



## Integra ARCHITECTURE INC.

2330-200 Granville Street, Vancouver, BC, V6C 1S4  
www.integra-arch.com | Telephone: 604 688 4220

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Project: **PROPOSED 6-STOREY RESIDENTIAL & COMMERCIAL BUILDING**  
Civic Address: Fort Street & Davie Street, Victoria, BC  
Date: December 21, 2023 Project Number: 22600

### MEMO

Client	Three Shores Development	Barry Savage	604.505.8818	<a href="mailto:bsavage@threeshoresdevelopment.com">bsavage@threeshoresdevelopment.com</a>
Architectural Authority	Integra Architecture Inc. City of Victoria	Rhys Leitch	604.688.4220	<a href="mailto:rhysl@integra-arch.com">rhysl@integra-arch.com</a>

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Dear City Staff,

Please find below responses to the outstanding items identified in your Application Review Summary received October 12, 2023, for Rezoning DP Application (REZ00859 & DPV00248).

### Development Services Division Comments

Area Planner: Chelsea Medd: 250.361.0254

Conditions to be met prior to the Committee of the Whole:

#### Overall

· The site is a great opportunity for growth of the Jubilee Large Urban Village, however, the proposed density, site planning, uses at the ground level, street presence and transition to neighbouring properties should be revised to meet policy. Consider how this building can contribute through the architecture and use to a vibrant Large Urban Village. Please refer to OCP Section 6: Land Management and Development (Figure 9 Guidelines for Complete Town Centres and Urban Villages) and Section 6.26 for more information about Large Urban Villages.

**Response: By adding ground-oriented commercial spaces with entry doors facing the major road (Fort Street), this development will create better foot traffic engaging the neighbourhood to use light-commercial facilities intended to be incorporated to this development.**

· The proposed density of 2.74:1 will not be supported by staff without significant public benefit. Please consider reducing the density to align with the envisioned density more closely in the OCP, and transition to the Traditional Residential areas of the site and neighbourhood. The current proposal is significantly more than the Traditional Residential land use designation which supports 1:1, and the Large Urban Village land use designation which supports 1.5:1, and where additional density of up to 2.5:1 may be considered where there is public benefit provided consistent with the objectives of this plan and other City policies.

**Response: A community benefit proposal will be submitted prior to this application moving forward to City Council. As you can appreciate, it is difficult for us to propose a community benefit package without the final design and density being settled. We look forward to working with staff to come up with an appropriate benefit package for the City.**

· The Inclusionary Housing and Community Amenity Policy applies. The policy would anticipate that 10% of the units would be affordable homeownership units within the building. Typically, the City looks to secure these units in partnership with BC Housing or the CRD.

Response: As noted above, we will prepare a community benefit package for the City to review. This package may or may not include affordable home ownership within the building.

· The Tenant Assistance Policy is applicable to rezoning applications to redevelop or demolish any building that will result in loss of existing residential rental units. For any renovation or redevelopment that requires relocation of existing tenants, the property owner must develop a Tenant Assistance Plan (TAP). If a TAP is required, please submit it to [housing@victoria.ca](mailto:housing@victoria.ca).

Response: Noted. We can confirm that if there are any tenants at the Closing of our purchase of the property that they will fall under the Tenant Assistance Policy.

· To support the growth of the Jubilee Large Urban Village, the commercial uses should extend along the Fort Street frontage, with entries facing the street. This would allow the residential uses to be located on the less busy and more residential southern portion of the building. Also consider a corner door entry feature, and live/work units on Davie Street.

Response: The new floor layout indicates commercial spaces fronting Fort Street. See Architectural Level 1 floor plan.

· Consider increasing the open site space to meet the goals of the OCP and provide opportunities for shared amenity space, rainwater management, and tree planting.

Response: Shared amenity space has been provided at the 5<sup>th</sup> level exterior amenity deck. Plans have been developed to provide generous planting areas and soil volumes for passive rainwater detention and tree growth. Refer to landscape plan L1.0 and L1.2.

· The site is located within the Bowker Creek Watershed. The City of Victoria has endorsed the Bowker Creek Blueprint and encourages developments to use a watershed-friendly approach, including integrating green stormwater infrastructure. Please see Engineering comments for further information. Applicant may wish to revise their letter to Council to incorporate these elements and further explain how the proposal addresses these goals.

