

TRG COMMENTS & RESPONSE SUMMARY

1693 - 1699 Fort St (REZ00766 & DPV00593)

Applicant: Aryze Developments Inc.

TRG Comments Submitted: 16 March, 2021

Applicant Responses Prepared: 04 November, 2021

1. Development Services Division Comments:

Area Planner: Chelsea Medd, (250) 361-0254

		Prior to CoTW	BP / Occupancy	Applicant Responses	Status
a	The density is over the maximum in the OCP for Urban Residential, therefore, will require an OCP amendment. Staff strongly recommend reducing the density and height to more closely align with the envisioned density in the OCP, and to fit more with the context. The current proposal is even in excess of the Large Urban Village land use designation, which supports a density of up to 2.5:1.	Y		Per the Planning Department's Advisory Design Panel Report dated May 31, 2021, an OCP amendment is required to place this property in the Large Urban Village Urban Place designation. The resubmitted proposal is generally consistent with this broad policy direction, with an FSR of 2.74 and 6 storey massing.	Refer to project data table on A2.0/Site Plan for updated project data
b	The Inclusionary Housing and Community Amenity Policy applies. With the current proposal, an OCP amendment is required, therefore, it is considered an atypical application, and a third-party land lift analysis will need to be conducted. Please see the Inclusionary Housing and Community Amenity Policy for more information. Ideally, the density would be reduced to not require an OCP amendment.	Y		This project is envisioned as a 100% purpose-built affordable rental building and we are exploring partnership agreements with local government organizations that will help us accomplish this. The affordable housing agreement(s) will be registered on title to guarantee affordable rental housing is provided in perpetuity. At a minimum the owner will commit to income testing tenants to ensure the required affordability is met.	
c	The Jubilee Neighborhood Plan has an action that land currently zoned R3-2, Multiple Dwelling District in the neighborhood be rezoned to R3-AM-2, Mid-Rise Multiple Dwelling District in order to reduce the permitted height from 6-8 stories to a maximum 4 stories, therefore it may be appropriate to reduce the height of the proposal. Additionally, the context is primarily 3 to 4 storey apartment buildings.	Y		The proposal balances contextual fit and optimal provisioning of new rental homes. The building massing has been adjusted to improve the height transition to existing lower scaled buildings.	No action required.
d	The Official Community Plan encourages the logical assembly of lots to meet plan objectives. Consider consolidating with 1610 Belcher, which could result in better site planning and more greenspace, and meeting the densities envisioned in the OCP.	Y		We have considered landy assembly in the immediate area but ultimately this was not possible. Negotiations with private land owners can be lengthy and complicated, and may not be feasible given our time and resource constraints.	
e	A legal agreement securing all residential units as rental in perpetuity will be required.	Y		Yes the applicant will commit to a housing agreement to secure a rental agreement in perpetuity. This will be registered on title.	
f	Details around securing the student housing will need to be sorted through. As discussed, legal agreements may be required for this aspect and others. Please keep up advised on your discussions.	Y		N/A - the proposed land use has changed from student housing to affordable rental housing.	
g	Please provide details if there is any affordability component with the proposal.	Y		This project is envisioned as a 100% purpose-built affordable rental building and we are exploring partnership agreements with local government organizations that will help us accomplish this. The affordable housing agreement(s) will be registered on title to guarantee affordable rental housing is provided in perpetuity. At a minimum the owner will commit to income testing tenants to ensure the required affordability is met.	
h	Please describe if there be an onsite office or caretaker unit? And related, some of the management aspects. From earlier conversations, these details were to be determined. Applicant may wish to revise letter to Council to address.	Y		Operational details, including property management and building maintenance services, will be determined closer to completion of the building. Once construction is substantially complete and the building is nearer to occupancy, we can finalize a building operation program that will ensure the building is kept safe and well maintained.	
i	This property is within the Bowker Creek Watershed. The City of Victoria has endorsed the Bowker Creek Blueprint and encourages developments to use a watershed-friendly approach, including integrating green stormwater infrastructure. Please see Engineering comments for further information. Applicant may wish to revise their letter to Council to incorporate these elements and further explain how the proposal addresses these goals.	Y		Refer to Engineering comments and responses.	
j	Based on the exact uses and model of operation, the parking calculation may be adjusted.	Y		Refer to updated Parking Calculations	See affected drawing A2.0/Site Plan

