

PA6 – RZ/DP Comments and Responses – 31October2025

Development Services Division Comments		
Area Planner: Rob Bateman		
1	Rezoning Application Comments	Applicant Response / Reference
1.1.	Staff maintain previous comments provided to the applicant on December 20, 2024 to ensure the proposal fits within the parameters of the policy as it relates to scale, massing and form. The proposal for a mixed-use (residential above commercial) development including a 27-storey tower with a total density of 6.48:1 floor space ratio (FSR) is not consistent with the vision under the proposed Official Community Plan (OCP), Downtown Core Area Plan (DCAP) and Rezoning and Development Policy. The current proposal would therefore not be supported by staff. Please revise the proposal to meet the scale, massing and form envisioned in City policy. The comments below are provided to help assist you revising the overall site planning at a high level. Further comments will be forthcoming based on how the proposal is revised to meet the maximum height and density policies.	Comment acknowledged. Given the multi-year effort invested in the current proposed design, the Owner would like to have with the proposed plan considered by Committee of the Whole.
1.2.	Please revise your proposal to be more consistent with the policies in the proposed DCAP, with special attention to the following as they relate to overall scale, massing, and form: - The site is located in the Residential Mixed-Use District (Map 13). Please reduce the height so that it does not exceed the maximum of 36m (12-storeys) (Map 29) and reduce the density so that it does not exceed the maximum base amount of 2:1 FSR (Map 15). If you wish to propose a density above 2:1 FSR, please keep it under the maximum density of 5:1 FSR. A density above the base density (2:1 FSR) will only be considered if appropriate amenities are provided to offset the impacts of the density and where the project is providing a significant public benefit. The currently proposed impact-offsets and the public benefit outlined in the letter to Mayor and Council are not sufficient to gain staff support for the proposed density. - We encourage you to consider different site planning options to better align with City policies overall. Although City policies generally support pedestrian connections and	Comment acknowledged. Given the multi-year effort invested in the current proposed design, the Owner would like to have with the proposed plan considered by Committee of the Whole. The intent of our open space design is not primarily to provide through-block pedestrian connections but to increase the amount of active frontage at the street level and make the central courtyard space more permeable. We follow what we understand to be CPTED best practice by removing dead-ends for these types of spaces. In our opinion this siting strategy also provides a better

	public space improvements, such as the public plaza in your current proposal, there is no through-block walkway specifically identified for this site in the proposed DCAP (see Map 16: Pedestrian Network). You could therefore explore adjusting the design to meet the goals related to public space and pedestrian connectivity in different ways, such as moving or removing the through block walkway, if it enables you to reduce the height and density (see bullet above) and make the proposal more consistent with City policies and regulations overall. • The Development Permit Area objectives and guidelines impact the form, massing and site planning, and may also impact the density that is achievable on site (see below).	alternative to a long extrusion of a double-loaded street wall building by creating more active building frontages with better daylighting and views. This approach also offers a significant increase to the number of larger 2- and 3-bedroom corner apartments.
1.3.	Please revise your proposal to be more consistent with the policies in the proposed OCP, with special attention to the following as they relate to overall scale, massing, and form: • 1.5 Urban Structure Concept and Guidance: The site is located in the Downtown Core in the Urban Structure Concept. The Downtown Core Urban Structure Guidance envisions low-rise forms that preserve and highlight heritage assets particularly in the historic core, Old Town, the Inner Harbour and Chinatown, and intensive and tall building forms that taper up from the harbour and historic core and back down toward the outer shoulders of the core, as guided by City policy and illustrated in Figure 8: Downtown Urban Form. Tall buildings, up to 72m, should therefore be concentrated along Douglas and Yates Streets and the subject site should have building heights that taper out towards the adjacent Priority Growth Area. • 1.6.4. Limited Heights in Harbour Flight Paths: Where a property falls within an Obstacle Limitation Surface (OLS) for the Victoria Inner Harbour Airport, proposed development will be limited. This proposal may be within the OLS and will therefore be referred to Transport Canada for their review. • 1.4.7. Shape, Site and Design Buildings for Climate Response: City policy encourages building form, orientation, shading and planting design strategies that reduce energy demand, reduce overheating from solar gains and improve occupant comfort while facilitating livable, human-scale designs that respond to the natural environment. • 1.2 Meeting Housing Needs and Figure 2 Housing Needs and Goal Posts in the Housing Needs section of Goal Posts: Getting to Vision 2050:	Comment acknowledged. Given the multi-year effort invested in the current proposed design, the Owner would like to have with the proposed plan considered by Committee of the Whole.

