

From: Jeremy Beintema <jeremy@continuumarchitecture.ca>
Sent: June 13, 2024 10:18 AM
To: Samantha Cole; Niall Paltiel
Cc: Peter Gillis
Subject: RE: Menzies Resubmission

Follow Up Flag: Follow up
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Hi Samantha,

The changes are as follows:

A-1.0: -Parking Dimensions added
- Bike Parking Dimensions added
-Paving/Landscape materials clarification added

A-1.3 & A-1.4 – Limiting Distance calculations provided

A-2.1: -Parking Dimensions added
- Bike Parking Dimensions added
-Paving/Landscape materials clarification provided
-Sidewalk and parking area slopes clarification provided

A-4.0 – Roof height clarification provided



Jeremy Beintema

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From: Samantha Cole <scole@victoria.ca>
Sent: Wednesday, June 12, 2024 10:09 AM
To: Niall Paltiel <niall@gericconstruction.com>
Cc: Jeremy Beintema <jeremy@continuumarchitecture.ca>; Peter Gillis <peter@continuumarchitecture.ca>
Subject: RE: Menzies Resubmission

Hi Niall,

Thank you for your revisions. Before I can process them, can you please provide a list of the revisions that were made to the plans?

Thank you,

Samantha Cole (she/her)

Planning Technician

Sustainable Planning & Community Development

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0710



The City of Victoria is located on the homelands of the Songhees Nation and Esquimalt Nation.

From: Rob Bateman <rbateman@victoria.ca>

Sent: Tuesday, June 11, 2024 6:51 PM

To: Niall Paltiel <niall@gericconstruction.com>; Zoning <zoning@victoria.ca>

Cc: Jeremy Beintema <jeremy@continuumarchitecture.ca>; Peter Gillis <peter@continuumarchitecture.ca>

Subject: Re: Menzies Resubmission

Hello Zoning Team,

Please take in this resubmission.

Thanks,

Rob

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From: Niall Paltiel <niall@gericconstruction.com>


Sent: Tuesday, June 11, 2024 4:10 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Jeremy Beintema <jeremy@continuumarchitecture.ca>; Peter Gillis <peter@continuumarchitecture.ca>

Subject: Menzies Resubmission

Good Afternoon Rob,

Please see the included  OneDrive Hyperlink to the updated 131-139 Menzies Rental drawings. Our team has reviewed your feedback regarding our April 9th resubmission and has responded to everything to the best of our abilities.

Here is a copy and paste of your email response with my and my teams replies in blue. Please be in touch if you have any questions or feedback. We hope this suffices in our attempt to address your departmental feedback and refine our application to the point where it can be supported to move forward at Advisory Design Panel.

Thank you for your support in moving this application forward.

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Thank you for your April 9, 2024 resubmission for 131-139 Menzies. Please see the following comments from our Engineering, Parks, Permits & Inspections, and Fire Departments as well as the attached Zoning Plan Check. Staff still have concerns with the design of the development as it relates to the DPA objectives and design guidelines (see last staff comments provided on Feb. 28, 2024 and June 26, 2023), however, we understand that you would like to move forward to ADP at this time. Once you have had a chance to review the comments below (and attached in the Zoning Plan Check) let's connect to discuss next steps.

Included in our resubmission is a building cross section analysis which demonstrates the unit width reductions we provided to address neighbours' and planning concerns around setbacks and overlook to neighbouring properties. This study demonstrates the narrower-than-typical floor plate we designed to balance livability and accessibility objectives with the desire to increase rear yard setbacks. We maintain that these unit layout changes, coupled with the reduction to four storeys, is a significant revision in addressing the departments feedback.

Engineering and Public Works Department

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

Land Development Review

Contacts:

- Primary - Kevin Smitten, Sr. Engineering Technologist, at 250.361.0300, or email at ksmitten@victoria.ca or
- Secondary – Brent Molnar, Supervisor of Land Development at 250.361.0300, or email at bmolnar@victoria.ca
- General Engineering – 250.361.0300 Central email at eng@victoria.ca

Approving Officer

- No further comments at this time.

It is recommended that, as a condition of rezoning, and secured in a legal agreement which is registered prior to bylaw approval: [All are agreeable by MGC.](#)

- 2.5m road dedication along full frontage.
- Awnings as shown (Commercial) are required to be removable, and the encroachment to be considered concurrent with Development Permit. An agreement for encroachment will be necessary as a condition of Rezoning
- All TDM measures as requested by the Transportation Department to the satisfaction of the Director of Engineering
- The Requirements of the Sanitary Attenuation Report be secured (if necessary) and be registered in a legal agreement.