k	Consider a more active use to animate the corner, such as a commercial unit or programmed amenity space with special attention to windows that will remain transparent and that the space is active and well used.	Y		The Northwest corner space has been revised to commercial retail unit use, with direct access from the corner patio space. Design adjustments associated with this change include revision to the patio and interior floor level grade (lowered to provide sidewalk access at the corner), and improved entrance definition via a canopy extension at the corner.	See affected drawings A0.4/1 View from Northeast, A2.0/Site Plan/L1 Floorplan, A4.1/1 North Elevation, A4.2/2 East Elevation
l	There is a concern with the relationship and transition to 1610 Belcher. Issues related to transition and potential future privacy impacts should be addressed.	Y		The building massing has been adjusted at Level 5 to improve the visual height transition between the proposal and the adjacent building at 1610 Belcher Avenue. The rear portion of Level 5 is now aligned with the set-back penthouse massing at Level 6, providing more spatial relief to the neighbouring building and reducing the main building façade height to 4 storeys on this frontage. For architectural consistency, the setback portion of Level 5 will be clad in the same material as the Level 6 penthouse; to soften the presence of the 2 storey penthouse, we have adjusted the cladding to a smooth faced version of the charcoal coloured cementitious panels, (the same colour as is deployed for the window bays, but having a lighter appearance in the smooth finish). To emphasize the Level 5 massing transition, the architectural expression of the Southwest building corner has been adjusted so that the corner is part of the main building façade.	See affected drawings A0.5/2 View from Southeast, A2.2/2 L5 Floorplan, A2.3/1 L6 Roofplan, A4.1/2 West Elevation, A4.2/1 South Elevation, A4.2/2 East Elevation, A4.3/2 Section 2.
m	Consider increasing the size of the kitchens and shared space in the units, particularly the larger units where there will be more people occupying them.	Y		Refer to new floorplans for revised unit layouts.	See affected drawings A2.1, A2.2, A2.3
n	Provide more detail on the shadow studies. Please include all solstices/equinox for clarity.	Y		Shadow Studies included portray both solstices and equinoxes. Drawing titles amended for clarity.	See affected drawing titles on A0.3/Shadow Studies
o	Please provide streetscapes elevations along Fort Street, and along Belcher Avenue, for a better idea of the project in relation to the context.	Y		Additional context drawings have been prepared to supplement the drawings previously submitted.	Refer to drawings on A4.4/Context Elevations.

Landscape Plan

p	Strongly encourage using permeable materials or design in the parking areas as much as possible to help soften the concrete visually.	Y		For performance and durability, asphalt is our preferred solution for the parkade and drive aisles.	No changes actioned.
q	Provide elevations of proposed fencing.	Y		6' Aluminum picket fencing to be detailed on landscape plans.	Refer to drawings L1/Landscape Site Plan for new fencing detail (TBC)
r	Consider more landscaping around the PMT (if required) to help screen it from the street.	Y		Analysis by the Electrical Consultant has determined a PMT is not required for the building. Parking area screening has been augmented by additional plantings.	Refer to drawings L1/Landscape Site Plan and L3/Planting Plan
s	Please provide more information on lighting for exterior spaces (orientation, type, intensity, etc).	Y		Lighting for exterior spaces will support occupant and public safety, particularly at entrances, sidewalks/paths and in the parking area. Fixtures are selected to provide safe light levels without causing light pollution or neighbour disruption, (up/down sconce lighting below building overhangs & soffits; down lighting at walls without overhangs).	Electrical plans not included with this submission.

