

1734 HOLLYWOOD CRES - REVISED SUBMISSION**APPLICATION (REZ00760)**

1.0 ZONING PLAN CHECK			
	DIVISION COMMENTS	DESCRIPTION OF REVISION	<u>REVISED DRAWING #</u>
1.1	<ul style="list-style-type: none"> Confirm height of Block B. The dimension provided is not consistent with the geodetic levels provided; 	Height revised	A1, A11, A14
1.2	<ul style="list-style-type: none"> Dimension the setbacks to the entrance decks. They do not meet the definition of a porch, as they do not have a roof; 	Revised to meet definition of porch	A1, A6
1.3	<ul style="list-style-type: none"> Dimension the setback dimension to the ramp. Ensure it does not cross the property line; 	End of ramp is at grade, plan revised to show ramp location only	A1, A6
1.4	<ul style="list-style-type: none"> Dimension all eaves and canopies on the elevations; 	Complete	A9-14
1.5	<ul style="list-style-type: none"> Please note Robertson Street is the street Frontage, as this is an irregular lot; 	Setback info adjusted	A1
1.6	<ul style="list-style-type: none"> Confirm the site coverage. Ensure all overhangs, decks, and stairs that come more than 0.6m above existing or proposed grade, whichever is lower, are included in the calculations; 	Adjusted	A1
1.7	<ul style="list-style-type: none"> Confirm that the secured car share stall is used for Transportation Demand Management Measures; 	Confirmed	A1
1.8	<ul style="list-style-type: none"> Dimension the width and depths of the stalls in metric. Ensure the 2 in the carports are at least 3.0m wide, as per Schedule C; 	Complete	A1
1.9	<ul style="list-style-type: none"> Ensure there is enough room for a future electrical charger. Ensure the charger would not interrupt the required parking stall dimensions; 	Complete	A1, A5
1.10	<ul style="list-style-type: none"> At least 50% of the long-term bicycle stalls must be ground-mounted. Please revise; 	Complete	A5
1.11	<ul style="list-style-type: none"> Dimension the bicycle parking stalls in metric. Include the width, depth, and aisle width, as per Schedule C; 	Complete	A5
1.12	<ul style="list-style-type: none"> Show the required bike repair stand on the floor plans; 	Maintenance area provided	A1, A5

		and access to all units for both bike rooms noted	
1.13	<ul style="list-style-type: none"> Variance is required for the bike facilities. Each building should have the required number of stalls for said building, plus its own bike facility. 	Bike parking revised, no variance required: Schedule C 3.1 states bike parking provided on the same lot as the building or use which they serve Schedule P 6.2.e states where the lot contains more than 6 dwelling units, a bicycle maintenance facility must be provided	A1, A5
2.0 DEVELOPMENT SERVICES DIVISION			
2.1	<ul style="list-style-type: none"> Locate large canopy trees along with associated contiguous planting areas and soil volumes in rear or side yards as applicable to a specific size; 	Completed	A2
2.2	<ul style="list-style-type: none"> Locate and consolidate off-street parking to minimize space utilized by paved surfaces; 	Paving minimized	A1, A2
2.3	<ul style="list-style-type: none"> Driveway access/parking should incorporate a minimum 1m landscape buffer; 	Can access aisle for accessible stall be permeable?	A1, A2
2.4	<ul style="list-style-type: none"> Suites should have direct access to usable outdoor space and avoid locating windows directly adjacent to parking areas; 	Entry deck extended for more usable area, parking is concealed in	A2, A6

		carports, courtyard between buildings will be sightly with pavers and raingarden	
2.5	<ul style="list-style-type: none"> Side yard facing entryways should ensure unit entries should be legible and emphasized; 	Numbering, pathways and lighting will emphasize side yard facing entryways	A1, A2
2.6	<ul style="list-style-type: none"> Avoid a “thin veneer” look, with preference for masonry, stone, natural wood; 	Smooth acrylic stucco with brick accents have been proposed	A9-14
3.0 ENGINEERING AND PUBLIC WORKS DEPARTMENT			
Land Development Review			
3.1	<ul style="list-style-type: none"> Please provide metric dimensions on all plans; 	Provided	All
3.2	<ul style="list-style-type: none"> Please show proposed BC Hydro servicing location to the site on the servicing plan; 	Noted and will be provided on civil plans for building permit	A1, A2
Transportation Review			
3.3	<ul style="list-style-type: none"> To reduce impermeable surfaces, enhance the viability of street trees, and preserve on-street parking please reduce the driveway crossing width to 3.5m on all plans. As only three parking stalls are provided on-site this width will be sufficient to provide suitable access and egress to the property. A plan revision is required; 	Amended	A1, A2
3.4	<ul style="list-style-type: none"> To promote pedestrian safety and visibility for motorists when entering and leaving the right of way a 3.0m x 3.0m site triangle is required on each side of the driveway crossing. A site triangle is located within the lot rather than the sidewalk and boulevard as illustrated. Please see Schedule B of the Highway Access Bylaw for additional information. Definitions 	Amended	A1, A2