	City policy encourages rental and affordable dwelling units. Please consider increasing the rental and affordable dwelling units as a proportion of the overall unit total.	
1.4.	As you revise your proposal to reduce the height and density, please also ensure that it is consistent with the policies in the proposed Rezoning and Development Policy, with special attention to the following: Part 3 General Policies of Rezoning and Development Policy, including: 7.2 Family Housing: Family housing should meet or exceed the requirements under the proposed Zoning Modernization (7.2.1) and be designed in accordance with Advisory Design Guidelines for Family-Friendly Homes and Spaces. 10.1 Retain and Protect Properties of Heritage Merit and 10.2 Respond to Heritage Context: Retention and protection of properties with heritage merit as a part of rezoning and development is strongly encouraged. Nearby heritage landmarks, landscapes, historic buildings and intangible heritage should also inform considerations for rezoning. The form, massing, design and exterior materials of new development should complement, enhance and mitigate impacts on nearby buildings with heritage value. - Part 4 Public Benefits of Rezoning and Development Policy, including 16 Voluntary Public Benefit Contributions: Land lift analysis will likely be requested to determine an appropriate Voluntary Public Benefit contribution.	Comment acknowledged. Given the multi-year effort invested in the current proposed design, the Owner would like to have with the proposed plan considered by Committee of the Whole.
1.5.	Tax Exemptions are available to any new rental housing development as outlined in the RTE Bylaw. Applicants are eligible for a 10-year tax exemption on the increase in assessed value on land and improvements. If you have any questions, please contact Housing Planners at housing@victoria.ca .	Not applicable.
2	Development Permit Application Comments	Applicant Response / Reference
2.1.	Under the proposed OCP the site is located in Development Permit Area 2: Downtown Core. A Development Permit is therefore required to facilitate the development. Staff have not reviewed the associated Development Permit Application because it is anticipated that the proposal will be substantially revised in response to the rezoning application comments. Comments related to the	Comment acknowledged.

	Development Permit objectives and guidelines will be provided in response to a future resubmission. • Please design the revised proposal to meet the Downtown Core Design Guidelines (2025). • The guidelines will impact the form, massing, and site planning and may also impact the density that is achievable under a rezoning for this site, such as through setbacks, building separation, street width to street wall ratio, maximum floor plates, maximum floor plate widths, upper storey step-backs, usable public/shared/private outdoor space, and urban forest (e.g. the underground parkade should be setback from the street to provide space for trees).	Given the multi-year effort invested in the current proposed design, the Owner would like to have with the proposed plan considered by Committee of the Whole.
2.2.	NOTE: The Plan Check for the proposal has significant outstanding issues/ missing/ or incorrect information. Please ensure that your resubmission addresses these items. If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check.	See updated plans. Revisions and Additions 1. Drawing A002 Project Data: site area, frontage, lot coverage, density values adjusted; minimum suite area and parking data added. 2. Drawing A003 Average Grade Calculation: Building 3 finished grades adjusted; Average Grade recalculated to 22.396m Geodetic. 3. Drawing A004 Building Area Building 1: L1 gross building area and floor area reduced to improve Fort Street sidewalk on-site space. 4. Drawing A101 Level P1: Bicycle rooms replanned using two-tier racks (with gas strut assistance for upper racks) to increase the density of bicycle parking. Cargo bicycle parking increased to 41 spaces. Total bicycle spaces on P1 = 403 spaces. 5. Drawings A103 P3 and A104 P4: Drawings deleted; these levels have been removed from the project due to difficult site conditions and anticipated increased cost per space. Parking count reduced to 189 spaces total.

		6. Drawing A201 L1, Building 1: solid wall added along interior property lines to meet BC Building Code requirements for 2h fire separation. 7. Drawing A201 L1, Building 1: additional staff bicycle room added with 12 spaces. 8. Drawing A201 L1, Building 1: Childcare Lobby and stairwell wall shifted back from property line to improve Fort Street sidewalk on-site space. 9. Drawing A201 L1, Building 1: additional short-term bicycle racks added. 10. Drawing A201 L1, Building 3: additional bicycle room added with 14 spaces, including two cargo bicycle spaces. 11. Drawing A201 L1, Site: proposed parkade ventilation grates indicated. 12. Drawing A201 L1, Site: Short-term bicycle parking increased to 44 spaces. 13. Drawing A211 L11, Building 3 roof: rooftop structures revised, requested dimensions and areas added. 14. Drawing A212 L12, Building 1 roof: requested dimensions and areas added. 15. Drawing A228 L28, Building 2 roof: requested dimensions and areas added. Building elevations and sections (A301 through A606): property lines and parapet dimensions added.
2.3.	Please include the following with your resubmission: • All mechanical and utilities including any pad mounted transformers and underground parking ventilation • The dedication indicated in the Engineering comments below. The zoning data table needs to reflect the lot lines after this area has been dedicated.	See updated plans. Utilities are shown as known at this time. Utility designs to be confirmed during Building Permit Stage. Mechanical is in a preliminary design phase. Quadra dedication is

