

Rob Bateman

From: Rob Bateman
Sent: September 13, 2024 4:46 PM
To: 'Will King'; 'Mike Jones'
Subject: RE: 50 government

Hi Will and Mike,

We understand that you do not want to make any more changes in response to staff comments regarding consistency with the design guidelines and would like to move forward to a Committee of the Whole Meeting. There are, however, some other outstanding staff comments (see below). We had provided some of these comments to you already, but we have included them again for ease of reference. We are also still determining if staff will support the application and will hopefully let you know soon.

I suggest that we meet with relevant staff to help clarify any questions you may have about these comments. Let me know if you are interested once you have had a chance to look at this and I can set that up.

Housing

It looks like you only provided the landscaping plans. We will need a full set of plans for your resubmission along with a list of revisions and an updated letter to Mayor and Council including the affordability component that you are proposing. Can you also please provide us with the following additional information regarding housing:

- Confirm that you are proposing to commit to the two dwelling units at 30% of the median income of the City of Victoria. Please specify the time period that you would commit to securing this through legal agreements.
- Please confirm that you are amenable to the rental being secured in Schedule N of the Zoning Bylaw as it is our standard approach.
- Are you willing to commit to securing the number of three-bedroom units proposed through legal agreements?

Zoning Comments

Samantha Cole, Development Process Coordinator, scole@victoria.ca

1. The calculated Total Floor Area on page 11 is not consistent with the floor area provided in the project data table. Please revise.
2. Ensure the site coverage and open site space calculations are rounded to 2 decimals.
3. Dimension the required drive aisle behind the parking stall. It does not appear that a full 7.0m is provided to both stalls. A variance will be required if it is not.
4. Confirm if the accessible stall is for visitor use or resident use. If it is for visitor, please label it as visitor on the site plan.
5. Dimension the access aisle for the short term bicycle parking stalls. Ensure 1.5m is provided.
6. Confirm the Open Site Space. the stairs should not be included in the calculations.

Parks Department

Taylor McDonald, Tree Preservation Coordinator, tmcdonald@victoria.ca

1. Please show overhead servicing (hydro, tel) to the lot on the Civil Plan. Parks must review the location of overhead services to ensure they do not conflict with the location of proposed trees.
2. Parks will not accept the two trees on the west side of the lot as bylaw protected. They do not meet the minimum siting requirement of 2 m from the building foundation. Siting requirements are outlined in 'Schedule E'

of the Tree Protection Bylaw No. 21-035 and exist to prevent future conflicts with infrastructure such as foundations and building faces. Additionally, one of the proposed trees is around 10 cm from the proposed deck. Plans must be modified to meet tree minimum.

3. The Letter to Mayor and Council does not address the Urban Forest Master Plan and the Tree Protection Bylaw No. 21-035. Per the Rezoning Application, these two aspects must be addressed in the letter.

Permits & Inspections Division

Ray Berkeley, Senior Building & Plumbing Inspector, RBerkeley@victoria.ca

1. It appears that the exterior stair will need to be protected as set out in 3.2.3.13.(2). Please note how this will be addressed.
2. The corridor is an interior corridor for the purposes of the BCBC as it is not open at least 50% open to the exterior.
3. Show on plans how the egress from the top floor in the 4th floor units meets the requirements of 3.3.4.4. Egress from Dwelling Units in the BCBC as the noted loft appears to be a storey not a mezzanine.

Fire Department

Megan Sabell, Assistant Chief, Fire Prevention, MSabell@victoria.ca

- Fire department connection must be on the address side of the building, within 45 meters of a hydrant, and positioned in such a way so as to not create a tripping hazard on access or egress.

Engineering and Public Works Department

Review comments provided below are divided into sections: Land Development, Transportation, Underground Utilities and Stormwater Management. Items that are recommended for Council consideration as a condition of rezoning and secured in a legal agreement (whether involving Land Development, Underground, Transportation, or Stormwater Management) are contained in the Land development Review section.

General

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.

Land Development Review

Contact: Kevin Smitten, Sr. Engineering Technologist, at 250.361.0300, or email at ksmitten@victoria.ca or

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

- 3.68m SRW along full frontage
- All TDM measures as requested by the Transportation Department to the satisfaction of the Director of Engineering
- The Requirements of the Sanitary Attenuation Report be secured (if necessary) and be registered in a legal agreement.

For Information prior to Building Permit Submission/Approval:

The applicant is financially responsible for frontage works to the centreline of the road to current City of Victoria standards (i.e., at the time of Building Permit), as per the *Victoria Subdivision and Development Servicing Bylaw*, and to the satisfaction of the Director of Engineering and Public Works.

