



May 14, 2021

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mr. Miko Betanzo, Senior Planner – Urban Design

**RE: Development Permit DVP No. 00156
610-624 Herald Street & 611-635 Chatham Street
DP Resubmission Update Letter**

Dear Miko:

Further to our submission of March 24, 2021, in response to the TRG Application Review Summary, we herewith submit this update letter and attachments in support of Development Permit ("DVP" or "DP") No. 00156 for the above referenced project.

Please note this submission addresses the interdepartmental review comments received on April 7 and May 6, 2021, as well as considerations from discussions with our adjacent neighbours, and the on-going consultation with Staff.

For ease of reference, this letter follows the same order as the Zoning Review and Parks Division Comments, respectively.

Interdepartmental Comments:

Zoning Review Comments:

- *Comment: The height is to the top of the finished roof, which is noted at 105'-5 3/4". This would make the building height at 21.07m.*

Response: The Project Data Sheet has been updated to indicate the building height measured to the top of the finished roof.

- *Comment: The provided values noted on the floorplans for the vehicle parking differ. Specifically, the residential units noted on the floorplans add up to 158 parking stalls, noted as 156 provided on the data table. This also applies to the long-term bicycle stalls.*

Response: The Project Data Sheet has been updated to reflect the correct number of parking stalls and long-term bicycle stalls shown on the floorplans.

- *Comment: Provide clear dimensions in metric for typical stall sizes and aisle clearances.*

Response: Metric dimensions have been provided as requested.

Parks Division Comments:

Conditions to be met prior to Committee of the Whole:

Site Plan

- *Comment: The dimension indicated for the driveway width does not match the Civil plan. (12 m vs 7 m). Revise accordingly.*

Response: The site plan and civil plan have been revised and coordinated.

Landscape Plan

- *Comment: Tree locations on the Landscape Plan do not match the Site Servicing/Civil plan.*

Response: The landscape plan and civil plan have been revised and coordinated.

- *Comment: Tree locations must be consistent between plans, located as far from infrastructure as possible, respect the minimum offsets from infrastructure outlined in Schedule C to Victoria Subdivision and Development Servicing Bylaw (unless relaxed by Parks), and are subject to approval by Parks and Engineering.*

Response: The landscape plan has been revised and coordinated.

- *Comment: The extent of soil cells needs to be shown on the drawing.*

Response: The extent of soil cells is shown in the revised landscape plan.

- *Comment: A separate water source for street tree irrigation needs to be indicated on Chatham. Irrigation sleeving should be per the updated Civil/SSP.*

Response: A separate water source for street tree irrigation is indicated in the attached landscape plan.

- *Comment: The tree guard specified in the offsite furniture section needs to indicate grates from Dobney Foundry per SD-P5 (not COV as indicated).*



Response: This note has been updated in the attached the Landscape Plan.

- *Comment: Please include the following street tree notes:*
 - *Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground, and be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.*
 - *Required Parks inspections for street tree planting: 1) Inspection of soil and planting area prior to planting. 2) Inspection of tree stock prior to planting. 3) 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.*

Response: The above notes have been included in the attached Landscape Plan.

- *Comment: Please include the following street tree irrigation notes:*
 - *All irrigation work, including required inspections, shall follow the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12- 042, Subdivision Bylaw.*
 - *Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.*
 - *Irrigation inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller and backflow preventer (incl. inspection tag and testing report). Call Parks at 250-361-0600 at least 2 days in advance to arrange for irrigation inspections.*

Response: The above notes have been included in the attached Landscape Plan.

Site Servicing/Civil Plan

- *Comment: Tree locations on the Landscape Plan do not match the Site Servicing/Civil drawing.*

Response: The landscape plan and civil plan have been revised and coordinated.



- *Comment: Tree locations must be consistent between plans, located as far from infrastructure as possible, respect the minimum offsets from infrastructure outlined in Schedule C to Victoria Subdivision and Development Servicing Bylaw (unless relaxed by Parks), and are subject to approval by Parks and Engineering. The required offsets have not been met and revised tree locations are required.*

Response: The landscape plan and civil plan have been revised and coordinated.

- *Comment: The extent of soil cells needs to be shown on the drawing.*

Response: The extent of soil cells is shown in the revised civil plan.

- *Comment: A separate water source for street tree irrigation needs to be indicated on Chatham and sleeving under hard surfaces must be shown (aligned 10 cm inside one edge of tree pit.)*

Response: A separate water source for street tree irrigation is indicated in the attached civil plan.

- *Comment: For the proposed trees on Government St, please show additional sleeving heading west from tree pit to the curb. Include note: If irrigation tie-in to new median is not feasible at BP, a new water service for trees on Government may be required.*

- *Comment: Include the following irrigation notes:*
 - *All irrigation work, including required inspections, shall follow the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12- 042, Subdivision Bylaw.*
 - *Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.*
 - *Irrigation inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller and backflow preventer (incl. inspection tag and testing report). Call Parks at 250-361-0600 at least 2 days in advance to arrange for irrigation inspections.*

Response: The above notes have been included in the attached landscape plan.

In addition to addressing the comments above, with this submission we are including an update on the brick colours of the Herald building. Based on discussions with Staff, the design team, and the adjacent neighbours to the East on Herald Street, the proposed brick colours included with this submission are



better resolved and we believe will have a positive effect on the Herald Street frontage:

- The off-white brick brightens the street frontage and gives the main residential entrance a more 'contemporary' design.
- The off-white brick at the East end on Herald is a better transition to the neighbouring building.
- Overall, the addition of the lighter brick will add more liveliness to the street.

We trust that you will find this submission satisfactory and look forward to working with you to advance this submission through the approval process. We also extend our thanks to Staff for their thoughtful input, comments, and guidance.

Please contact the undersigned should you require additional information or would like to discuss the particulars of this submission.

Respectfully submitted,

Denciti Development Corp. acting on behalf of
Nicola Herald Limited Partnership



David A. Fawley
Principal



Guadalupe Font
Development Manager

Copies: J. Anderson, A. Linaksita; Nicola Herald LP
S. Watt; Integra
C. Windjack; LADR
R. Tuck; JEA
J. Lee; Denciti

/attachments