Response: Noted. As this development is zero lot line (underground parking at property line on all 4 sides), there may be no ability to provide rain gardens. Stormwater retention would need to be addressed within building footprint.

· Please provide more information on the adaptable and accessible units, using terminology that is relevant to the City of Victoria. Consider having fully accessible units, which would be secured by legal agreement.

Response: The proposed development will contain 4 accessible units (Unit B3 Accessible) which is

· Please see Transportation comments regarding bike parking and parking variances.

Response: Noted.

### Design

· In DPA 5: Large Urban Village and DPA 16: General Form and Character, the following design guidelines apply:

- o Guidelines for Fences, Gates, and Shutters (2010).
- o Multi-Unit Residential, Commercial, and Industrial (2012), revised 2019.
- o Where not specified by additional design guidelines, buildings are encouraged to have three to five storey facades that define the street wall with shop windows and building entrances that are oriented to face the street.

Response: Noted.

· Staff appreciate that the building steps back at the upper stories, however, please consider providing a transition in form and massing to lower density building forms by stepping back further and reducing the number of stories on that side.

Response: The revised layout has a ramp on the south side of the property resulting to wider setback from the south property line. Please refer to architectural floor plans.

· Please address privacy of windows and balconies, particularly elevations that abut the side yards of adjacent single-family dwellings.

Response: The revised drawings shows lesser windows on the south side of the building. Please refer to architectural floor plans and elevations.

- To support bike use and safety, locate long term bike parking in a visible location near building entrances. It should be visible, secure, and well lit. Short-term bicycle parking should be sheltered, in well-lit locations, and clearly visible from a main building entrance and/or public roads.

Response: Bike parking has been located adjacent the lobby entry under cover of canopy above and at the corner with clear visibility to the street. Refer to L1.0.

- Consider moving the garbage and recycling area to the underground parking level and have long term bike storage accessed from the main lobby to the residential units for safety and convenience. Please note long term bicycle area can be exempt from FSR and floor area (as per the definition of 'area' in the Zoning Bylaw).

Response: Noted and provided. See architectural floor plans.

- Given the intent is to have 30% of units be family housing, please consider amenity space for the residents on the rooftops and at ground level.

Response: Noted and provided. See architectural and landscape drawings.

- Further, consider how the bike area could accommodate family bikes such as cargo bikes and trailers.

Response: Noted and provided. See parkade floor plan.

- Please clarify what is meant by 'staging area' on the site and landscape plans.

Response: Notation regarding staging area has been removed from architectural and landscape plans.

- Please locate the PMT away from the public sidewalk, and screen if possible.

Response: PMT is now relocated along Davie street, see architectural drawings. PMT also is screened with landscaping, see landscape drawings.

- Please consider the use of high-quality wood for feature posts in front of commercial areas of the building. Entries should be facing Fort street or on corner.

Response: Noted and provided. Although we used post previously, we deemed this is not necessary for the new design. We did maintain using canopy and wing walls along the commercial spaces to give emphasis in this area.

- A minimum of 30% of the required common landscaped areas should include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food bearing (capable of being harvested for food and medicine) or that provide pollinator habitats. Please also see Parks comments.

Response: The project landscape design has provided planting of native, food-bearing and pollinator friendly species throughout level 1. A green roof is also provided on level 2 to enhance vertical vegetation for wildlife habitats. Planting is further complemented by the roof top to help provide urban habitats. Refer to landscape drawing L2.0 - L2.1 for planting design and quantity of species.

- Please confirm on the material schedule the material of the balconies.

Response: Aluminum glass railings.

#### Other

- Please provide a streetscape of Fort and Davie to get a better idea of scale compared to the area.

Response: Provided, see architectural drawings.

- Consider removing the proposed zone MRD-1 reference from the plans. It will likely be a site-specific zone. Also see Plan Check for the comparison zone Staff have used so far.

Response: Revised. Please see architectural data sheet.

- Please provide an integrated landscape plan with plantings shown legibly.

Response: Noted. Landscape plan with legible planting design has been provided. Refer to landscape drawing L1.0 – L1.2 and L2.0.

· Note: Staff may provide more comments through the process and if there are any changes or design changes.

**Response. Noted.**

· NOTE: The Plan Check for the proposal has significant outstanding issues/ missing/ or incorrect information. Please ensure that your resubmission addresses these items. If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check.