Renderings

t	Please provide a rendering view looking from Fern Street with the full building.	Y		To assist staff in evaluations of the building massing in context, additional rendered views are included in the resubmission.	Refer to drawings on A4.4/Context Elevations.
u	Please show at least a portion of the neighbouring multiple dwelling to west in '4 -View from North'.	Y		Sight lines to the to neighbouring multiple dwelling are obscured by existing trees.	

Elevations

v	Clarify if there is a difference between the charcoal ceraclad on the jut-out and the rest of the building. The elevations appear to have a different colour/material but are also labelled '3'.	Y		Drawings annotations have been clarified to identify two different Ceraclad finishes: 'Zen Garden' and 'Smooth'.	Refer to Elevation drawings on A4.1 & A4.2
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w	Label material/colour of railing at ground level.	Y		Charcoal grey colour painted or prefinished metal noted for fencing and guards at L1 and L6.	Refer to Elevation drawings on A4.1 & A4.2
x	The elevations appear like there is art on the windows themselves at ground level. Please clarify if on the windows or if it is on the internal walls. If its internal walls, please deemphasize or remove on the drawings for clarity.	Y		Artwork was previously included within the building interiors, however this has been removed from drawings for clarity.	Refer to Elevation drawings on A4.1 & A4.2
y	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. For any renovation or redevelopment that requires relocation of existing tenants, the property owner must develop a Tenant Assistance Plan (TAP). If a TAP is required please submit it to housing@victoria.ca. For more information: https://www.victoria.ca/EN/main/residents/housing-strategy/protecting-tenants-and-rental-housing.html . If you have questions, please contact: Housing Planners at housing@victoria.ca	Y		All four (4) tenants were informed of our intention to redevelop the building once we completed the purchase of the lands in June 2020. We have since completed further engagement with the tenants to educate and enroll them in the TAP program. We will maintain regular contact with all building tenants to keep them informed about this project and how we can support them. Details of our engagement efforts, tenant correspondence, and complete TAP forms are including with this rezoning & development permit submission.	

Engineering and Public Works Department Comments:

2. Land Development Review:

Contact: Deb Becelaere, Engineering Technologist, at 250.361.0355 or dbecelaere@victoria.ca