	• Lot lines and building setbacks on the elevations and sections. • All encumbrances on titles including easements and covenants. Your proposal must meet the requirements in these documents.	shown arch drawings. Project will utilize unit substation, not PMT.
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Engineering and Public Works Department Comments		
3	General	Applicant Response / Reference
3.1	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 others 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 is responsible to ensuring that the consultants provide this concurrent with the resubmission.	See attached civil and landscape letter of engagement. Electrical LoE can be sent when offsite electrical scope is better understood.
4	Land Development Review Contact: Chad Marier	Applicant Response / Reference
<i>Conditions to be met prior to the Committee of the Whole:</i>		
4.1.	• Please clearly identify Road dedication limits, and PL on all plans (series 300 and 400 drawings)	See updated plans.
4.2.	• There are no visible overhangs or awnings shown. Please identify if there is any 1st floor awnings or overhangs (aerial encroachments of any sort)	All overhangs were shown in the original submission and are noted on Drawing A201 Level 1 Plan as a labelled dashed line.
4.3.	• Please advise the Approving Officer of the overall land intent post development – contact Brent Molnar at bmolnar@victoria.ca - As Strata/Condo, Rental, Commercial and underground (shared parking) is noted, this would be an excellent candidate for Air Space consideration. This should be discussed early in the process to ensure the "1-Building" concept may be delivered.	The owner's anticipated plan is to subdivide the senior's residence on Fort Street as an ASP and leave the rest (land and buildings) as the remainder. The owner team has reached out to the Approving Officer regarding the approach, who confirmed that no meeting is currently required and next steps will occur at the time of building permit, while outlining the following requirements:

		"1. I will speak further at the time of Building Permit, relative to any report received (such as a code compliance report for ASP consideration, or an Easement report for ASP consideration). 2. For Building Permit (BP): 1. The ASP preliminary rendering would be required 2. Permits review and acceptance of any alternate solution or easement report 3. Frontage works and services will form a factor of the BP. 3. Prior to occupancy - to subdivide in Air Space 1. You will be required to apply, cost is \$15,000 2. I'll write you a PLA to outline the conditions of consideration. 3. Mostly solicitor to solicitor after that - but please allow for time - noting "prior to occupancy" being the goal. 4. DCC's / ACC's or other aren't a factor of subdivision (they will already be collected at Building Permit) 5. Frontage works and services aren't a factor of subdivision (they are a factor of BP, so earlier in the process)." The Approving Officer stated that a comment would be added in the system and the request is thereby satisfied.
4.4.	• Please show the location of the on-site BC Hydro PMT. If a PMT is not required, please provide supporting documentation from BC Hydro indicating a PMT is NOT required for your project.	Project will utilize unit substation, not PMT. We are actively engaging with BC Hydro and they have confirmed the requirements for the unit substation. Please see attached draft electrical room drawing and one-line diagram.

		Electrical services will be provided to the site from Fort Street to a unit substation to be located on level P1. BC Hydro services on the perimeter of the site will be relocated underground.
	<i>It is recommended that, as a condition of rezoning, and secured in a legal agreement which is registered prior to bylaw approval:</i>	
4.5.	Dedications of 0.92m on Fort St and 1.82m on Quadra will be sought as a condition of rezoning. No dedication required on Broughton	A Quadra Street road dedication of 1.76m (based on incorrect information at the time of submission) shown on the original submission has been increased to the requested 1.82m and its dimensions noted on plans and elevations. The project density has been recalculated and shown in the project data table using original and new site areas. Following discussions with City of Victoria Transportation staff (Fred Billingham) which indicated that the Fort St dedication was intended to provide more space for street trees, and noting that the sidewalk area contains extensive services, instead of a dedication additional street trees have been added to an extension of the existing bulb at Fort and Quadra. The sidewalk is enhanced through the inclusion of setbacks of the Fort St frontage measuring between 0.7m and 1.8m, in addition to space between columns and pilasters. Retaining some street parking and a drop-off/loading space adjacent to the Fort Street building (Building 1) entrance remains desirable.
4.6.	All TDM measures to secured	Owner agrees to securing these.
	<i>For Information prior to Building Permit Submission/Approval:</i>	