**Response: Noted.**

· Updated letter to Mayor and Council providing more details on the proposal.

**Response. Provided.**

## **Engineering and Public Works Department Comments**

### Land Development Review

Primary - Kevin Smitten, Sr. Engineering Technologist, at 250.361.0300, or email at [ksmitten@victoria.ca](mailto:ksmitten@victoria.ca) or  
Secondary – Brent Molnar, Supervisor of Land Development at 250.361.0300, or email at [bmolnar@victoria.ca](mailto:bmolnar@victoria.ca)  
General Engineering – 250.361.0300 Central email at [eng@victoria.ca](mailto:eng@victoria.ca)

Conditions to be met prior to the Committee of the Whole:

· Please provide a preliminary civil/servicing plan. Please include all existing and proposed service locations, including all 3rd party utilities (BC Hydro, Fortis BC, Shaw, Telus etc.) This plan should also include all proposed/requested frontage improvements.

**Response: Acknowledged. Preliminary civil site servicing plan (including frontage improvements) provided for this submission. Shallow Utility information will be provided prior to building permit submission.**

· The proposed driveway location appears to conflict with the existing BC Hydro pole anchors. On the civil/servicing plan please indicate if the pole is to be relocated and if so, provide the proposed location for the pole and anchor relocation.

**Response: The proposed driveway is 9m away from the existing hydro pole.**

· Sheet A-4.004 shows a minor encroachment at street level on the Davie St frontage. Please revise as no portion of the structure should encroach into the dedication area.

**Response: Encroachment in-question is now eliminated with the revised building design.**

· Please note that urban design related comments under Development Services review may influence frontage requirements.

**Response: Noted.**

It is recommended that, as a condition of rezoning, and secured in a legal agreement which is registered prior to bylaw approval:

· All TDM measures as requested by the Transportation Department to the satisfaction of the Director of Engineering.

**Response: TDM report provided from last submission.**

· The Requirements of the Sanitary Attenuation

**Response: Acknowledged. The sanitary attenuation report will be provided prior to building permit submission.**

### Transportation Review

Contact: Fred Billingham, Transportation Planner at [fbillingham@victoria.ca](mailto:fbillingham@victoria.ca)

Conditions to be met prior to the Committee of the Whole:

· To support pedestrian and cyclist accessibility and safety, a frontage concept has been shared with the applicant. Works will include provision of inbound 2m wide sidewalk on Fort Street and a 1.8m wide sidewalk on the Davie St property lines,

with tree'd curbside boulevards. On Fort Street, a 2.2m grade raised cycle lane with a 0.4m separation from the vehicle travel lane is to be provided along the property extent. The Fort Street curb should be realigned to provide a consistent 12.2m curb to curb distance. A bulb out is to be constructed at the Davie Street/Fort Street intersection, to square off this intersection, along with updated road markings. Pedestrian lighting and seating should be incorporated on the Fort Street frontage. Please see attached concept for reference.

**Response: Acknowledged. The updated civil submission is provided.**

- Please dimension all vehicle parking stalls as per Schedule C requirements. Further:
  - o The current submission does not meet the Zoning requirement for accessible parking stalls. Staff would not support a variance to the accessible parking provision. A plan revision is required.
  - o Please indicate all proposed visitor and commercial parking stalls. Staff strongly advise that visitor and commercial stalls are provided.

**Response: Acknowledged. The updated architectural submission is provided.**

- According to the Zoning Plan Check, the current submission does not meet the zoning requirements for long term bicycle parking. Staff will not support a variance to long term bicycle parking and would strongly recommend that enhanced bicycle parking be provided as part of the TDM program. Please see TDM comments for further information.
  - o All bicycle parking should be fully dimensioned as per the standard drawings included in Schedule C of the zoning bylaw. A plan revision is required.