For Information prior to Building Permit Submission/Approval:

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. [Agreeable by MGC.](#)

Transportation Review

Contact: Bronwyn Crowder, Transportation Planner at 250.361.0302 or at bcrowder@victoria.ca.

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

- A civil conceptual plan identifying proposed transit stop improvements (stop ID 100031), shelter upgrade, stop amenities (ie; stop id, paint, bicycle rack, waste receptacle, lighting). [Complete in revised plans.](#)
- Proposed on site parking stalls do not meet Schedule C requirements for stall depths, please revise to accommodate dimensions set out in Schedule C, in addition to construction standards outlined by car share provider. [WATT has reviews these requirements and has provided feedback \(below\). Ultimately we cannot further revise our parking layout. The only reason a variance is required is because we agreed to dedicate the road right of way along Menzies Street instead of have it be provided as a Statutory Right of Way. Had we opted to provide a SRW, a variance would not be required.](#)

Here are WATT's Responses:

Vehicle parking stall depth – based on our measurements of your April 3rd, 2024 site plan, it looks your two off-street parking stalls are ~5.5m.

Based on the Schedule C requirements for van accessible parking (section 4.2 [here](#)), the stall must be a minimum of 5.1m so you should be OK. Maybe you move the wheel stop back a bit closer to the wall. Do you even need it a wheel stop though? According to Schedule C: “An unenclosed surface vehicle parking space that abuts a pedestrian walkway or landscaped area without a barrier curb between the parking space and the pedestrian walkway or landscaped area must have a wheel stop centered horizontally within the parking space and

placed 0.9m from the end of the parking space adjacent to the pedestrian walkway or landscaped area.”

Per Modo Construction’s Standards (see attached), the stall for a carshare vehicle must be 5.5m minimum for length so again, you’re probably ok, especially if you remove the wheel stop.

Commercial use – with respect to the comment “confirm the use of the commercial space. The calculations provided are only for office use, which is one of the least demanding uses. Variance would be required in the future for any more demanding use.” The parking study assumed a café use, which is the most conservative commercial use as it has the highest parking demand rate. So, if you end up having an office or retail tenant in the end, there shouldn’t be a variance as the study assumed café.

- Staff recommend providing all of the TDM measures recommended as part of the consultants report, staff will recommend the following TDM program be secured as a condition of Rezoning: **All are agreeable and are reflected in the updated plans.**
 - Ecopass for each unit (including CRU) for a min of 5 years, resulting in a financial contribution of ~\$215,000 to a transit pass subsidy program such as BC Transit EcoPass program.
 - Car share memberships and usage credits for all residential units
 - An electric car share vehicle, on-site stall and charger to be secured through a developer funded financial contribution of \$55,000 as a condition of rezoning.
 - 15% of required long-term bicycle parking to accommodate oversized bicycles
 - 50% of required long-term bicycle parking has access to an electrical outlet
 - A minimum of 20% over and above the required number of long-term bicycle parking
 - A bicycle maintenance stn including repair stand & washing
 - Transit stop improvements at stop 100013 , including shelter to BCT specs & stop amenities

Underground Utilities Review

Contact: Marcin Jedynak, Supervisor - Infrastructure Planning & Underground Utilities, at 250.361.0550 or mjedynak@victoria.ca.

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

- 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. **Complete and determined that attenuation is not required for this development.**
- Please provide justification for separate SS & SD service locations. SS/SD services are installed in a common trench unless specifically approved. **Updated in the civil plan set.**

For Information prior to Building Permit Submission/Approval: **Noted.**

- The details of the approved Sanitary Attenuation report will be required to be met. **Not required.**
- Developer is responsible for capping old services. **Noted.**
- List any items to be addressed concurrent to Building Permit Submission for works and services and expectations (like security, Works and services, etc.) **Noted.**
- The applicant is required to retain the services of a Qualified Professional to characterize soils to be excavated and removed from the jobsite in order to inform the disposal location and ensure compliance with Provincial Legislation. 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. The cost to serve (including sampling and disposal of soil) is through a fees established through Bylaw, and for more information, refer to the City of Victoria's FAQs found on the City's website. **Noted.**
- 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. **Noted.**
- A **Street Occupancy Permit** from Transportation Engineering will be required for work in the roadway. **Noted.**
- 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 astele@victoria.ca to register. **Noted.**