a	Thank you for indicating the proposed BC Hydro Pad Mounted Transformer (PMT) to power the development. Please provide confirmation that BC Hydro has determined the need for the PMT, that they approve of the proposed location, and that their access requirements have been met (which could affect the City right of way design). Also, indicate the conceptual conduit routing for PMT in the City right of way on the Conceptual Servicing Drawing.	Y		BC Hydro has confirmed no onsite PMT is required. Hydro routing has been added to conceptual servicing drawing based on BC Hydro redline design.	No PMT Shown - See Affected Drawings A2.0, A4.2, C1, L0, L1, L2, L3
b	The Landscape Plans and the Conceptual Servicing Drawing show a 2.745 road dedication. Confirm if the applicant is proposing a road dedication versus a Statutory Right of Way (SRW).	Y		A 2.745m Statutory Right of Way is proposed.	SRW Shown - See affected Drawings C1, L0, L1, L2, L3
c	Please indicate the SRW area on the floor plan drawings and the elevations. The plans indicate an encroachment of the building over the proposed SRW on the upper floors. Staff is currently reviewing the supportability of this encroachment and will follow up with the applicant prior to the next plan submission.	Y		SRW noted on all floorplans and elevations. Subsequent conversations with city staff deemed the SRW encroachment to be acceptable.	See drawings A2.0/Site Plan, A2.1, A2.2, A2.3
d	On the landscape plans, please remove the 'concrete paver on pedestal' and 'concrete with saw cuts/paver design' for the sidewalks on the City right of way and in the SRW along Fort Street, as well as the connections to the crosswalks on Fort Street, as they are not permitted. Revise to standard broom finish concrete. Preferred locations of the proposed connections to the crosswalks on Fort Street will be provided by staff prior to next plan submission.	Y		References to 'concrete paver on pedestal' and 'concrete with saw cuts/design' removed and replaced with broom finished concrete paving.	Broom finish specified - See affected Drawing L1
e	On the Conceptual Servicing Drawing, show pavement restoration on Fort Street for the entire width of the bike lane along the frontage. Revise the pavement restoration on Belcher Avenue to be a minimum of 2 metres wide along the new curb from Fort Street south to the utility pole anchor, and then to the centreline of the roadway from the utility pole anchor to the southern boundary of the development site.	Y		Pavement restoration has been revised. Asphalt has not been extended on the portion of the newly constructed curb and asphalt on Belcher Avenue.	See affected Drawing C1
f	Staff recommends a meeting with the applicant prior to next submission. Contact Deb Becelaere to arrange for the meeting.	Y		Engineering had several conversations with Nathan Dunlop of McElhanney, and subsequent comments have been incorporated into the site plan.	
g	As per the authority given to municipalities under the Local Government Act, as a condition of building permit approval, the applicant is financially responsible for full frontage works to the centreline of the Fort Street and Belcher 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, and to the satisfaction of the Director of Engineering and Public Works. The frontage works include, but are not limited to:		Y	To be addressed prior to Building Permit Submission/Approval	To be addressed prior to Building Permit Submission/Approval
h	curb, gutter and sidewalk replacement along both frontages (with relocation of the Fort Street sidewalk adjacent the internal SRW boundary and on Belcher Avenue directly adjacent the property line), with design in accordance with the City's planned All Ages and Abilities cycling network improvements adjacent to the development site along Fort Street, as well as a wheelchair ramp at the corner of Fort Street and Belcher Avenue		Y		
i	construction of new walkways from the sidewalk on Fort Street to the crosswalks, in locations and widths as approved by the Director of Engineering		Y		
j	construction of a new driveway crossing off Belcher Avenue, adhering to the City's Highway Access Bylaw No. 91-038		Y		
k	2x 50mm conduits and junction boxes for future street lighting along the Fort Street frontage if requested at time of building permit review		Y		
l	replacement of the easternmost traffic signal base and pole on the Fort Street frontage		Y		
m	pavement restoration on Fort Street of the entire width of the bike lane along the frontage; note that Fort Street has a concrete road base		Y		

n	pavement restoration on Belcher Avenue to be a minimum of 2 metres wide along the new curb from Fort Street south to the utility pole anchor, and then to the centreline of the roadway from the utility pole anchor to the southern boundary of the development site; note that Belcher Avenue has a concrete road base		Y	
o	all associated road markings, bike lane markings and street signage as required		Y	
p	underground City utility works including new sanitary sewer, storm drain and water service connections		Y	
q	roadway surface drainage works along both frontages as required		Y	
r	installation of rain gardens along the Fort Street frontage, as approved by the Director of Engineering		Y	
s	boulevard improvements, new street trees and associated irrigation system installation (including irrigation sleeving under hard surfaces) along the Fort Street frontage and possibly the Belcher Avenue frontage, as per the City's Parks Division requirements.		Y	
t	As part of the submission requirements for the building permit, fully dimensioned and detailed civil drawings, prepared by a professional civil engineer, shall be submitted for approval, detailing the scope of work. The drawings must include a site plan and profile indicating all existing and proposed grades, all existing and proposed City infrastructure and the location and dimensions between existing and proposed trees and utility poles. The plan shall be plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale. Also, a landscape drawing, prepared by a professional landscape architect, indicating the new boulevards, rain gardens on Fort Street, tree details and specifications, as approved by the City's Parks Division, shall be submitted. Drawings must be coordinated and be consistent between the applicant's civil, electrical/mechanical, architectural and landscaping consultants prior to building permit plan submission. Fees for service connections and deposits for the off-site works shall be paid by the applicant prior to building permit issuance. The applicant will be required to enter into a Works and Services Agreement with the City, which will be executed at the building permit stage.		Y	
u	Building permit civil plans shall detail all existing and proposed third-party utilities (such as hydro, phone, cable, internet, gas) on all frontages for the development. It is strongly recommended that the applicant 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, how connections will be made to the property and servicing locations, in order to expedite the civil plan review for approval. Please note:		Y	
v	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 shall be installed underground in ducts.		Y	
w	Ensure all detailed third-party utility infrastructure is clearly indicated on the detailed civil plans, including all dip connections.		Y	
x	The locations of these services shall not disturb or adversely affect existing or proposed trees, tree canopy or tree roots.		Y	
y	Utility permit approval will not be given by City staff until the detailed site servicing plan at building permit stage has been signed off and approved by the utility company and City staff.		Y	
z	The proposed lot must be consolidated prior to building permit approval.		Y	