**Response: Acknowledged. The updated architectural submission is provided.**

- Thank you for providing information supporting a TDM program. Further information is required regarding the proposed amount and distribution of BC Transit Ecopasses. The proposed parking variance is significant, and as such Staff are likely to recommend the following TDM program be secured as a condition of rezoning:
  - o Car share memberships and usage credits for all residential units. **Agree as per original TDM plan (claim a free \$500 membership and \$50 in free drive time)**
  - o An electric car share vehicle (secured through a minimum developer funded financial contribution of \$55,000.00) **Disagree, since this measure is ineffective historically (e.g. issues with program operations, maintenance, etc) and on-street dual head Level 2 electric charger. 1 charger stall to be reserved for carshare vehicle, 2nd to provide charging facility to the public. The cost implications.**
  - o 10% of required long-term bicycle parking to accommodate oversized bicycles. **Agree.**
  - o 50% of required long-term bicycle parking has access to an electrical outlet. **Agree.**
  - o BC Transit Ecopasses (number to be confirmed). **Agree as per original TDM plan (a minimum required program value of \$5,000).**
  - o A bicycle maintenance station. **Agree as per original TDM plan.**More details on the above TDM measures are required. **To be provided.**

**Response: Refer to responses per bullet point above.**

- The minimum distance between a driveway crossing and a vertical obstruction such as a utility pole or anchor, street light pole, tree, or kiosk is 1.2m. Please see the Highway Access Bylaw for additional information. The applicant should contact BC Hydro for their requirements to relocate the anchor currently located in the driveway crossing. A plan revision is required.

**Response: Acknowledged. The updated civil submission is provided.**

- Please illustrate a crossing in compliance with the Highway Access Bylaw. For the proposal that is a 5.5m to 6m Type A crossing with 1.5m flares. The ramped portion of the driveway crossing is to be within the boulevard alignment (to ensure a consistent grade of the sidewalk through the crossing). Please also illustrated the 3x3m site triangles on either side of crossing along the property line and into the property.

**Response: Acknowledged. The updated civil submission is provided.**

- Thank you for showing a dedication of 4.78 m on Fort St, and 1.37m on Davie St on the submitted plans as requested. Staff will recommend Council make the dedication a condition of rezoning to help fulfil Council approved Official Community Plan objectives such as pedestrian accessibility and boulevards which support the long-term viability of street trees.

**Response: Acknowledged. No action.**

- Prior to Building Permit a computerised lighting review shall be undertaken to identify any street lighting upgrades and improvements required to support the proposed additional density.

**Response: Acknowledged and the electrical submission will be provided.**

### Underground Utilities Review

Contact: Anhad Jolly, Utility Planning Technologist, at 250.361.0263 or [ajolly@victoria.ca](mailto:ajolly@victoria.ca)

Conditions to be met prior to the Committee of the Whole:

- Please provide a preliminary servicing plan for review. Servicing from Davie Street is preferred for all services.

**Response: Acknowledged. This has been included in the civil submission.**

- A sanitary attenuation report is required. 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.

**Response: Acknowledged. The sanitary attenuation report will be provided prior to building permit submission.**

### Stormwater Management Review

Contact: Brianne Tenk, Stormwater Management Specialist, at 250.361.0443 or [btenk@victoria.ca](mailto:btenk@victoria.ca)

Conditions to be met prior to the Committee of the Whole:

- This Development is in the Bowker Creek Watershed. The City of Victoria has endorsed the Bowker Creek Blueprint, which identifies the use of green stormwater infrastructure (GSI) as an action to improve Watershed health. (See also, OCP-Section 10)

**Response: As this development is zero lot line (underground parking at property line on all 4 sides), there may be no ability to provide rain gardens. Stormwater retention would need to be addressed within building footprint.**

- Please incorporate GSI into the site plan to mitigate increase to site impervious areas, (e.g., green roof, permeable paving, infiltration chamber and rain gardens). GSI sizing and design standards are found in the City's Rainwater Management Standards - [www.victoria.ca/stormwater](http://www.victoria.ca/stormwater)

**Response: As this development is zero lot line (underground parking at property line on all 4 sides), there may be no ability to provide rain gardens. Stormwater retention would need to be addressed within building footprint.**

## **Parks Division Comments**

Contact: Eryn Buzza, Telephone: 778.247.0753 or at [ebuzza@victoria.ca](mailto:ebuzza@victoria.ca)

Conditions to be met prior to the Committee of the Whole:

### General Comments

- Public realm frontage improvements to include large tree plantings on both Davie St. and Fort St. frontages. Ensure site, landscape and civil plans are coordinated.

**Response: The project has proposed street tree planting on both Davie St. and Fort St. Refer to landscape drawing L1.0.**

- Note: Refer to Transportation requirements and ensure trees sited in accordance with the Subdivision and Development Servicing Bylaw No. 12-042, Schedule C. Street tree locations, species selection, and number of trees is subject to approval by the City of Victoria Parks Division.