4.7.	The applicant is financially responsible for frontage works to the centreline of the road to current City of Victoria standards (i.e., at the time of Building Permit), as per the Victoria Subdivision and Development Servicing Bylaw, and to the satisfaction of the Director of Engineering and Public Works. • The Civil designer must show all existing survey monuments on all plan submissions (including 3rd 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 (nonrefundable). Please ensure that the Civil submission drawings include existing monument locations. • Subdivision and Development Servicing Agreement required prior to BP issuance • Encroachment for Anchor Rods Agreement may be required	Comment acknowledged. To be addressed at BP.
5	Transportation Review Contacts: Fred Billingham, Bronwyn Crowder	Applicant Response / Reference
	<i>Conditions to be met prior to the Committee of the Whole:</i>	
5.1.	All long-term bicycle parking must be located within 1 level of natural grade, to comply with Schedule C of the zoning bylaw. A plan revision is required.	See updated plans and revised transportation impact assessment report. All spaces are located on L1 and P1. 429 long-term spaces (including 43 cargo size), and 44 short-term spaces are provided.
5.2.	The proposed parking variance for the development is significant. Due to the accessible nature of the development site's location, such a variance can be supported subject to securing a comprehensive Transportation Demand Management Package. Following consultation with mobility partners, Staff recommend that the following TDM package be secured as a condition of rezoning: • 3 carshare vehicles (2 deployed at occupancy and a third vehicle as part of a phased delivery) with carshare vehicle parking stalls provided within the parkade • Carshare memberships for all units • A contribution to the BC Transit ECOPASS program or equivalent, at a rate of \$1500 per residential unit.	The developer will provide the following: 1. Three carshare vehicles. 2. Fund 25% of the carshare membership fees, with the remaining 75% covered by residents to ensure meaningful participation. 3. Fund 25% of the ECOPASS contribution, again with residents covering the balance to promote engagement.

	10% of long-term bicycle parking to be designed to accommodate oversized bicycles - Minimum 50% of long-term bicycle parking stalls to have access to electrical charging	
5.3.	In the TIA it is suggested that 10% of the required long term bicycle parking will be designed to accommodate oversized bicycles. - This would equate to 42 oversized stalls, however only 20 are shown on the submitted plans. - Oversized bicycle stalls should be dimensioned on the plans, with a width of 0.9m and a length of 2.4m	See updated plans and revised transportation report. 43 cargo bicycle spaces (900mm x 2600mm) are now provided.
5.4.	Car share vehicles provided must be home based point to point Electric Vehicles (EV). The reserved on-site car share parking space must be registered on the title of the property, be accessible to all members of the car share organization, and be constructed to the specifications as described by the car share organization. A level 2 car charger to the car-sharing organization's specifications must be provided and installed for the car share parking space at the applicant's expense.	The developer will provide this.
5.5.	Car share vehicles provided as part of a TDM program must be an Electric Vehicle (EV) with a minimum developer-funded financial contribution of \$55,000.00 per vehicle. Staff will recommend that this financial contribution be secured as a condition of rezoning.	The developer will provide this.
5.6.	Thank you for providing the assessment of the Broughton/ Quadra intersection including post development scenario. Although you have acknowledged the expected traffic impact from the YMCA development opposite the site, the post-development scenario should also include development traffic from the Cathedral District development at Quadra and Burdett. A revision is required.	Please see updated TIA.
5.7.	Dedications of 0.92m on Fort St and 1.82m on Quadra will be sought as a condition of rezoning. No dedication required on Broughton	As per comment 4.5
5.8.	City Engineering Design Staff have concerns about the impact of the proposed curb bulb out on Quadra Street on southbound through traffic and the safe and effective operation of the Fort/Quadra intersection. Staff are consulting with BC Transit regarding long term transit goals on Quadra and the design of a potential bus stop there. City staff will liaise with the applicant regarding the final design for the Quadra Street frontage, including pedestrian and transit facilities, and the integration of Urban Design elements with the wider Cathedral Precinct.	Comment acknowledged. Consultant team waiting for input from CoV.

