

Section	Staff comment	Consultant	Consultant comments / applicant response
Legal agreements	Please ensure the proposal is consistent with the existing legal agreements on title, including CA9334093 (LEED Certification). Staff do not support the proposed discharge of this covenant.	RJC - LEED Consultants	Given immersing City sustainability servicing bylaws, building bylaws, BC Energy Step Code and BC Building Code requirements, RJC recommends revising language from "LEED Gold Certified " to "LEED Gold Certifiable or Equivelant." If council supports this direction, we will update the covenant prior to fourth reading.
Rezoning / land use	The proposed rezoning to permit a four-storey vehicle sales centre, service centre, café and office development, at 1.64:1 FSR, is generally consistent with the use, height, and density policy for this location.	Island View Land Management	Noted. It needs to be understood by the City that design directions regarding ground floor plate, glazing and building facade, and general design direction is required to facilitate this use if it is to be supported.
Rezoning / land use	To facilitate this development, the existing CD-9 ZONE, DOCKSIDE DISTRICT (DA-F) would need to be amended to add "Vehicle Sales and Rental" as a permitted use.	Island View Land Management	Noted.
Rezoning / land use	The storage of cars should be ancillary to the employment related uses. Staff will likely recommend to Council that any storage of vehicles associated with "Vehicle Sales and Rental" be limited to the inside of buildings and to a maximum floor area as shown on the plans, to help reduce potential negative impacts on the public street.	Island View Land Management	Noted. We maintain this is achievable.
Rezoning / land use	Revisions are required for consistency with the legal agreements on title (i.e. CA9334093: LEED Gold) as well as the Development Permit Area objectives and guidelines.	Island View Land Management	Suggest wording on revisions to covenants or addition of new covenants be handled between municipal and applicant legal counsel following receipt of Third Reading.

Rezoning / land use	The current zoning indicates that a maximum floor plate of any retail unit must not exceed 300m2, however, one retail unit may be up to 2000m2 and one other retail unit may be up to 600m2. We encourage you to propose a retail floor plate of under 300m2 to allow other sites in the CD-9 Zone to propose a larger retail floor plate.	Island View Land Management	It is understood that the text amendment to include "Vehicle Sales and Rental" use will be considered an additional use within the current Dockside zoning. Therefore this should not impact the net large retail floorplate calculations.
Rezoning / land use	Staff do not support the introduction of a new larger floorplate, as no additional permission have been demonstrated as necessary for the overall Dockside Green site.	Island View Land Management	See above. This matter seems to now be a Design Guideline consideration and not a zoning matter. It should be noted that in 2020 the City supported a similar-format of ground floor plate for this property when the ground floor use was proposed to be a 'car museum'. Two important policies to highlight in support of this floor plate direction includes: OCP 1.3.2 – Preserving and Intensifying Employment Uses: redevelopment on existing industrial-zoned land should continue to accommodate industrial uses that meet economic and employment objectives, with an aim of no net loss of industrial land. OCP 1.5 – Urban Structure Concept and Guidance: the Songhees District is intended to include a mix of industrial, commercial, residential, and light industrial uses, supporting the Working Harbour and adjacent urban industrial areas.

Rezoning / land use	Staff do not support the introduction of a new larger floorplate, as no additional permission have been demonstrated as necessary for the overall Dockside Green site.	Union Architecture	A fit study has been completed that demonstrates the floor plate could be fractured into smaller Commercial Retail Units in the event ownership / use changes are made in the future. We believe the intent of City OCP guidance and Dockside Green Masterplan policies are generally addressed by this study. The floor plate size is necessary for the owner to conceal vehicles and ensure that employment, storage, and showroom uses are concealed appropriately within the building envelope.
Development permit	Under the OCP (2025) the site is located in Development Permit Area 3: Songhees (Dockside). A Development Permit is therefore required to facilitate the development.	Island View Land Management	1.3.2 Preserving and Intensifying Employment Uses: redevelopment of existing industrial-zoned land should continue to accommodate industrial uses that meet the City's economic and employment objectives, including maintaining or expanding industrial land and building space, with an aim of no net loss of industrial land. 1.5 Urban Structure Concept and Guidance: the Songhees District is intended to accommodate a mix of industrial, low-rise, intensive, and mid-rise building forms, and its land use guidance supports a high mix of uses including commercial, residential, and light industrial uses that support the Working Harbour and adjacent urban industrial reserve. General policy alignment noted by staff: the proposed four-storey vehicle sales/service/café/office development at 1.64:1 FSR is described as generally consistent with the use, height, and density policy for this location.