**Response: Noted.**

- Municipal trees approved for removal and replacement requires applicant to pay the appraised value of each tree and will be responsible for the removal and site preparation following payment.

**Response: Noted.**

- Please confirm underground parkade located at 5m from proposed street trees along Davie St. and Fort St. frontages, to ensure safe retention of municipal trees during future membrane repairs.

**Response: Confirmed. See landscape and civil drawings.**

· Please provide metric bar scales on all drawings.

**Response: Noted and provided.**

#### Tree Minimum

· Ensure the lot will achieve at least the tree minimum once all replacement trees are planted. The development site has an area of approximately 1934m<sup>2</sup> and Bylaw 21-035, Schedule F, requires that properties of this size each have at least ten [10] bylaw-protected trees following development. Trees shall be selected from Part 1 of Schedule E replacement tree list, to reach minimum 10.0m height at maturity. If Part 2 trees are required to meet tree minimum, they will be considered at a 2:1 replacement ratio.

**Response: Noted and to be provided on a later date.**

#### Arborist Report

· Update arborist report and tree management plan in coordination with revised site, landscape, and civil plans, including parkade setbacks and public realm improvements with new street tree plantings.

**Response: Noted and to be provided on a later date.**

· Update key findings and recommendations of the arborist report within the Executive Summary, based on redesign, including:

- o the reference ID #s of bylaw-protected trees and municipal trees proposed for removal;
- o Tree Impact Summary Table as a quick reference of the status of inventoried trees, remove/retain totals, and trees to be planted; and,
- o Revised analysis of replacement tree requirements to meet tree minimum.

· Note: Replacement trees shall be selected from Part 1 of Schedule E replacement tree list, to reach minimum 10.0m height at maturity. If Part 2 trees are required to meet tree minimum, they will be considered at a 2:1 replacement ratio. If the intent is not to meet tree minimum, please confirm so within the arborist report.

**Response: Noted and to be provided on a later date.**

#### Tree Management Plan

· Please provide an arborist tree management plan following the requirements set out in the Tree Protection Bylaw No. 21-035, Schedule B. The purpose of the arborist tree management plan is to show the location of trees along with their canopy spread and protected root zones in relation to proposed changes, so potential impacts can be analyzed, and trees can be identified as retained or removed. Additionally, the tree management plan is used to show where tree protection fencing, arborist supervision, ground protection or other mitigation measures are required. Please show phased tree protection fencing and mitigation that may differ between demolition and construction.

**Response: A tree management plan has been provided. Refer to landscape drawing L1.3**

· Designate location of 10 replacement trees from Part 1 of Schedule E, confirming replacement tree plan meets the siting and soil volume requirements outlined in the Tree Protection Bylaw 21-035, Schedule E.

**Response: Noted and to be provided on a later date.**

#### Replacement Tree Planting Plan

· Please provide a replacement tree plan, prepared by an arborist or landscape architect. Refer to Tree Protection Bylaw No. 21-035, Schedule E, Section 4, for siting, soil volume, timing of planting, and size of stock requirements, including:

- o Ensure replacement trees are native species where feasible and selected from Part 1 of Schedule F replacement tree list (reaching at least 10m at maturity). If soil volumes or spacing does not allow for Part 1 trees, consideration will be given to Part 2 of Schedule E replacement trees at 2:1 replacement. If the intent is not to meet tree minimum, please confirm so within the arborist report; and,
- o Show locations of new large-canopy trees along Davie St. and Fort St. frontages, to replace any existing street trees.

**Response: Noted and to be provided on a later date.**

· Provide a completed soil volume table, ensuring each separate planting area containing a replacement tree shall be included and calculated in accordance with the tree bylaw, Schedule E. The applicant must demonstrate that appropriate soil volume will be provided for any Replacement Tree in accordance with the recommended targets in the tree bylaw, Schedule E, Section 3 and 4, or as approved by the Director.

**Response: Soil volume table has been provided. Refer to landscape drawing L2.0.**

Note: Refer to the soil volume table example in Schedule E, Section A, Part 2(g).