3. Transportation Review:

Contact: Steve Hutchison, Transportation Planner, at 250-361-03338 or shutchison@victoria.ca

a	The next phase of the All Ages and Abilities Cycling Network capital improvements were discussed at the March 18th, 2021 Committee of the Whole. This discussion may impact frontage requirements. Comments from Transportation staff are forthcoming following guidance from Council.	Y	Frontage curb and sidewalk locations shown on the Conceptual Servicing drawing are based on conversations with City Staff.	See affected Drawings: A2.0/Site Plan/L1 Floorplan, C1/Conceptual Servicing Drawing, and Landscape Drawings L0, L1, L2, L3
b	A significant parking variance has been requested with this application. The Plan Check dated February 2021 indicates 61 stalls are required while only 7 are provided. To help mitigate the anticipated parking shortfall, advance OCP and climate change objectives, and lessen the impacts to surrounding properties, the applicant must offer additional Transportation Demand Management (TDM) programs. In addition to a car share membership for each of the units, a shared vehicle, an on-site EV ready shared vehicle parking space, and a \$100 usage credit per unit must be included. The TDM programs offered must be committed to and secured through legal agreement prior to establishing a date for Public Hearing. A plan revision is required.	Y	The proposed land use has changed to support an affordable rental building with this application. As per City of Victoria zoning requirements (Schedule C, Zoning Regulation Bylaw) the residential component of the development must provide a minimum of 0.2 to 0.75 resident parking spaces per residential unit depending on unit size. The proposed total parking supply of 9 spaces is 11 spaces below Bylaw requirements with this revised application.	Please refer to the 'Parking Variance Report' prepared by Bunt & Associates for further details regarding our planned parking supply and TDM initiatives.
c	The requested 4 stall variance for the 7 required short term bicycle parking stalls is not supported by staff. A plan revision is required.	Y	The revised development plan meets minimum short-term bicycle parking requirements based on proposed density and building uses. This revised plan offers 6 short-term spaces at ground level in a well lit, weather protected and highly visible area.	Please refer to Section 3.2.4 in the 'Parking Variance Report' prepared by Bunt & Associates for further details regarding bicycle parking. Also refer to Architectural Drawing: A2.0 - Site Plan/L1 Floorplan

d	Please provide additional information that ensures that future tenants will have access to unlimited public transit access in perpetuity. Please describe how future residents of this building will be limited to students. Without sufficient security for transit access or how future occupancy will be limited to students with access to a U-Pass, enrolment in the BC Transit Ecopass program will be recommended. Additional information is required.	Y		N/A - the proposed land use has changed from student housing to affordable rental housing. We have included a number of affordable transportation initiatives for future tenants with this application: including enhanced bicycle infrastructure, a subsidized car-sharing program with memberships (to remain in place at the building in perpetuity), and enrollment in the BC Transit Eco-Pass program for the CRU (minimum 3-yr commitment).	Please refer to the 'Parking Variance Report' prepared by Bunt & Associates for further details regarding our planned affordable transportation initiatives.
e	Please increase the proposed sidewalk width adjacent the building to 3.0 metres in width and remove the curbside sidewalk. A curbside rain garden is recommended in addition to boulevard trees. Please see the attached concept sketch. A plan revision is required.	Y		Captured in this design revision.	See affected Drawings: A2.0/Site Plan/L1 Floorplan, C1/Conceptual Servicing Drawing, and Landscape Drawings L0, L1, L2, L3