Development permit	Please revise the proposal to improve consistency with the Dockside Green Urban Design Guidelines (consolidated)(page 41 of the PDF indicates that the Design Guidelines for the Dockside Area (2005) apply to this site), with special attention to:		
Development permit	The plaza occupies a prominent corner location. Please refine the design of the plaza to improve its orientation towards the adjacent public spaces, such as by moving the exhaust shaft away from the adjacent public spaces and providing access to the future adjacent pathway and open space network.	ETA Landscape Architecture	Plaza has been adjusted to provide better flow-thru to the adjacent plaza; adjustments to bike rack locations; deeper planters to support a tree; a larger planted buffer between exhaust vent and seating areas; and the opportunity for more intimate seating arrangements.
Development permit	Please consider options to relocate the bike parking to facilitate a more cohesive and connected plaza design.	ETA Landscape Architecture	Racks have been adjusted to support better circulation/access to the adjacent plaza/mews.
Development permit	Please revise plans to remove offsite landscaping and seating on Victoria Gateway location as this is out of scope of this application.	ETA Landscape Architecture	Offsite revised as requested.
Development permit	Adding more entrances along Harbour Road to help increase pedestrian activity and encourage interaction with the public street.	Union Architecture	Window mullion spacing is designed to allow for the addition of storefronts in the future if required.
Development permit	Changes to the external cladding to relate more to the surrounding industrial and working harbour uses and reduce the perceived scale of the showroom portion of the building.	Union Architecture and RJC	More corrugated panel siding to relate to surrounding uses. Office building is cladded with charcoal metal panel throughout to emphasize the industrial look while highlighting Porsche dealership that is cladded with silver panel. Additional changes to cladding, building massing and/or articulations or glazing would have a negative impact on building envelope performance and would have a negative impact on LEED standard achievement.
Development permit	Designing the building, including the floorplan layouts, exterior cladding, and signage, to support future flexibility if another tenant/owner moves into the space in the future.	Union Architecture	The building is designed for it's proposed use after extensive discussions with the manufacturer and operations team. If the building changes use in the future it will require the removal of branding and other signature items used solely on Porsche facilities.

Development Permit	Providing environmental control measures to reduce cooling required due to the high proportion of glazing. Exterior materials should be selected with consideration toward relevant LEED implications.	RJC - LEED Consultants	Addressed by RJC in their memo and checklist.
Development Permit	Locating the bike parking to encourage bike use such as making it easily accessible from nearby bike paths.	ETA Landscape Architecture	Racks have been adjusted to support better circulation/access to the adjacent plaza/mews.
Land Development Review	Address all outstanding Engineering and Stormwater deficiencies before Land Development approval.	JE Anderson Civil	Stormwater memo and civil plans included address the Stormwater requirements under the City's Works and Services bylaw.
Stormwater Management Review	Please demonstrate how rainwater will be managed across site impervious areas. For example, please address how the hardscape along the west property boundary (surface parking lot) will be managed.	JE Anderson Civil	See above.
Stormwater Management Review	The green roof product proposed is supportable, however, the estimated storage capacity appears to over-credit the proposed green roof system. As the green roof can only manage rainwater falling directly on to it, and because no additional contributing areas are being specifically routed to the green roof areas, it is unclear how rainwater falling on the remaining roof areas will be managed on-site. While the LiveRoof Standard Module with RoofBlue RETAIN may provide approximately 62.4m3 of retention across the proposed green roof footprint, that storage can only be applied to the roof area covered by the green system.	JE Anderson Civil	Rain water on non-green roof surfaces will be routed onto green roof areas.
Stormwater Management Review	Please revise the stormwater calculations to clearly distinguish the rainwater management provided over the green roof footprint, and how the remaining impervious roof area will be managed on-site to meet the City's rainwater management target	JE Anderson Civil	Stormwater memo and civil plans included address the Stormwater requirements under the City's Works and Services bylaw.
Stormwater Management Review	At time of BP, please clarify the type of green roof product proposed and coordinate across all plans. Currently, the detailed spec provided for the green roof is for their RETAIN product while the preliminary rainwater management calculations reference their DETAIN product.	ETA Landscape Architecture	To be noted for BP.