### Site Plan

· Please show all trees, ID #'s, critical root zones and canopy spread for trees to be retained (trunk – scaled circle to represent the trunk where it meets the ground, protected root zone (PRZ) – scaled solid bold circle, and canopy – scaled fine dottedline circle). Trees proposed for removal shall be identified with a red 'X'.

**Response: Site plan has been revised to show all tree information. Refer to landscape drawing L1.3.**

· Show proposed roof line and underground parking line, with structures measured from property lines (including any cantilever, stair, other building projections) and indicate any variances to zone proposal, if applicable.

**Response: Noted. Site plan has been revised. Refer to landscape drawing L1.0 – L1.2.**

· Note: Please confirm underground parkade located at 5m from proposed municipal trees to ensure safe retention of trees during future membrane repairs.

**Response: The proposed new municipal trees on Fort Street are located 4.35m away from the parkade edge. Vertical root barrier will be placed against the sidewalk to ensure that tree roots exploit the adequate boulevard soil volumes provided.**

· Show proposed services and public realm frontage improvements, in coordination with civil and landscape plans, including:  
o Show new boulevards, sidewalk alignment and street tree planting locations within road dedications along the Fort St. and Davie St. frontages.  
o Confirm existing and proposed service locations, BC Hydro (with PMT if applicable), and 3rd-party utilities (such as cable, internet, gas) associated with the property.

**Response: Noted. Landscape drawings have been revised as per comment. Refer to L1.0.**

### Landscape Plan

· Show all trees with ID #'s, critical root zones, canopy spread for trees to be retained, and trees proposed for removal identified with a red 'X'.

**Response: Noted. Landscape plan has been revised as per comment. Refer to L1.3.**

· Coordinate landscape plan with site and civil plan, showing existing and proposed service locations, preliminary third-party utilities (such as hydro, phone, cable, internet, gas), as well as public realm improvements, including road dedications, boulevards, inbound sidewalks, and new large-canopy street tree plantings.

Note: Refer to Transportation requirements and ensure trees sited in accordance with the Subdivision and Development Servicing Bylaw No. 12-042, Schedule C. For any new street tree plantings, the locations, species selection, and number of trees is subject to approval by the City of Victoria Parks Division.

**Response: Noted. Landscape plan has been revised as per comment. Refer to L1.0.**

· Clearly show the location of the roof line and underground parking in relation to the proposed trees and planting areas.

**Response: Noted. Location of roof line and underground parking are shown. Refer to landscape drawing L1.0 – L1.2.**

· Please indicate how 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial.

**Response: The project landscape design has provided planting of native, food-bearing and pollinator friendly species throughout level 1. A green roof is also provided on level 2 to enhance vertical vegetation for wildlife habitats. Planting is further complemented by additional planting at the level 5 amenity deck to help provide urban habitats. Refer to landscape drawing L2.0 - L2.1 for planting design and quantity of species.**



· Proposed street tree locations and species selection requires Parks approval. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Please contact Rob Hughes, [rhughes@victoria.ca](mailto:rhughes@victoria.ca) and also copy [treepermits@victoria.ca](mailto:treepermits@victoria.ca) 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for street tree planting:

**Response: Noted. The project has proposed street trees along Fort Street, subject to Parks approval. Notes of street tree planting has been added. Refer to landscape drawing L1.0.**

· Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must 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: Notes of street tree planting has been added. Refer to landscape drawing L1.0.**

· The details for the seed and sod boulevard can be found in Schedule B3-4. (Please ensure that adequate soil volumes for the proposed street trees are installed in grass boulevards). Please contact Tom Sherbo, [tsherbo@victoria.ca](mailto:tsherbo@victoria.ca) and copy [treepermits@victoria.ca](mailto:treepermits@victoria.ca) 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:

Required Parks inspections for seed and sod boulevard:

1. Inspection of excavated and scarified subgrade prior to backfill.
2. Inspection of installed, rolled, and prepared growing media prior to sodding.
3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

**Response: Noted.**

· Please include the following notes for Soil Testing of Growing Medium:  
o A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks [treepermits@victoria.ca](mailto:treepermits@victoria.ca) for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

**Response: Notes have been added. Refer to landscape drawing L1.0 - L1.2.**

· Please include the following notes for Schedule B3-4 and Schedule C:  
o The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

**Response: Notes have been added. Refer to landscape drawing L1.0 - L1.2.**

#### Pad-mounted Transformer

· Please review proposed location of pad-mounted transformer (PMT) and confirm that it can be accessed from the road without encroaching into the bike lane, boulevard, sidewalk, and proposed street trees. Confirm dimension from future curb and show the unimpeded route of access from curb side of vehicle to the PMT. Confirm if specific boulevard treatment is required for BC Hydro access.