	<i>For Information prior to Building Permit Submission/Approval:</i>	
5.9.	Building Permit conditions will include requirements that the applicant is financially responsible for full frontage replacement of curb, gutter, sidewalk, street lighting, drainage, asphalt, and boulevard to current City of Victoria standards.	Acknowledged
5.10.	Building Permit conditions will include requirements that the applicant is financially responsible for the removal and replacement of redundant driveway crossings with full height curb, gutter, boulevard and sidewalk.	Acknowledged
6	Underground Utilities Review Contact: Marcin Jedynak	Applicant Response / Reference
	<i>Conditions to be met prior to the Committee of the Whole:</i>	
6.1.	A sanitary attenuation report is required. If attenuation is required, it must be shown on the plans prior to Committee of the Whole and staff will recommend that Council secure the commitment to attenuation through a legal agreement registered on title prior to final approval of the rezoning.	Was included in original package.
6.2.	Submitted plans show very minimal servicing for the number of units and buildings being proposed. The sizes of the services will be limited by the sizes of City mains.	Additional services have been added. The location and sizes of the services to be confirmed during the Building Permit phase.
6.3.	For all proposed services, water, catch basin etc., please quote the City standard to be used.	Acknowledged. To be addressed at BP stage.
6.4.	It is the applicant's responsibility to cap off the existing sanitary	Acknowledged
	<i>For Information prior to Building Permit Submission/Approval:</i>	
6.5.	The details of the approved Sanitary Attenuation report will be required to be met.	Acknowledged
6.6.	The applicant is required to retain the services of a Qualified Professional for any project requiring excavation and disposal of any volume of soil for the purpose of characterizing the soil and determining a suitable disposal facility. - The soil assessment must include samples from proposed service trench locations, with a report to be provided to the City. This is required to allow the City to provide the most accurate estimate and to install the new services most efficiently. - Additionally, soil from a property with a current or former BC CSR Schedule 2 Activity must comply with provincial soil relocation requirements, including the one-week notification period prior to soil relocation.	Acknowledged. Active Earth has been engaged as the Project's environmental consultant.

6.7.	A Borehole Permit from Land Development will be required for soil characterization work on City property as per the above requirement. • Please see Borehole Memo for more information. • An application can be made here: Borehole Permit	Acknowledged
6.8.	A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway. • An application can be made here: Street Occupancy Permit	Acknowledged
7	Engineering Structure Review Contact: Deb Becelaere	Applicant Response / Reference
<i>For Information prior to Building Permit Submission/Approval:</i>		
7.1.	City records indicate a historical basement under the City sidewalk along the 891-899 Fort Street frontage (UB00043). • The basement may have previously been filled in, but City records are unclear. The property is subject to City policy related to the phasing out of these sidewalk basements by owners of buildings undergoing development, at the owner's cost. • If the basement was previously filled in and no longer in use, please provide evidence that it has been filled in. • If a basement is still present, indicate the basement on the architectural drawing and provide an elevation drawing that indicates the basement and the property line in the next submission. Indicate that in-fill of the basement is required on the applicable civil plans. A geotechnical memo indicating proper materials, compaction lifts, densities, drainage and construction procedures will be required at the building permit stage. Any oil tanks found in the basement must be decommissioned as per City bylaws.	The owner has reviewed the existing site conditions and was unable to verify the existence of any basement area under the sidewalk. This will be validated during site preparation and any such conditions found will be mitigated at that time.
8	Stormwater Management Review Contact: Taryn Fournie	Applicant Response / Reference
<i>Conditions to be met prior to the Committee of the Whole:</i>		
8.1.	Thank you for incorporating the rain gardens and green roofs into your design in alignment with the Downtown Core Area Plan (DCAP) to manage site runoff via green stormwater infrastructure (GSI).	Acknowledged

8.2.	The Stormwater Management plan (drawing L0.03) shows that the primary areas on the site where stormwater runoff is not being managed include the parkade ramp and the public amenity space. While it is understood that managing the runoff from the parkade ramp would be challenging, there are opportunities to manage the runoff within the public amenity space. For the trees in soil cells proposed for this amenity space, please incorporate stormwater management (i.e., add a distribution pipe and underdrain). This would allow the site to be closer to achieving the City's rainwater management target of capturing and treating the first 32 mm of rainfall across all site impervious areas in a 24-hour period.	Acknowledged and updated on plan.
8.3.	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.	Acknowledged
8.4.	Offsite Stormwater Management: The proposed Quadra St rain garden is surrounding a boulevard tree that is intended to be retained. Therefore, this rain garden is not supported as it would require excavation within the protected tree root zone of the retained tree (see Parks' comments for more details). For any new boulevard trees on the Quadra St frontage, please utilize soil cells with integrated stormwater management to treat sidewalk and road runoff and ensure there is sufficient soil volumes for trees.	Acknowledged and updated on plan.
8.5.	The City would prefer that the proposed boulevard rain garden on the Fort St frontage be converted to soil cells with integrated stormwater management to treat sidewalk and road runoff.	Acknowledged and updated on plan.
8.6.	The City is potentially supportive of the proposed Broughton St rain garden as long as there is adequate sidewalk space and it is designed with a curb wall along the sidewalk side to prevent public access. The curb wall facing the sidewalk could incorporate seating.	Acknowledged and updated on plan.
	<i>For Information prior to Building Permit Submission/Approval:</i>	
8.7.	Please include a rainwater management plan with design details, sections, and product specifications for site rainwater management, demonstrating how the design meets the City of Victoria Rainwater Management Standards, and achieves the rainwater management target.	Acknowledged, detail sheet has been added showing sections and infrastructure products.
8.8.	Please show the locations of all on-site drains on both lots and their connection to the City storm drain main on the drawings.	Acknowledged, to be coordinated and shown on building permit plans.
8.9.	To assist staff in calculating the rainwater rewards credits, please indicate on the subdivision plan submission, in square metres, the:	Please see Stormwater Calculations table on landscape sheet L0.03 for this information.

