

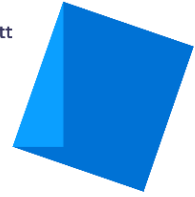
1026/1028 & 1030 Empress Avenue

Rezoning & Development Permit with Variance Application
(DP000642 & REZ00871)

Responses to Application Review Comments

April 22nd, 2025

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Transmittal Letter – Responses to Application Review Comments

Attention: Development Services, Planning and Development Department, City of Victoria
Original Submission: dated April 3rd, 2024
Revised Submission: dated July 26th, 2024
2nd Revision: dated February 21st, 2025
3rd Revision: dated April 22nd, 2025

Greetings,

In response to Building Permit application review comments dated February 14th, 2025, please find below our responses, as well as revised documentation separately appended in digital format. Note that comments have been numbered for ease of reference.

Engineering and Public Works Department – Letters of Engagement

1. *“Letters of Engagement (Client-Engineer agreements): Please provide to the City letters of engagement (or Client-Engineer) agreement for all disciplines involved in works within the right-of-way. This should include (at minimum) the Civil Engineering consultant, Landscape consultant, Electrical consultant and others as necessary. The consultants engaged should provide a letter (agreement) which fully outlines their scope of engagement, and may also include items for which they are not engaged. The developer is responsible to ensuring that the consultants provide this concurrent with the resubmission.”*

Please refer to fee proposal from Electrical Consultant confirming engagement and scope (dated April 11, 2025), who are now engaged to support the Owner, particularly in coordination with BC Hydro. Also enclosed are engagement letters from Civil Engineer and Architect that confirm responsibility for frontage and landscape design scopes, respectively.

Engineering and Public Works Department – Land Development (Kevin Smitten, ksmitten@victoria.ca / Brent Molnar, bmolnar@victoria.ca)

2. *“As a Condition of RZ: The applicant is required to provide a report to the Approving Officer in regard to fire separation from the existing homes (1026, 1030) to the new property lines as proposed to ensure there is no transposition of fire-load across the property line.”*

Please refer to separately attached Fire Spread Report prepared by Architect, outlining approach to spatial separations and fire spread at property lines.

3. *“Please show proposed BC Hydro pole location on Bay St and indicate how the new buildings will be served for power.*

Please refer to revised Civil and Architectural plans, which indicate an approximate relocated location for the BC Hydro pole via an underground service. An Electrical consultant has been engaged to provide design and coordination support to the Owner and BC Hydro.

Engineering and Public Works Department – Transportation (Transportation Planner, Steve Hutchison, shutchison@victoria.ca)

4. *“For subdivision, please replace the existing sidewalk on Bay Street at the curb with a new 1.8m wide sidewalk. In addition to this new 1.8m wide curb side sidewalk please also add a new 2.0m wide sidewalk adjacent the new property line.”*

Please refer to revised Civil and Architectural plans, which indicate the noted 1.8m and 2.0m sidewalks along the Bay Street frontage in the road dedication area.

5. *“For subdivision, please illustrate the sidewalk located along the Empress frontage as 1.8m wide and located adjacent the property line.”*

Please refer to revised Civil and Architectural plans, which indicate a 1.8m sidewalk along the Empress frontage.

Engineering and Public Works Department – Underground Utilities (Utility Planning Technologist, Anhad Jolly, ajolly@victoria.ca)

6. *“Hydraulic Load Calculations are required to size the proposed water services, 19mm (3/4”) may not be adequate for townhouses.”*

Please refer to water demand calculation by Civil Consultant; drawings indicate a 38mm (1 ½”) water service to the subject townhouse development.

7. *“Proposed water service cannot be installed in a driveway crossing and has to have a separation of at least 1.5 m from all other underground utilities including sanitary sewer, storm drain and gas as per VIHA. If the whole area is to be a strata, a single water service would be preferred.”*

Please refer to revised Civil and Architectural plans, which indicate revised underground utility alignments.

8. *"The sanitary attenuation report is under review. If attenuation is required, it must be shown on the plans prior to Committee of the Whole and staff will recommend that Council secure the commitment to attenuation through a legal agreement registered on title prior to final approval of the rezoning."*

Noted, thank you.

Development Services Division – Zoning (Area Planner, Nina Jokinen, njokinen@victoria.ca)

9. *"Overall length of vehicle parking stall from property line to building face is 6.1m (5.1m stall length + 1.0m buffer). Provide dimensions. A reduction to the parking requirements is possible by providing Transportation Demand Management measures as noted in Schedule 'P'."*

Architectural Site plan has been updated to show requested dimensions. A minor (~44mm) adjustment to alignment of wall at parking stall end has been made to ensure the buffer is ≥ 1.0 m is maintained, with very minor area corrections made as a result.

10. *"A minimum of 50% of the bicycle parking, long-term spaces must be equipped with electric bicycle charging stations, each of which is comprised of a 110 V wall outlet. Please note of plans."*

Enlarged plan detailing bicycle parking space alignment and dimensions now indicates that ten (10) bicycle parking spaces, or 62.5% of the total, to each have access to 110V wall outlet.

Parks Division (Taylor McDonald, tmcdonald@victoria.ca)

11. *"The quantity of replacement trees reflected in the 'Tree Impact Summary' and Summary details on Page 1 of the Arborist Report do not align with the proposed plans and other tables/statements within the Arborist Report. Update required to ensure all numbers align. Note: all new trees that are to be counted towards tree minimum must be reflected in the 'Replacement Tree Table'."*

Please refer to revised Arborist Report with tree quantities corrected.

12. *"Tree M3 will be a removal and replacement due to the tree's structural condition and proximity to the future frontage works (see Transportation comments regarding the two sidewalks required including one curbside). The appraised value is to be paid by the applicant and will be determined at BP stage."*

Noted, thank you. The removal of tree M3 is now indicated in Arborist and Civil and Architectural site plan documents.

13. *"Please reflect four new irrigated boulevard trees on the Bay st frontage for the Site Plan, Site Servicing Plan and Civil Drawings. The trees should be located in the boulevard at 1.5 m south of the gas main at 5 m east from west property line, 11.5 m east from west property line, 20 m east from west property line and 24.5 m east from west property line. Please note species TBD by Parks at BP stage. The cost is \$1250 per new tree and will be charged to the applicant at BP stage."*

Please refer to revised Civil and Architectural plans, which indicate new boulevard trees at the requested locations.

14. "Ensure the turf and treed boulevard is clearly marked on the Civil Plan."

Refer to revised Civil Plan.

15. "The Landscape Plan 'Inventory Table' must only reflect existing trees and cannot include proposed trees. The proposed trees should be included on the 'Plant List' and be removed from the 'Inventory Table'."

Tree Inventory on Landscape Plan has been revised to include only existing trees.

16. "Please include a soil volume table on the Landscape Plan."

Soil Volume Table based on Bylaw #21-035 has been added to Landscape Plan sheet A1.03. Referenced planted areas correspond to on-site trees, with soil areas shown hatched on plan.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim Kindrat', written over a horizontal line.

Tim Kindrat, Architect AIBC
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tim@lintottarchitect.ca