

JEA File No. 33604

August 9th, 2024

City of Victoria
Engineering Department
#1 Centennial Square
Victoria, BC V8W 1P6
Attn: Municipal Engineer

Re: Douglas Caledonia – Chard Development– IFDP Revisions

This letter is to summarize the changes to the IFDP plans for the Douglas and Caledonia project since the last IFDP submission, dated 2024-05-13. Please find the below itemized revisions for further information with respect to the changes shown in the updated Issued For Development Permit Drawings.

Item 1 – Revised Servicing – Caledonia Frontage

- Proposed sanitary and storm services have been shifted East on Caledonia. Water vault and servicing has been removed from this frontage.

Item 2 – Revised Servicing – Discovery Frontage

- Proposed water vault and services added to Discovery Frontage.

Item 3 – Fire Hydrant – Discovery Frontage

- Proposed fire hydrant and service on Discovery Frontage. See note W

Item 4 – Gas and Hydro Servicing – Discovery Frontage

- Proposed gas and hydro servicing shifted East to accommodate tree soil area.

Item 5 – Tree locations and count – Caledonia and Discovery Frontage

- Tree locations and counts on these frontages have been revised to reflect the latest landscape plans.

Item 6 – Soil Volume Table

- Available soil for tree planting table has been updated.

Item 7 – Streetlights

- Streetlights shifted on Caledonia and Discovery frontages to give sufficient clearance to new trees.

<input type="checkbox"/> 3411 Shenton Road, #1A Nanaimo, BC V9T 2H1 Phone: 250-758-4631 Fax: 250-758-4660	<input type="checkbox"/> 4212 Glanford Avenue Victoria, BC V8Z 4B7 Phone: 250-727-2214 Fax: 250-727-3395	<input type="checkbox"/> 203-177 Weld Street Parksville, BC V9P 2G4 Phone: 250-248-5755 Fax: 250-248-6199	<input type="checkbox"/> Unit F – 1250 Cedar Street Campbell River, BC V9W 2W5 Phone: 250-287-4865 Fax: 250-287-9502
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Item 8 – Discovery Island

- Previously proposed raised island has been removed from Discovery Street.

Item 9 – Discovery Parking area

- Relocated parking area on opposite side of Caledonia has been removed.

Item 10 – Sheet note A - Driveways

- Sheet note A has been revised to state that proposed access grades do not currently meet the Highways Access Bylaw and need to be reviewed by CoV prior to Building Permit.
- **Additionally, the latest landscape and architect backgrounds have been updated.**

Yours truly,
J.E. Anderson and Associates



Liam Shaw, EIT