4. Underground Utilities Review:

Contact: Anhad Jolly, Utility Planning Technologist, at 250.361.0263 or ajolly@victoria.ca

a	A change in zoning may allow for changes in permitted use and density resulting in increased sewage flow rates. The City's sanitary sewer system may not, at present, be sufficient to accommodate the increased flow rates. If the anticipated peak flow rate produced by the new development is greater than the estimated peak flow rate of sewage that would normally be generated by permitted development under the existing zoning regulation, then attenuation of flows will be required. Therefore, a report prepared by a qualified Engineer comparing pre- and post- development sewage flow rates shall be submitted to the Engineering Department (attention: Deb Becelaere at dbecelaere@victoria.ca) by the next plan resubmission as the report shall be reviewed by staff and the requirement for attenuation determined prior to Public Hearing. The report is to include measures that the applicant intends to take to attenuate the sewage if required. Please contact Jack Hu, Sewer and Stormwater Quality Technologist, at 250.361.0551 or at JHu@victoria.ca , if further information is required. 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		Sanitary Impact Assessment has been provided.	See affected Drawing: C1/Conceptual Servicing Drawing
b	The Conceptual Servicing Drawing indicates the intent for carrying out a test for re-use for the existing storm drain service and for the existing sanitary sewer service. These tests must be carried out prior to the next plan submission as this may impact frontage design. The applicant shall expose the services close to the property line (or at the cleanouts if they exist) prior to the test. The tests are then carried out by City crews at the applicant's expense. Please contact Anhad Jolly to arrange for the tests.	Y		Conceptual servicing has been modified so a test for re-use is no longer required.	See affected Drawing: C1/Conceptual Servicing Drawing

Please revise the Conceptual Servicing Drawing as follows:

c	Relocate the proposed new sewer and storm drain services under the driveway crossing on the City right of way on Belcher Avenue to the north. They can be located under the northern driveway crossing flare to maximize boulevard space if clearances to the nearby utility pole are met.	Y		Conceptual sanitary and storm services have been moved to within the new driveway.	See affected Drawing: C1/Conceptual Servicing Drawing
d	Revise the water service design in the City right of way. Bends in water services are not permitted in the City right of way. (If bends are required, they would have to be on private property).	Y		Conceptual water service has been moved to near the driveway. This change provides further separation to tree NT1	See affected Drawing: C1/Conceptual Servicing Drawing
e	The existing water service cannot be used for the irrigation system. Please indicate the location of a new service.	Y		Removal of existing irrigation service has been noted. New irrigation service propose near intersection letdown.	See affected Drawing: C1/Conceptual Servicing Drawing
f	Label the Fire Department Connection (FDC) shown on the Fort Street frontage.	Y		FDC has been labelled (along Fort Street)	See affected Drawing: C1/Conceptual Servicing Drawing
g	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 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 on the frontage 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 well as a completed Underground Service Depth Information Table. Please note:		Y	To be addressed prior to BP Submission/Approval	To be addressed prior to BP Submission/Approval
h	Storm Drain and Sanitary Sewer: All existing services are to be capped on private property by the applicant's contractor at the time of demolition of the existing dwelling, at the applicant's expense, and new services to the development will be required if the tests for reuse fail. New service connections are installed in the City right of way by City crews at the applicant's expense. Service connection fees must be paid by the applicant at the time of building permit issuance. Fees will be charged to the applicant as per the fee schedule in the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071 (and any amendments to the Bylaw).		Y		

i	Water Service: New domestic and fire water services to the development will be required based on new loads and plumbing requirements. The applicant's engineer is required to calculate the hydraulic loads to determine the size of the proposed water services. A new irrigation service will also be required. New water services, as well as the capping of abandoned connections, are installed in the City right of way by City crews at the applicant's expense. Service connections are purchased at the time of building permit issuance and the fees are charged to the applicant as per the fee schedule in the Waterworks Bylaw No. 07-030 (and any amendments to the Bylaw, specifically Bylaw Amendment No. 16-079).		Y	
j	When determining/finalizing the above service connection locations, please ensure that required offsets from existing and proposed boulevard trees, City electrical infrastructure and third-party utilities are met.		Y	
k	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	