	• site impervious areas (i.e., building roof areas/hardscape) • rainwater management areas (e.g., rain gardens and green roofs) • landscaped areas	
8.10.	Please review Schedule "G" of the City's Codes of Practice for Construction and Development Activities and submit a signed Codes of Practice registration form. Information can be found at www.victoria.ca/stormwater .	Acknowledged.

9	Parks Division Comments Contact: Eryn Buzza	Applicant Response / Reference
	<i>Conditions to be met prior to the Committee of the Whole</i>	
	Parks & Open Space	
9.1.	To support replacement tree health and longevity, it is recommended that on-site, indoor and outdoor pet supporting amenities be provided. This may include pet relief areas, off leash areas, wash stations etc., all incorporated into the landscape plan.	Pet run will be omitted due to lack of space on ground floor as well as in Broughton and Quadra buildings, and rare pet ownership in seniors building on Fort. A pet wash area will be provided on level P1 (final location to be confirmed at a later date).
9.2.	Confirm public access will be available through plaza area of the site.	Confirmed.
9.3.	Design for open space / public plaza on private property to be further explored with Parks and Urban Planning staff.	Waiting on city comments.
	General	
9.4.	Coordinate all site, landscape, civil and tree management plans as follows: • Please remove rain gardens from Vancouver St and Fort St frontages. • Please show all municipal trees to be replaced. • Reduce parking on Fort St. to accommodate more street trees. Transportation is supportive of this request. • Show proposed parkade and all overhangs and awnings using dashed line(s) and notations, on all plans. Confirm balconies, awnings and other overhangs do not conflict with tree canopies (up to 10m height). • Show all existing and proposed SRWs, Road Dedications & Easements.	Acknowledged – plans updated.

9.5.	Utilize soil cells to meet soil volume requirements, for tree planting in hardscape and on slab, including for street trees as well as replacement trees in plazas and on rooftop. Incorporate stormwater management into soil cell design. See Stormwater comments.	Acknowledged and updated on plan.
9.6.	Proposed street tree locations must respect the spacing requirements and minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Proposed street tree locations and species selection requires Parks approval.	Acknowledged and updated on plan – street tree species to be selected by Parks.
9.7.	Show the existing and proposed locations of sanitary sewer, storm drain, and water, as well as conceptual design of third-party utilities such as gas, BC Hydro, and telecommunications, if possible. It is recommended to contact BC Hydro early in the process, as location of PMTs and changes to other Hydro infrastructure can significantly impact the site design.	Acknowledged, this is already shown.
Tree Minimum		
9.8.	Ensure the lot will achieve at least the tree minimum once all replacement trees are planted, per the Tree Protection Bylaw No. 21-035. The subject site has an area of approximately 5156m ² and the tree bylaw, Schedule F, requires that properties of this size have at least 26 bylaw-protected trees on site following development. Proposed trees must first be selected from Part 1 of Schedule "E, reaching minimum 10m in height at maturity. If spacing or soil volumes do not allow for Part 1 trees, then Part 2 trees will be considered at a replacement ratio of 2:1.	Acknowledged
Arborist Report		
9.9.	Update Tree Impact Summary Table (p. 1) for approved municipal tree removals.	Updated.
Replacement Tree Plan		
9.10.	Show existing trees proposed for removal, with tree ID#s, critical root zones and canopy spread, in coordination with revised arborist tree management plan. Use a scaled circle to represent the trunk where it meets the ground; show the protected root zone (PRZ) using a scaled solid bold circle; and indicate the canopy spread using scaled fine dotted line. circle. Indicate any proposed tree removal - trees proposed for removal shall be identified with a red X.	Already shown.
9.11.	Please select additional Part 1 trees from Schedule E to meet Tree Minimum (as opposed to large quantity of Part 2 trees), if feasible.	Acknowledged. Majority of replacement trees are from Part 1, and trees from Part 2 are only shown where design