Transportation Review

Contact: Steve Hutchison, Transportation Planner at 250.361.0338 or at shutchison@victoria.ca

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

- Staff will recommend the required accessible parking be provided.
- Thank you for showing a Statutory Right of Way (SRW) of 3.68 m on Government St on the submitted plans. Staff will recommend Council make this SRW a condition of rezoning to help fulfil Council approved Official Community Plan objectives such as pedestrian accessibility and urban forestry objectives.
- The proposed parking variance for the development is significant. To help mitigate the potential parking shortfall and provide future residents with sustainable and affordable transportation options staff will recommend Council require Transportation Demand Management (TDM) programs be made a condition of rezoning and that these TDM programs be secured prior to final adoption:
 - One car share membership with a \$100 usage credit for each unit.
 - A minimum contribution of \$55,000.00 toward the purchase and operation of a shared, home based fully electric vehicle.
 - An on-site level 2 charger with RFID and communications to the satisfaction of the car share provider.
 - An on-site parking space designed and installed to the car share providers construction standards and satisfaction for the purpose of parking a home based car share vehicle (please see attached Modo standards).
 - The provision of a BC Transit EcoPass for a minimum of 20% of the units for a 3 year term.
 - The provision of a minimum of 4 cargo bicycle sized long term parking stalls with dimensions not less than 0.9m wide and 2.4m deep.
 - The provision of an on-site bicycle maintenance and dog wash area of not less than 8.1 square meters.
 - Provide access to 110v plugs for not less than 50% of the provided bicycle parking stalls.

Underground Utilities Review

Contact: Anhad Jolly, Utility Planning Technologist, at 250.361.0263 or ajolly@victoria.ca

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

- With the new SD being proposed the sewer should be upgraded at the same time.
- The proposed water services vault location may need to be adjusted.
- 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.

For Information prior to Building Permit Submission/Approval:

- The details of the approved Sanitary Attenuation report will be required to be met.
- The applicant is required to retain the services of a Qualified Professional to characterize soils to be excavated and removed from the jobsite in order to inform the disposal location and ensure compliance with Provincial Legislation. The soil assessment must include samples from proposed service trench locations, **with a report to be provided to the City**. This is required to allow the City to provide the most accurate estimate and to install the new services most efficiently. The cost to serve (including sampling and disposal of soil) is through a fees established through Bylaw, and for more information, refer to the City of Victoria's FAQs found on the City's website.
- Additionally, soil from a property with a current or former BC CSR Schedule 2 Activity must comply with provincial soil relocation requirements, including the one-week notification period prior to soil relocation.
- A [Street Occupancy Permit](#) from Transportation Engineering will be required for work in the roadway.

- Prior to commencement of excavation or soil relocation, contractors shall be registered under Bylaw 14-071, *Schedule G: Code of Practice for Construction and Development Activities*. Contact Adam Steele, Stormwater Management Specialist, at 250.361.0318 or asteele@victoria.ca to register.

Stormwater Management Review

Contact: Brianne Tenk, Stormwater Management Specialist, at 250.361.0443 or btenk@victoria.ca

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

- Please provide a site stormwater management plan that incorporates green infrastructure stormwater treatment to mitigate increases to site impervious area (e.g. rain gardens, permeable paving, cisterns, etc.), and meets the City's rainwater management target of 32mm/24 hours. See the City of Victoria Rainwater Management Standards for design requirements.

For Information prior to Building Permit Submission/Approval:

- Please show the locations of all proposed on-site drains and their connection to the City storm drain main on the Building Permit plan submission.
- If permeable pavers will be used, please include product specifications on the Building Permit plan submission.
- Indicate on the Building Permit plan submission, in square metres, the:
 - site impervious areas
 - rainwater management areas

Thanks,

Rob Bateman, MCIP, RPP (he/him)

Senior Planner

Planning and Development

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0292



The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

From: Rob Bateman

Sent: September 10, 2024 1:55 PM

To: Zoning <zoning@victoria.ca>

Cc: Will King <will@waymarkarchitecture.com>; Mike Jones <mike.jones@oezadevelopments.ca>

Subject: FW: 50 government

Hello Zoning Team,

Can you please take in this resubmission?