5. Stormwater Management Review:

Contact: Brianne Czypyha, Stormwater Management Specialist, at 250.361.0364 or bczypyha@victoria.ca

a	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. Note that runoff from a minimum of 10% of the site's impervious area must be treated to qualify for any stormwater credits. 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		Information Noted.	No action required.
b	This property lies in the Bowker Creek Watershed. The City of Victoria has endorsed the Bowker Creek Blueprint and encourages developments to use a watershed-friendly approach, including integrating green stormwater infrastructure. Please consider integrating GSI in the development on-site to mitigate impacts to Bowker Creek. With regards to treatment of roadway runoff in the City right of way, staff request that a boulevard rain garden be integrated into frontage improvements along Fort Street. Below is a recommended concept of a boulevard rain garden that could be installed along the existing curb in place of the existing sidewalk (which will be removed), and therefore still allow boulevard area for the new street trees. The connection walkways from the new sidewalk to the crosswalks will need to be considered. Note that depending on the infiltration rate of native soils, an underdrain may not be required. Also, a pre-treatment sump will be required (detailed design can be finalized at building permit plan submission). Please contact Brianne Czypyha for more information on rain garden design and volume targets.	Y		Conceptual locations of boulevard rain gardens along Fort Street have been added (based on discussions with City staff). Rain garden details and locations will be finalized during detailed design.	See affected Drawing C1
c	Please show locations of all on-site drains and their connection to the City storm drain main on the civil and landscape plans.		Y		
d	The on-site landscape plan shall clearly indicate the proposed stormwater management details. 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"> o site impervious areas for the entire private property o permeable surface areas for the entire private property o any other GSI areas integrated into the design for the entire private property 		Y	To be addressed prior to BP Submission/Approval	To be addressed prior to BP Submission/Approval
e	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		
f	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		

6. Parks Division Comments:

Contact: Laura Ralph, Telephone: (250) 361-0605, lralfp@victoria.ca

General:

a	Parks does not support the removal of the existing cherry tree on Belcher Street. Also, the reasoning for proposed removal has not been provided.	Y		Per City of Victoria direction, the existing Cherry tree within the Belcher Ave. public right-of-way is to be retained in the development.	See affected drawings 1/A2.0 Site Plan / L1 Floorplan – Project Data, C1/Conceptual Servicing Drawing and each Landscape Drawings L0, L1, L2, & L3.
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Arborist Report Required

b	The applicant must engage an ISA Certified Arborist with Tree Risk Assessment Qualification (TRAQ) to undertake a tree inventory and analysis of potential development-related impacts to trees on the municipal frontage, trees on the subject property, and offsite trees with critical root zones (CRZs) extending onto the subject property. The Arborist Report must follow the City of Victoria's Terms of Reference for an Arborist Report for Development	Y		Per City of Victoria requirements, an updated arborist's report has been prepared by Talbot MacKenzie.	Refer to updated Arborist Report.
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c	The Project Arborist must review the proposed building plans; all hardscape, landscape and grade changes; and all underground or overhead utility services. This includes any required frontage improvements or restoration, such as the restoration of the driveway crossing to the west and reconfigured sidewalk/boulevard within the CRZ of the offsite Garry oak at 1619 Morrison.	Y		
d	The Tree Management Plan must be included at the end of the Arborist Report for Development (legible when printed on 11x17) and also in the plan set for the application	Y		

Tree Management Plan Required

e	The Tree management plan must show the location of trees and their critical root zones in relation to proposed development-related activities, so potential impacts can be analyzed and mitigation measures identified	Y		A tree removal and protection plan has been prepared showing surveyed locations and descriptions of trees and their critical root zones in relation to proposed development, along with tree protection fencing specifications and locations. Refer to Landscape Drawing L0/Tree Removal and Protection Plan
g	Tree Management Plan needs to show where tree protection fencing, arborist supervision, ground protection or other mitigation measures are required	Y		
h	The Tree Management Plan must include the location of all inventoried trees (see Arborist Report requirements) and show all proposed site changes including buildings, hardscaping/landscaping, and frontage works. All existing and proposed utilities and existing and proposed grades shall be shown.	Y		
j	The Tree Management Plan must show tree critical root zones, and reference IDs in accordance with the Arborist Report for Development	Y		