		constraints make it unfeasible to use trees from Part 1. Part 1 trees will be prioritized.
9.12.	Parks accepts the following replacement trees from the proposed list: Part 1 - Chamaecyparis nootkatensis 'Pendula'; Gleditsia triacanthos var. inermis 'Skyline'; Pinus contorta var. contorta; Part 2 - Acer circinatum; Cornus kousa 'Milky Way'; Oxydendrum arboreum; Parrotia persica 'Ruby Vase'.	Acknowledged.
9.13.	Betula utilis var. jacquemontii is not an acceptable replacement tree due to susceptibility to Bronze Birch Borer.	Acknowledged and replaced with different species.
9.14.	The Replacement Tree Plan must meet the requirements outlined in the Tree Protection Bylaw No. 21-035, Schedule E, Part 4, including, but not limited to: • Replacement trees must be planted at least 2.0m away from a building foundation wall, least 1.0m away from any property line of a lot, planter wall, or paved surface, and in a location approved by the Director. • Every large replacement tree must be spaced 6.0m from existing or proposed trees, and every medium replacement tree must be spaced 4.0m from existing or proposed trees. • The applicant must demonstrate that appropriate soil volume will be provided for any replacement tree in accordance with the recommended targets in Schedule E, Part 1, 2 and 3, or as approved by the Director. • Please update the defined planting areas for additional replacement trees (to meet Tree minimum) as defined in Schedule E, Section 2(f). • Update table showing calculations for the estimated soil volume that will be provided for each planting area. An example of the table to be used is under Schedule "E" 2(g).	Acknowledged.
	Landscape Plans	
9.15.	Show all trees within 3.0m of the property line, with tree ID#'s, critical root zones and canopy spread, in coordination with arborist tree management plan. Use a scaled circle to represent the trunk where it meets the ground; show the protected root zone (PRZ) using a scaled solid bold circle; and indicate the canopy spread using scaled fine dotted line circle. Indicate any proposed tree removal - trees proposed for removal shall be identified with a red X.	Shown on L0.02

9.16.	Please indicate how 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial.	Plant lists have been updated to show this information.
9.17.	Proposed street tree locations and species selection requires Parks approval. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for street tree planting: Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.	Acknowledged - notes included on sheet L0.01.
9.18.	Required Parks inspections for boulevard (rain garden) tree planting: - Inspection of soil and planting area prior to planting. - Inspection of tree stock prior to planting. - Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.	Acknowledged - notes included on sheet L0.01.
9.19.	Required Parks inspections for street tree planting: - Inspection of excavated tree pits, soil cells, root barriers. - Inspection of tree stock prior to planting. - Inspection of installed tree - tree planting, grate/guard, stakes, etc. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.	Acknowledged - notes included on sheet L0.01.
9.20.	Plant material and installation must meet or exceed the current edition of the Canadian Landscape Standard and specifications for planted landscapes as required in the MMCD. To schedule an inspection please contact Tom Sherbo, tsherbo@victoria.ca and also copy treepermits@victoria.ca	Acknowledged - notes included on sheet L0.01.

	48 hours prior to the required inspection time. Please include the following notes for planted landscape inspections: Required Parks inspections for landscaped/planted areas: • Inspection of excavated and scarified subgrade prior placement of the growing media. • Inspection of installed and prepared growing medium prior to planting. • Inspection of plant material on-site prior to planting. • Inspection of planted landscape prior to the installation of mulch. • Inspection when the planted and mulched landscaping meets the conditions for total performance as required in the MMCD. • Please include the following notes for Soil Testing of Growing Medium: • A soil test for the growing media, for each landscape application on City Property must 1 be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard. • Please include the following notes for Schedule B3-4 and Schedule C: • The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage. • Include street tree planting detail for soil cells and hardscape, as well as one for street tree(s) planted in rain garden. Refer to City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) or SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard, and alter details for soil cells and rain gardens.	
	Site Plan	
9.21.	Show all trees within 3.0m of the property line, with tree ID#'s, critical root zones and canopy spread, in coordination with arborist tree management plan. Use a scaled circle to represent the trunk where it meets the ground; show the protected root zone (PRZ) using a scaled solid bold circle; and indicate the canopy spread using scaled fine dotted line circle. Indicate any proposed tree removal - trees proposed for removal shall be identified with a red X.	Already shown.
	Grading Plan	
9.22.	Please provide a grading plan, showing existing and proposed grades, including:	Please see plan provided.

