



STRONGITHARM CONSULTING LTD.

Sept 8, 2022

Mayor and Council  
City of Victoria Planning Department  
1 Centennial Square  
Victoria, BC V8W 1P6

Sent via email

**RE: 225 Russell St - Resubmission Responses to June 9th, 2022 Staff Review - REZ00801 and DPV00189**

Dear Mayor and Council:

We have reviewed the staff's most recent review comments and we are pleased to provide updated architectural, civil and landscape plans. We have provided both bubbled and un-bubbled versions of plans for reference. A summary of the responses are provided below.

## **1. Land Development**

- BC Hydro Pad Mounted Transformer (PMT): The landscape plan have been revised to identify location of electrical pull box for submission. A copy of the updated landscape plan is attached.
- Preliminary Civil Plan:
  - a) The entire sidewalk and curb/gutter along the property frontage is shown on civil plan to be replaced.
  - b) The new service box has been adjusted on the southern existing driveway crossing showing new grades.
  - c) The sidewalk is widened to align with other active development projects along Russel Street as per the transportation review comments.
  - d) The proposed Fire Department Connection (FDC) is shown entirely within private property.

## **2. Transportation**

Curb Alignment: Architectural, civil and landscape plans have been revised to show curb aliment consistent with other active development projects along Russel Street.

Sight Triangle: Architectural, civil and landscape plans have been revised to show the north edge of the drive aisle relocated 1m south (reducing overall width from 7m to 6m) to mitigate impact of adjacent building on 3m sight triangle as per discussion with transportation department on Aug 19, 2022.

Installed Services: Fire water service vault was installed in November 2021. It was determined to conflict with proposed driveway let down. Architectural, civil and landscape plans have been revised to show the vault relocated north into the drive aisle to accommodate the fire water service.

Bike Parking & Transit Pass Program: As outlined in the parking study, the project exceeds the required number of long term bike parking stalls by 26 (0 required, 20 provided for residents and 6 provided for staff). A decision on provision of subsidized transit passes for staff will be determined in consultation with the operator during the building permit stage.

### **3. Underground Utilities**

Sewage Impact Report: The civil engineer report indicated that no sewage attenuation is required and therefore no action is needed.

### **4. Closing**

We thank staff for their focus and assistance on this project and urge Council to approve this innovative renewal of an existing industrial building for this much needed supportive housing project.

Yours truly,

Deane Strongitharm, MCIP, RPP  
Strongitharm Consulting Ltd.

cc. Jose Wong - BC Housing

Attach.