**Response: Acknowledged. To be discussed with BC Hydro and updated as required in a future submission.**

#### Site Servicing (Civil) Plan

· Please provide a civil plan showing public realm improvement, including road dedications, new sidewalk alignments, boulevard, and tree planting in coordination with site plan and landscape plan. Refer to Transportation comments.

**Response: Acknowledged. This has been included in the civil submission.**

· Show the existing and proposed locations of sanitary sewer, storm drain, and water, as well as third party utilities such as gas, BC Hydro, and telecommunications. New hydro service alignment should avoid tree planting locations as much as possible and be clearly indicated on plans so that requirements can be understood. Show location of proposed PMT if applicable.

**Response: Acknowledged. Preliminary civil site servicing plan (including frontage improvements) provided for this submission. Shallow Utility information will be provided prior to building permit submission.**

· Include all site and municipal trees to be retained with ID# and show all proposed municipal trees. Identify municipal trees to be removed with an ID# and a red 'X'.

**Response: Trees have been identified as requested, refer to L1.3 Tree management plan. This has also been included in the civil submission.**

· Please show a separate water service and sleeving under hard surfaces on the site servicing plan for irrigation of the trees and turf in the boulevard, in accordance with the Subdivision and Development Servicing Bylaw. Include the following notes:

- o All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, within the Victoria Subdivision and Development Servicing Bylaw 12-042, Schedule C, and comply with the Irrigation Industry Association of BC standards.
- o Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
- o Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspections.

Required Parks inspections for irrigation:

1. Irrigation sleeving prior to backfilling.
2. Open trench mainline and lateral lines.
3. Pressure test.
4. Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).

Note: installation of the water service to be at the expense of the applicant.

**Response: Refer to Civil drawings for water service. Refer to landscape drawing L for off-site irrigation notations.**

## **Permits and Inspections Division Comments**

Contact: Ray Berkeley, [rberkeley@victoria.ca](mailto:rberkeley@victoria.ca)

### Conditions to be met prior to the Committee of the Whole:

· Designer to ensure the spatial separations and unprotected openings are BCBC compliant.

**Response: Noted.**

· Designer to ensure the Siamese connection is not in a location that will cause a tripping hazard to the occupants while the occupants are exiting the building when the FD hoses are connected.

**Response: Noted. Please refer to Architectural Level 1 Plan.**

· Designer to ensure that protection of exits where required meets the BCBC. This appears to be required where there is egress on the sides of the buildings where the occupants will not have the 3 m (scaled off plans) required under 3.2.3.13. of the BCBC.

**Noted: Exiting all throughout the side meets BCBC requirement.**

· Combustible cladding would not be permitted on this building under 3.2.2. of the BCBC.

**Response: Noted. All exterior cladding proposed for this project are all non-combustible.**

## **Fire Department Comments**

Contact: Megan Sabell, Telephone: 250.920.3362 or at [MSabell@victoria.ca](mailto:MSabell@victoria.ca)

Conditions to be met prior to the Committee of the Whole

· Fire department connection must be on the address side of the building, within 45 meters of the hydrant, and arranged in a way that does not constitute a tripping hazard at emergency egress and access points.

**Response: Noted. Please refer to Architectural Level 1 Plan. This has also been included in the civil submission.**

· In the event radio testing confirms the requirement of a radio amplification system or Bi-Directional Amplifier (BDA) to ensure adequate radio coverage for emergency service responders in the underground levels, the owner shall, at the owner's expense, ensure that a system is installed to achieve the required coverage. Please contact Gord Horth ([ghorth@crest.ca](mailto:ghorth@crest.ca)) and Al Marston ([AMarston@crest.ca](mailto:AMarston@crest.ca)) for further details and arrangements.

**Response: Noted.**

Should you have any questions, please do not hesitate to reach our office.

Kind Regards,

**Rhys Leitch M.Arch Principal**

604 688 4220 Extension 509

**Integra Architecture Inc.**

2330-200 Granville Street, Vancouver, BC V6C 1S4 T 604.688.4220

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