	• a sufficient number of spot elevations so that areas where cuts or fills are required can be identified on future grading plans and the tree management plan; • the existing and proposed legal description, property lines, rights-of-way, easements, location of trees, base grades of trees, grades at property lines, principal and accessory building footprints, walkways, patios, retaining walls (top and bottom of wall), fences, driveways, sidewalks, curbs, natural features, rock outcrops, existing and proposed services; and, • include a title block with north arrow, bar scale, date, surveyor's seal and company name, and a legend to identify symbols. Note: all dimensions to be shown in metric	
9.23.	Confirm no grade changes within protected root zones.	Confirmed.
Site Servicing (Civil) Plan:		
9.24.	The Site Servicing Plan (Civil Drawing) must show the existing and proposed locations of sanitary sewer, storm drain, and water, as well as third party utilities such as gas, BC Hydro, and telecommunications. The locations of 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.	Acknowledged. Preliminary Servicing plan submitted showing this information.
9.25.	Show all existing municipal trees, as well as site and neighbour's trees to be retained, including ID #'s, critical root zones and canopy spread for trees to be retained (Trunk – Scaled circle to represent the trunk where it meets the ground, PRZ – Scaled Solid bold circle, Canopy – Scaled fine dotted-line circle). Show all proposed municipal trees. Trees proposed for removal shall be identified with a red 'X'.	Acknowledged. Preliminary Servicing plan updated accordingly.
9.26.	Shift storm and sanitary trench to a location between street trees or outside of tree planting areas.	Acknowledged. Preliminary Servicing plan updated accordingly.
9.27.	Please show a separate water service and sleeving under hard surfaces on the site servicing plan for irrigation of the trees and turf in the boulevard, in accordance with the Subdivision and Development Servicing Bylaw. Include the following notes:	Acknowledged. To be shown at BP stage.

9.28.	All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, Schedule C to the Victoria Subdivision and Development Servicing Bylaw 12-042, and comply with the Irrigation Industry Association of BC standards.	Acknowledged.
9.29.	Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation Contact Parks at tsherbo@victoria.ca or 250-361-0600 with at least 48 hours (2 business days) notice to arrange for irrigation inspections.	Acknowledged.
9.30.	Required Parks inspections for irrigation: • Irrigation sleeving prior to backfilling. • Open trench mainline and lateral lines. • Pressure test. • Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report). Note: installation of the water service to be at the expense of the applicant. Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree bend is required should be installed using 100mm SDR 28 GSX (22.5 degree) long sweeps. Please install at 400mm depth.	Acknowledged
<i>For Information prior to Building Permit Submission/Approval:</i>		
9.31.	Municipal trees that are approved for removal will have to have their appraised value paid prior to the release of the BP of construction and will be posted for ten days prior to removal. Note: when the building permit has been issued and paid for, applicant to contact ebuzza@victoria.ca so that Parks may post a notice on the tree(s) that is to be cut down after 10 working days. The purpose of the notice is to keep residents informed of tree removals. When the removal notification process has elapsed, the tree and stump must be removed by a private tree service, contracted, and paid for by the applicant.	Acknowledged
10	Building and Inspection Services Comments Contact: Ray Berkeley	Applicant Response / Reference
<i>Conditions to be met prior to the Committee of the Whole</i>		

10.1.	This serves as a one-time advisory to the owner and registered professionals to ensure that the building and any associated components do not encroach beyond the property line during a seismic event, as per BCBC Clause 4.1.8.14.(1).	Acknowledged.
10.2.	Please provide spatial separation calculations clearly illustrated on the elevation drawings.	Critical spatial separations were calculated and shown on Drawing A007. Additional refinements have been made in this submission.
10.3.	Due to the limited level of detail currently provided in the plans, a comprehensive review is not feasible at this time. Additional comments may be issued upon receipt of more detailed submissions.	Additional details will come at building permit.

11	Fire Department Comments Contact: Megan Sabell	Applicant Response / Reference
	<i>Conditions to be met prior to the Committee of the Whole</i>	
11.1.	Noted for BP: Fire department connection must be installed on the address side of the building, within 45 meters of a hydrant and in a location acceptable to the fire department and where it will not create a tripping hazard or impede exit access/ egress.	Additional details will come at building permit.
11.2.	You will be required to install BDA's (bi-directional amplifiers). During the design process you should plan on providing space for signal boosters. Typically, this involves 1.5m x 1.5m wall space in an equipment room, a 53mm conduit to the roof from the equipment room and conduits to each of the levels identified by your approved designer for the installation of antennas. Provide documentation of either design or commitment to install by qualified electrical engineer at building permit submittal. These systems are also part of the integrated systems testing required for final occupancy.	Additional details will come at building permit.
11.3.	Best to engage one of the approved contractors that provides this equipment in our area. They should be able to provide any information that you require. • https://www.radioworks.ca/ • http://www.cartelsys.com/ • http://www.vicmobile.com/	Additional details will come at building permit.