Stormwater Management Review

Contact: Brianne Tenk, Stormwater Management Specialist, at 250.361.0443 or btenk@victoria.ca

For Information prior to Building Permit Submission/Approval: **Noted.**

- Please show the locations of all proposed on-site drains and their connection to the City storm drain main on the Building Permit plan submission. **Noted.**
- If permeable pavers will be used, please include product specifications on the Building Permit plan submission. **Noted.**
- Indicate on the Building Permit plan submission, in square metres, the: **Noted.**
 - site impervious areas
 - permeable surface areas
 - rainwater management areas

Parks Department

Contact Simon Vis – svis@victoria.ca

All Plans:

Please ensure the civil plan and landscape plan match when showing proposed location of new boulevard trees. [This has been updated in the revised set.](#)

Details for Construction:

- Before COTW, exploratory excavation will be required to find out if roots critical to the health and structure of the off-site and on-site bylaw protected trees proposed for retention will be affected by excavation. The arborist report must include photos of the exploratory excavation, the depth of excavation, consider required over excavation and include details on roots encountered. A permit to conduct the work will be required. The permit is free. Please contact Simon Vis (Svis@victoria.ca) to obtain a permit. [Darryl Clark Arborist, our project arborist, has been in touch with Mr. Vis from the City on this matter. We will not be feasibly able to conduct this exploratory study until the time when the home at 139 Menzies Street has been demolished due to site access constraints. We understand that this is acceptable to the Parks department.](#)

Arborist Report:

- Please update Table 6.0 showing that five replacement trees will be planted. [Updated.](#)

Sheet L100:

- Please add Tree Planting in Boulevard Detail SD P4. Contact svis@victoria.ca if a copy of the detail is required. [Updated.](#)
- Please add the following street tree inspection notes: [Updated.](#)

Street Trees:

- Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 [or on the approved landscape plan](#). The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time. [Updated.](#)

Tree Planting Inspections

1. Excavated tree pits, soil cells, root barriers [Updated.](#)
2. Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.) [Updated.](#)
3. Completed planting – tree planting, grate/guard, stakes etc. [Updated.](#)

Civil:

- Please add the following Irrigation Inspection Requirements: The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Chuck Bass, cbass@victoria.ca and also copy treepermits@victoria.ca and tsherbo@victoria.ca 48 hours prior to the required inspection time. [Updated.](#)

Irrigation Inspection Requirements

- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. [Updated.](#)
- Irrigation Sleeving prior to backfilling* [Updated.](#)
- Open trench Main Line and Pressure Test [Updated.](#)
- Open trench Lateral Line [Updated.](#)
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report required, Backflow Assembly is to have an inspection tag completed and attached. [Updated.](#)
- Please Note: 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. [Updated.](#)

Permits & Inspections Division

Contact: Ray Berkeley, RBerkeley@victoria.ca

This is not a full building code review of the building. Items identified at this time to be addressed during this process are only items that will affect the look or nature of the building.

Items to be addressed at this time: [Noted.](#)

- Designer to ensure the spatial separations meet 3.2. of the BCBC.
- Designer to demonstrate the Siamese connection in a location that will not create an obstruction for exit doors or occupants exiting while the fire department has hoses connected to the Siamese connection.
- Show the above items on clouded plans at the next submission.
- Items to be addressed at the time of building permit:
- As the only exit from the level 1 suites is directly to the exterior of the building, a manual pull station will be required at the exit door and the door shall meet the requirements of an exit as per 3.2.4.16. Manual Stations.

Fire Department

Contact: Megan Sabell, MSabell@victoria.ca

1) Fire Department Connection must be installed. on the address side of the building within 45 metres of a hydrant and positioned in such a way that it will not create a tripping hazard for access or egress. [Noted](#)

2) Radio amplification system or Bi-Directional Amplifier (BDA) required to ensure adequate CREST radio coverage for emergency service responders in the underground levels. Provide documentation of either design or commitment to install by qualified electrical engineer at building permit submittal. Please contact Gord Horth (ghorth@crest.ca) and Al Marston (AMarston@crest.ca) for further details

Niall Paltiel
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