Thanks,

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
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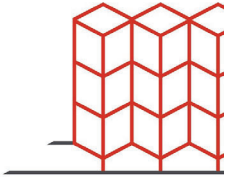
From: Will King <will@waymarkarchitecture.com>
Sent: September 9, 2024 4:41 PM
To: Rob Bateman <rbateman@victoria.ca>
Cc: Mike Jones <mike.jones@oezadevelopments.ca>
Subject: Re: 50 government

Hi Rob,
Please find attached a revised Landscape drawing package that has removed the words “Replacement Tree” from the description of the two trees in the rear yard:



Will King sent you 1 item
dropbox.com

I believe you have everything you need to get this onto the September COTW agenda. Please let me know when you have it confirmed.
Thanks,



Will King
Principal
Architect AIBC, MRAIC

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On Sep 5, 2024, at 5:14 PM, Rob Bateman <rbateman@victoria.ca> wrote:

Hi Will and Mike,

I understand from our phone call earlier this week that you are not going to revise the proposal in response to the Building Code changes (related to stair cases) at this time.

On another subject, I checked in with our Parks Department about moving forward to Committee of the Whole and your proposal has still not addressed our past comments about meeting the Tree Protection Bylaw (see below). I just spoke on the phone with Mike and he indicated that he would like to move forward to a COTW meeting without revising the proposal to meet this bylaw. As I said on the phone, I will need to look into this internally and will get back to you.

- The two trees proposed do not meet the Tree Protection Bylaw No. 21-035 replacement tree siting requirements and therefore, will not be accepted as replacement trees.
 - The letter from the project arborist was reviewed and taken into consideration but does not supersede the bylaw requirements.
 - Siting requirements in the bylaw were added to minimize tree removals due to planting in locations that are not conducive with long-term retention. Planting trees in inappropriate locations can lead to conflicts with infrastructure such as tree roots damaging building foundations, tree canopies and trunks conflicting with building facades, etc.
- The applicant must remove labels and references in all documents to the trees as replacement trees unless modifications are made to have the tree meet bylaw requirements. The current proposal has no trees that would count towards tree minimum.

Thanks,

Rob Bateman, MCIP, RPP (he/him)

Senior Planner

Planning and Development

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

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From: Will King <will@waymarkarchitecture.com>
Sent: September 4, 2024 9:27 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Re: 50 government

Hi Rob,
What would be the deadline for that revision? We don't want to delay the COTW any further

<~WRD0002.jpg>

Will King
Principal
Architect AIBC, MRAIC

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On Sep 3, 2024, at 5:12 PM, Rob Bateman <rbateman@victoria.ca> wrote:

Hi Will,

At this time, we are still targeting a September date for COTW, but we cannot confirm that yet. But if you are going to remove a staircase the plans should be modified in advance of COTW for Council's consideration. Please let us know if you are revising the proposal.

Thanks,

Rob Bateman, MCIP, RPP (he/him)
Senior Planner
Planning and Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0292

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From: Will King <will@waymarkarchitecture.com>
Sent: Tuesday, September 3, 2024 1:44 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Re: 50 government

Hi Rob,

It is likely that we would remove one stair, but all other exterior passages would be the same. It would open up some additional space for planting - perhaps another tree.

Before we commit to any change, are we on the September agenda for the COTW?

<~WRD1514.jpg>

Will King

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On Aug 30, 2024, at 10:22 AM, Rob Bateman
<rbateman@victoria.ca> wrote:

Hi Will,

This information regarding a change to the Building Code was just provided to me. I'm not sure if this even applies to your proposal but I wanted to check-in and see if you will be revising the proposal in response? The proposal that goes to COTW should meet Building Code to avoid potentially needing further permissions in the future (e.g. different variances).

<https://news.gov.bc.ca/releases/2024HOUS0158-001410>

Thanks,

Rob Bateman, MCIP, RPP (he/him)

Senior Planner

Planning and Development

City of Victoria

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From: Rob Bateman
Sent: Friday, August 16, 2024 1:16 PM
To: Will King <will@waymarkarchitecture.com>
Subject: RE: 50 government

Hi Will,

Yes, we are still targeting September for COTW at this point in time. We will let you know if/what additional information is needed.

Thanks,

Rob Bateman, MCIP, RPP (he/him)

Senior Planner

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City of Victoria

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From: Will King <will@waymarkarchitecture.com>
Sent: Thursday, August 15, 2024 11:26 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 50 government

Hi Rob,

I'm checking in to see if you have made any headway with the COTW package for 50 Government St. Is there any news? Anything I can do to help you out?

Admittedly, we are trying to plan our work for the fall and had expected this project to be approved (or not) by the COTW in September. Does that still sound a viable timeline?

I'd be happy to chat with you about any issues that have come up over the summer, or about anything we can do to help your process. Just let me know.

Thanks,

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Will King
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