

	315 Edward Street & 811 Mary Street DVP Application Review Summary		
	Comment Date January 17, 2026	29 January, 2026	
	Application: DDP00988, November 19, 2024		
	Comment	Applicant Response	Drawing/Ref Compl.
ZONING COMMENTS			
	(Kyla Tuttle, kytuttle@victoria.ca , (250.361.0298):		
	The soft and hard landscaping percentages have been removed from the plans, please add these back in confirming that the two add up to the total open site space percentage. Update your tables and confirm this on the diagrams.	Diagram 6/A007 was added in last round to clarify areas of soft and hard landscaping on plans. Tables updated to reflect total open site space percentage.	A007 <input checked="" type="checkbox"/>
	The single contiguous landscaped area must be a minimum of 1m from any property line or underground structure including a foundation. Please adjust your landscaped area and dimension this on your diagram.	Updated, dimensions provided. A variance will be required.	A007 <input checked="" type="checkbox"/>
	The long-term bicycle parking aisle width was not varied in the first DDP, we will include that variance in this round.	Thank you. This has been indicated on A.101	A.101 <input checked="" type="checkbox"/>
			<input type="checkbox"/>
Stormwater Management Review			
	Contact: Taryn Fournie, Stormwater Management Analyst, at 250.361.0642 or tfournie@victoria.ca		
	Please ensure the details on the ESC Plan (Civil Sheet 8 of 8) align with the Stormwater Management Plan developed by WES.	ESC plan aligns with WES SWM plan	C8
	There is a detail for a 'drain rock check dam' and the legend for the site plan also includes 'V ditch with check dams'. However, these are not included within the site-specific ESC plan. If these are not intended to be used for this site, please remove them from the plan for clarity.	Check dams removed	C8 <input checked="" type="checkbox"/>
	Details for various ESC measures are provided on the plan; however, they are not referenced on the site plan. Within the site plan labels/callouts, please add references to the corresponding details.	Notes referenced	C8 <input checked="" type="checkbox"/>
	Please specify on the site plan the number of 1000 L sediment settling totes to be present on the site (i.e., 2 as per the Stormwater Management Plan developed by WES).	Note added	C8 <input checked="" type="checkbox"/>
	The detail for the sediment pond outlet shows that stormwater will exit through a 'perforated elbow surrounded by filter fabric and drain rock'. However, the site plan and Stormwater Management Plan developed by WES specify that stormwater will accumulate in the sediment pond located at the low point on the site. Then a submersible pump will be operated intermittently to transfer the stormwater into the sedimentation totes. Please modify the pond outlet detail to reflect this.	detail added and inlet protection specified	C8 <input checked="" type="checkbox"/>
	The overflow from the sedimentation totes is shown to discharge into a catch basin located to the south of the site. A street occupancy permit will need to be obtained for any work that will impact the sidewalk, including hoses crossing the sidewalk. Please include a note about this on the plan.	Note added	C8 <input checked="" type="checkbox"/>
	On the southwest corner of the site, 3 catch basins are shown even though City records only show 1 (i.e., the discharge location for the stormwater management system). Please remove these proposed catch basins for clarity or label them.	catch basins removed	C8 <input checked="" type="checkbox"/>
	Note 5 under 'Sediment Control Notes' specifies that storm drain inlets should have inlet protection. Please specify on the site plan which catch basins should have inlet protection and also include a detail for the inlet protection (this can be the same detail provided in the '2025-12-24 ESC Plan and Report' by WES).	Detail added and inlet protection specified	C8 <input checked="" type="checkbox"/>
	Please revise note 3 under the 'Stormwater Notes' to state: "The property must ensure they are discharge compliant and that no prohibited waste (Schedule D) can drain to the storm system. Prior to any site groundwater, stormwater, or process water being discharged in to the City stormwater system, samples are to be collected by a Qualified Professional, analyzed at an accredited lab, and a report submitted to stormwater@victoria.ca to show the on-site treatment systems are working and the bylaw is being met. Please contact stormwater@victoria.ca for a complete procedure, including a full list of laboratory water quality testing requirements prior to sampling. Approval must be obtained prior to any discharge to City infrastructure, and prior to dismantling of any treatment works."	Note revised	C8 <input checked="" type="checkbox"/>
	Within the 'Spill Response Notes', please add (1) that onsite workers will be trained in spill response measures, and (2) who should be contacted if a spill occurs (this can be Emergency Management BC: 1.800.663.3456 and City of Victoria Public Works: 250.361.0400).	Note added	C8 <input checked="" type="checkbox"/>
	Note 4 under the 'Erosion & Sediment General Notes' specifies that 'the contractor is responsible for preparing, updating, and staging detailed ESC Plans to suite project conditions'. It is the responsibility of the Qualified Environmental Professional (QEP) developing the ESC Plan to determine the appropriate stormwater management facilities for the site. If there are issues with the facilities and/or they are not meeting the City's discharge requirements, the contractor should be instructed to contact the QEP to determine a modified design. This aligns with section 4.3.3 'Maintenance and Monitoring' of the Stormwater Management Plan created by WES. Based on this, please revise this note on the ESC Plan to direct the Contractor to reach out to the QEP for the project if there are issues with the ESC measures.	Note revised	C8 <input checked="" type="checkbox"/>
	Notes 11, 12, and 13 under the 'Settlement Pond Notes' specify halting construction during 'intense rainfall events' and inspecting ESC facilities before and after 'significant storm events'. Please clarify what rainfall intensity constitutes an 'intense rainfall event' versus a 'significant storm event'.	Rainfall intensity for each event added	C8 <input checked="" type="checkbox"/>
	Please revise note 14 under the 'Settlement Pond Notes' to remove sentence duplication.	Note removed	C8 <input checked="" type="checkbox"/>