Landscape Plans

k	Frontage improvements, including street tree locations and proposed plantings, need to be coordinated with Parks and Engineering. A meeting is required.	Y		Frontage improvements and street trees/plantings have been revised in coordination with city staff.	See affected landscape drawings L0, L1, L2 and L3, and C1/Conceptual Site servicing (TBC that this meeting occurred)
l	Please contact Parks for guidance on the information presented on L1, L2 and L3	Y		Comments from subsequent meetings with Parks have been incorporated in the landscape design.	See affected landscape drawings L0, L1, L2 and L3 (TBC that this meeting occurred)
m	Please remove the reference to the proposed Prunus Cerasifera street tree species	Y		Reference to Prunus Cerasifera has now been removed	See affected drawing L3/Planting Plan
n	For consideration: Cornus nutallii is very susceptible to the Dogwood Anthracnose fungus	Y		Reference to Cornus Nutallii has now been removed	See affected drawing L3/Planting Plan
o	A separate water service for irrigation and sleeving under hard surfaces must be shown on the Landscape Plan	Y		Separate water service for irrigation and sleeving under hard surfaces to be added to landscape site plan	See affected Drawing L1 Landscape Site Plan (TBC)

Site Servicing Plan

p	Frontage improvements/restoration and site servicing needs to be coordinated with Parks and Engineering and indicated on plans. A meeting is required.	Y		Revised Conceptual Servicing drawing has been provided	See affected Drawing C1
q	The Site Servicing Plan must show existing and proposed locations of hardscape surfaces and utility services: sanitary sewer, storm drain, and water, as well as third party utilities such as gas, BC Hydro, and telecommunications. The locations of any pad mounted transformers, kiosks, vaults, and conduits can significantly impact design feasibility. BC Hydro and telecommunications companies need to be consulted early in the planning phase, so that requirements can be understood.	Y		Revised Conceptual Servicing drawing has been provided	See affected Drawing C1
r	A separate water service for irrigation and sleeving under hard surfaces must be shown on the Site Servicing Plan. Include the following notes:	Y		A separate irrigation service and sleeving under hard surfaces have been added to the Conceptual Servicing drawing. The above notes have not been added but will be confirmed/added during detailed design.	See affected Drawing C1
s	All irrigation work must follow the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw	Y			
t	Required Irrigation Inspections: all sleeving, open trench mainline and lateral lines, system operation, controller, and backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections	Y			
u	Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation	Y			

7. Permits and Inspections Division Comments:

Contact: Ray Berkeley, Telephone: (250) 361-0344

a	One exit spills out into the parking floor area. All exits are to be fire rated to all occupancies including parking. The exit will need to be enclosed and rated to the point past the parking	Y		The exit path has been enclosed within a corridor.	See affected Drawing A2.0/Site Plan/L1 Floorplan
b	All accessible paths to be a minimum of 1500mm.	Y		The building is designed to conform to BCBC 2018 accessibility requirements.	No affected Drawings
c	Combustible cladding not permitted	Y		The building is designed with non-combustible cladding.	No affected Drawings - exterior materials per A4.1 & A4.2
d	Spatial separations and unprotected openings shall comply with the BCBC	Y		The building has been designed to conform to BCBC 2018 spatial separation and unprotected opening requirements.	No affected Drawings

8. Fire Department Comments:

Contact: Brad Sifert, Telephone: (250) 920-3365

a	The FDC must be within 45 meters of a fire hydrant, facing the street and not interfere with the entrance (proper signage required)		Y	FDC is located within 45m of existing hydrant (existing hydrant added to Conceptual Servicing drawing for clarity)	See affected Drawing C1
b	Key vault and FSP required		Y	To be addressed prior to Building Permit Submission/Approval	To be addressed prior to Building Permit Submission/Approval