Stormwater Management Review	The City is not supportable of permeable pavers over structures as they do not provide a large infiltration capacity.	ETA Landscape Architecture	Area is not included/counted in the Stormwater Management Plan [SMP]. Paving, whether or not it's permeable, will be detailed and specified to suit the design intent, consultant coordination, cost, and client preference.
Stormwater Management Review	During a meeting with the applicant on 2026-05-05, it was confirmed the proposed on-site rain garden is to be designed as a flow-through rain garden planter. Please confirm feasibility of this design over the parkade structure and provide a cross-section for reference.	ETA Landscape Architecture	Based on on-going coordination with the Civil + Arch team, the onsite raingardens along Harbour Rd aren't feasible and not counted in the SMP. The rain garden at the southern-most point of the site will remain, and be detailed to suit comments/requirements for flow-through planters.
Stormwater Management Review	Please include preliminary sizing calculations for the proposed rain garden in the rainwater management plan and identify what impervious areas are contributing to this GSI facility.		Stormwater memo and civil plans included address the Stormwater requirements under the City's Works and Services bylaw.
Stormwater Management Review	Please update the rain garden section detail to include ponding depth. If using a 5% sizing factor for the flow-through rain garden planter, ponding depth should be 200mm. Please refer to page 36 of the City's Rainwater Management Standards Professional Edition for more information on sizing a rain garden for water quality.	ETA Landscape Architecture	Stormwater memo and civil plans included address the Stormwater requirements under the City's Works and Services bylaw.
Stormwater Management Review	Please remove the proposed boulevard rain garden on the Harbour Road frontage and replace with a boulevard bioswale. Please provide a callout on the plans to mention the proposed bioswale	ETA Landscape Architecture	Changes/callout to be noted.
Stormwater Management Review	At time of BP, applicant must provide details pertaining to the boulevard swale including:		Noted for BP scope.
Stormwater Management Review	(a) Sizing calculations for the swale demonstrating it is meeting the City's rainwater management target for the impervious area(s) being directed to it (i.e., 32 mm/24 hrs). Simplified sizing can be found in the City's Rainwater Management Standards.	ETA Landscape Architecture	Noted for BP scope.
Stormwater Management Review	(b) Detailed drawings for the swale (both a profile and section). See the City's Rainwater Management Standards for typical profile and section details for reference.	ETA Landscape Architecture	Noted for BP scope.

Stormwater Management Review	(c) Details on the system underdrain, overflow (this can be the existing proposed drain service), and connection of the overflow to the City's storm drain. While the details can be provided on the Landscape Plans, the location of the underdrain, overflow, and connection to the storm drain must be shown on the Civil Plans.	ETA Landscape Architecture & JE Anderson	Noted for BP scope.
Stormwater Management Review	(d) adequate set-back of piping infrastructure from boulevard trees	ETA Landscape Architecture	Noted for BP scope.
Parks Comments	Please just show grass and trees within the boulevard and SRW area and remove all other proposed plantings.	ETA Landscape Architecture	Offsite revised as requested.
Parks Comments	Please amend the covenant agreement (Doc# : CA3530354) so it indicates the City will maintain the softscape within the SRW area along the boulevard.	ETA Landscape Architecture & Union Architecture	Agreed. To be resolved at covenant registration ahead of fourth reading.
Parks Comments	Instead of a rain garden within the boulevard, please show a swale. Storm Water will provide details for the swale in their comments.	ETA Landscape Architecture	Offsite revised as requested.
Parks Comments	The renderings show a group of large canopy trees beside the plaza area that do not exist on-site. Please remove these trees from all drawings.	Union Architecture	Trees shown in background are apart of neighbouring developments Mews and are shown for artistic purposes as part of the renderings.
Parks Comments	The renderings also show a row of trees along the back of the building that do not exist and are not proposed. Please remove these trees from all drawings.	Union Architecture	Trees shown in background are apart of neighbouring developments Mews and are shown for artistic purposes as part of the renderings.
Parks Comments	Please provide more details about the Exhaust shaft proposed with the bench.	ETA Landscape Architecture & Union Architecture	Bench has been moved. Adjacency no longer exists.
Parks Comments	The scope of work triggers the requirement to meet the tree minimum as outlined in Schedule "F" of the Tree Protection Bylaw 21-035. According to City records, the lot area of this property is 2,180m ² ; therefore, 11 Bylaw protected trees are required on this property.	ETA Landscape Architecture & Talmac Arborists	Noted.
Parks Comments	Parks will accept having two medium trees or two large trees being planted on the property to meet Replacement Tree Requirements. Please refer to Schedule "E" of the Tree Protection Bylaw for requirements for replacement trees.	ETA Landscape Architecture	3 small trees and 1 medium tree have been proposed.
Parks Comments	Remember to show the defined planting areas for your replacement trees as defined in schedule "E" 2(f) of the bylaw.	ETA Landscape Architecture	Planting areas noted.

Parks Comments	Remember to include a table showing calculations for the estimated soil volume that will be provided for each planting Area. An example of the table to be used is under Schedule "E" 2(g).	ETA Landscape Architecture & Talmac Arborists	Table noted.
Parks Comments	The Replacement Tree Plan must meet Part 4 requirements for siting, soil volume, and size of stock	ETA Landscape Architecture & Talmac Arborists	As was noted during the review meeting, we are very limited with placement opportunities and the constraints of Part 4 would eliminate 2 small trees [Area A + B]. Proposed tree selection and placement is reasonable and effective to meeting the intent and with maintenance won't present any undue impacts on the adjacent public realm.
Parks Comments	Please indicate on the plan which newly planted trees will be chosen as replacement trees.	ETA Landscape Architecture	Sheet renamed "Tree Replacement Plan" for clarity.