from the overall development location (includes private construction and any new underground utility installations) is estimated to exceed 120 tonnes the developer shall be responsible for providing soil quality data by a Qualified Professional in accordance with the BC Field Sampling Manual. The developer is responsible for bore holes (preferred) or excavation at the servicing locations to conduct this testing. Soil quality data results will be required by City crews prior to estimating costs and adding the service installations to the work queue. A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway. Soil quality results and the required disposal process may impact the developer's cost for the service installations. This requirement is due to changing environmental requirements related to soil relocation and receiving sites.*
- 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](mailto:ASteele@victoria.ca) to register.