

January 19, 2022

Rezoning City of Victoria

1 Centennial Square, Victoria, BC V8W 1P6

Response to Application Review Summary For:

557 Simcoe Street Application: REZ No. 00759 & DP No. 000589

On behalf of 077216 BC Ltd and Bluewater Development Ltd. we wanted to say thank you for your third set of comments from November 2021 through January 19 2022 submitted by email mail inquiry or verbal comments by phone. to our application submitted January 4, 2021. Below is the list we have so far.

1. No change to Letter to Mayor and Council dated May 3, 2021
2. New set of bubbled and non-bubbled plans dated January 19, 2022
3. Chelsea Medd
 - There does not appear to be very much space for a cedar fence and cedar boxes on top of the retaining wall. How wide would that space be? Also please confirm that it would be on the subject property, it appears on the plans that its partially on the neighbouring property.

It is an 8" thick concrete wall which is ample space for a hanging vine plant and a fence. The cedar fence could easily be supported on the foundation wall with Simpson posts bases and the cedar boxes with soil in between posts.

4. Samantha Cole, scole@victoria.ca
 - Please see attached Plan Check.
 - Please dimension the proposed canopy's projection into the setback.

The canopy projects 0.6m from the building. We have added this to the file and it will be shown on the final bubbled and non-bubbled plans once the remaining departments have reviewed our Third submission.

5. **Engineering**
Deb Becelaere, dbecelaere@victoria.ca

- Thank you for making the requested changes to the SRW and sidewalk alignment. Staff will be making a recommendation to Council that the SRW be made a condition of rezoning and be registered on title prior to establishing a date for Public Hearing. **You are welcome**
- At building permit submission, the grades within the SRW must meet the City's Subdivision and Development Servicing Bylaw, sloping 1-3% to the roadway. The height of the retaining wall must meet the City's Highway Access Bylaw height requirements. **Agreed**
- Curb use along the frontage will be time-limited parking. At building permit submission, this must be noted on the civil plan. Staff will provide further details at that time. **Agreed**

- A reminder that the comments for information for building permit submission in the January 26th, 2021 Application Review Summary and the July 8th, 2021 resubmission comments still apply. **Agreed**

Parks

Gregg Staniforth, gstaniforth@victoria.ca

- Comments coming.

We await Greg's comments

6. Verbal Comment January 12, 2022 Mike van der Laan regarding the slope of the driveway on SRW 1-3% sloping to street and next 6M after SRW to slope no more than 6%. **Plans revised to incorporate a 6% slope and !% slope as requested as well as to be sure the line of site triangle exiting the driveway conforms to city requirements**

7. Verbal comment January 7, 2022, Alison Meyer regarding 2 major issues with our development. First is to confirm the slope of the driveway conforms to policy. **See comment number 6 above.** Second comment relates to the retaining wall and planter boxes being on the neighbour's property. **We have adjusted our plans to make sure the full retaining wall and planter box are shown correctly on our property and our line of site heights are correct**