	for both Street Boundary and Highway are provided in this Bylaw;		
3.5	<ul style="list-style-type: none"> The maximum permitted grade of the driveway for the first 6.0m into the lot is 8% for this property. The maximum permitted internal ramp beyond the first 6.0m into the lot is 15%. Please see Section 26 of the Highway Access Bylaw and Schedule C Section 2.2(13) of the Zoning Regulation Bylaw for additional information. A plan revision is required; 	Amended	A1, A2
3.6	<ul style="list-style-type: none"> Please ensure a minimum of 50% of the required bicycle parking is positioned horizontally. This will help ensure people with heavy electric bikes, children, and the mobility challenged will have sufficient space to park their bicycle. Please see the Zoning Regulation Bylaw for additional information. A plan revision is required; 	Amended	A1, A5
3.7	<ul style="list-style-type: none"> Please ensure all bicycle parking stalls included the cargo bicycle stalls have a minimum aisle width of 1.5m to ensure these stalls can function effectively and independently without the need to move adjacent bicycles which may be owned by others and locked to a rack. Please see the Zoning Regulation Bylaw for additional information, A plan revisions is required; 	Amended	A1, A5
3.8	<ul style="list-style-type: none"> Please provide plans plotted at a metric scale. A plan revision is required. 	Included	All
Underground Utilities			
3.9	<ul style="list-style-type: none"> Please indicate a proposed location for the new water service to be installed and dimension the distance to the nearest property line; 	Included	A1
3.10	<ul style="list-style-type: none"> Please show new 150mm (minimum) SS/SD services on the plans (these will be installed in a common trench). Please dimension service locations to the nearest property line. 	Included	A1
Stormwater Management Review			
3.11	<ul style="list-style-type: none"> If permeable pavers will be used, please include design details and product specifications for permeable paving with building plans. Consider using permeable paving with rock reservoir, as per the City of Victoria Rainwater Management Standards to increase stormwater management; 	Included	A2

3.12	<ul style="list-style-type: none"> Indicate on the Building Permit plan submission, in square meters, the: <ul style="list-style-type: none"> Site impervious areas Permeable surface areas Rainwater management areas 	Included	A1, A2
4.0 PARKS DIVISION COMMENTS			
4.1	<ul style="list-style-type: none"> As per transportations comments, please reduce the width of the driveway crossing to 3.5m; 	Amended	A1, A2
4.2	<ul style="list-style-type: none"> Please show a new boulevard tree to be planted along Robertson Street 4 meters South of the Northern property line; 	Included	A1, A2
4.3	<ul style="list-style-type: none"> Please show a new boulevard tree to be planted along Hollywood Crescent 17 meters East of the Western property line. 	Included	A1, A2
4.4	<ul style="list-style-type: none"> Please indicate that new street trees shall be procured and planted by the applicant; species to be determined by Parks at the BP stage; 	Included	A1, A2
4.5	<ul style="list-style-type: none"> Please add Tree Planting in Boulevard Detail SD P4; 	Notation added, detail unattainable	A2
4.6	<ul style="list-style-type: none"> Please add tree inspection notes included in review comments; 	Included	A2
4.7	<ul style="list-style-type: none"> Please move the storm and sewer line within the proposed driveway. Please move the water line just outside of the driveway flare. This is to reduce conflict with boulevard trees in the future; 	Amended	A1, A2
4.8	<ul style="list-style-type: none"> Please provided a preliminary Site Servicing Plan showing the location of third-party utilities (such as hydro, phone, cable, internet, gas) 	Provided	A1, A2
5.0 PERMITS AND INSPECTIONS DIVISION COMMENTS			
5.1	<ul style="list-style-type: none"> Designer to ensure egress from the top floor of suites to meet 9.9.9.1 Travel Limits to Exits or Egress Doors. If travel limit exceeds 1 storey from top level to a public corridor, enclosed exit stair, exterior passageway, or an exit door not more than 1.5m above adjacent ground, a balcony will be required in compliance with 9.9.9.1.(3); 	Egress balconies included for units exceeding 1 storey from top level to exterior	A7
5.2	<ul style="list-style-type: none"> The winders shown on sheet A6 do not meet the BCBC requirements set of under 9.8.4.6 of the BCBC 	Amended to definition of tapered tread as per BCBC	A5/A6

6.0 FIRE DEPARTMENT COMMENTS			
6.1	<ul style="list-style-type: none">• Designer to ensure that the exiting from suites and dwelling units meets the requirements of BCBC 9.9.9.1	Revised to include egress balconies for units exceeding 1 storey from top level to exterior	A7