



Application Review Summary

For: 1712 and 1720 Fairfield Road
Meeting Date: Tuesday, November 14, 2017
Application: Rez. No. 00618 and DP No. 000519

To: Luke Mari
1839 Fairfield Road
Victoria, BC V8S 1G9

Email: lmari@purdeygroup.com

City of Victoria staff have completed the technical review of your application with respect to the relevant land use policies, technical requirements and regulations. These comments are provided to the person named as applicant. It is your responsibility to provide these comments to the owner or consultant.

After your review of these comments, please feel free to contact your area planner if you require clarification of the information or wish to arrange a meeting to further discuss your application.

Application Support:

The proposed land use is generally in compliance with the land use policies relevant to the property and will be supported by staff; however, the proposed site plan and design is not supportable and revisions are required for consistency with guidelines. We encourage your team to come in and meet with staff to review the comments below and to collectively brainstorm potential options.

To successfully complete this application you must address all the requirements listed below. Other items are provided for the applicant's information at this time. Items listed under "Conditions to be met prior to Public Hearing or prior to Opportunity for Public Comment" can be addressed now, or at minimum, before the Public Hearing or Opportunity for Public Comment date will be scheduled.

The Plan Check for this proposal is provided in a separate attachment. The Plan Check provides the technical analysis of the project data for compliance with the *Zoning Regulation Bylaw*.

REVISED SUBMISSION REQUIREMENTS:

If changes to your plans are required as a result of this Application Review Summary or the Plan Check, you are required to submit revised plans. So that your application can be processed as efficiently as possible, please submit all changes at one time.

Written Material

- A list describing changes that have been made to the previous set of plans, and relate the list to the 'bubbled' drawings preferably by a numerical reference (bubbles indicate where changes have been made to the previously submitted plans).
- This list should be accompanied by a letter itemizing how you addressed each of the requirements listed under the headings "Conditions to be met prior to Committee of the Whole".

Plans

The following number of plans is required for a resubmission:

- 2 bubbled sets 8 ½" x 11"
- 1 bubbled set 11" x 17"
- 4 sets full size (minimum 24" x 36") – bubbled – that incorporate the changes

- 1 set full size (minimum 24" x 36") – not bubbled – that incorporate the changes
- 1 set 11" x 17" – not bubbled – that incorporates the changes
- 1 set 8 ½" x 11" – not bubbled – that incorporates the changes
- Digital Submissions of all revised materials are required in PDF format for resubmissions:
 - two full size sets of plans incorporating all changes to the previous submission
 - one set of plans must have numbered revision bubbles identifying all changes
 - a numerically itemized transmittal letter outlining all proposed changes to correspond with the numbered revision bubbles is also required
 - any revised supporting documentation must also be submitted in digital format at this time.

Sign Posting

It is your responsibility to check with Planning Support staff at (250) 361-0212 for further information on any sign posting requirements.

Note: If your application involves landscaping to satisfy Development Permit requirements, an estimate for the landscape will be required prior to the issuance of the development permit and the landscape security deposit will be required at the time of Building Permit application.

A landscape estimate will be required to calculate the landscape security deposit, which is a condition of a Development Permit for a Garden Suite. A minimum landscape security deposit of \$2000 is required as a condition of issuance of a building permit

Further note: A housing agreement, restrictive covenant, master development agreement or right-of-way requirements may apply to this development. If this is the case, then the applicant is advised to secure the services of the necessary professionals (lawyer, surveyor, engineer) as early on in the process as possible to ensure timely processing of this application.

Development Services Division Comments:

Area Planner: Alec Johnston, Telephone: (250) 361-0487

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

- A housing agreement will be recommended to ensure there are no restrictions on rentals.
- This Application will be reviewed by the Advisory Design Panel.
- The proposed site planning is inconsistent with OCP and local area planning policies, which encourage buildings that are oriented to the street. Specifically, Block 2 is not supportable in its current form. An L-shape building layout, with a greater rear yard setback, may be more suitable for the site and may also allow for more useable outdoor amenity space for the units.
- Stacked townhouses on this site may be supportable provided that the site planning fits with the overall context, provides more breathing space between buildings and potentially retains more trees.
- Please provide a CPTED Analysis with a focus on the interface between the subject property and the park.
- Please confirm if road dedication is being provided on Fairfield Road.
- An OCP Amendment will be required due to the height exceeding two storeys.
- Please consider architectural elements, rooflines, window style and placement more in keeping with the neighbourhood.
- Please consider an alternate material and/or design for the grate screen to enhance the visual appearance.
- Please provide a materials board.
- Reconfigure bicycle room to ensure it is functional (see Transportation comments below)
- Please ensure adequate sightlines to improve the vehicle/pedestrian interface at parkade entrance.
- More details on the trellis system are required.

- Townhouse units should have direct access to useable private outdoor space.
- Please consider enclosing ramp to underground parkade to add more useable outdoor space onsite.
- Please reduce the fence height to comply with the Fence Bylaw.
- Labelling in the tree legend on the Tree Preservation and Removal Plan is unclear.
- Please identify the bylaw replacement trees on the landscape plan.

Engineering and Public Works Department Comments:

General Enquiries Contact: Stephen Stern, Land Development Technologist (250) 361- 0501

TRANSPORTATION REVIEW – Contact Steve Hutchison, Transportation Planner at (250) 361-0338 if you require further information.

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

- The bicycle parking as illustrated is not functional. Vertical bicycle parking stalls should have a minimum depth of 1.2m and a minimum aisle of 1.5m. Good visibility (windows) to and from the bicycle parking area to the remainder of the parkade would improve security and use of this area. At least 50% of bicycle parking spaces should be horizontal spaces. Vertical spaces cannot be used by most electric bicycles owners, children, disabled persons, and the elderly. Please see the attached sketch TA-151 for suggested bicycle parking layouts.
- No objection to the proposed number of parking spaces. 1 stall per unit (17) plus 3 visitor stalls.

Information at Building Permit Stage:

- As a condition of building permit the redundant driveway crossing must be replaced with full height curb gutter and sidewalk. The resident parking only restriction will also be replaced with time limited parking to reflect this new land use. Please indicate these changes on your drawings submitted for BP application.

UNDERGROUND UTILITIES – Please contact Carla Coghlan (250) 361-0530 if you require further information.

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

- A change in zoning may allow for changes in permitted use and density resulting in increased sewage flow rates. The City’s sanitary sewer system may not, at present, be sufficient to accommodate the increased flow rates. If the anticipated peak flow rate produced by the new development is greater than the estimated peak flow rate of sewage that would normally be generated by permitted development under the existing zoning regulation, then attenuation of flows will be required. A report prepared by a qualified Engineer comparing pre and post development sewage flow rates shall be submitted to the Engineering Department. The report is to include measures that the developer intends to take to attenuate the sewage if required. Please contact Randy Chang 250-361-0512 if you require further information.
- If it is determined that sewage attenuation is required, the registration of a section 219 covenant will be necessary to secure the commitment to attenuate sewage. Registration of the covenant is required prior to Public Hearing.

Parks Department Comments:

Contact: Jane Waters, Telephone: (250) 361-0622

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

- The landscape plans show one boulevard tree being proposed for removal. A replacement boulevard tree needs to be indicated on city property on the plans.
- The removal of one bylaw protected tree will require 2:1 replacement trees. These trees should be shown and labelled on the landscape plans.
- The arborist report notes some of the trees as “possibly” removed. The report should state either retain or remove. The rezoning and DP plans become an approved set of drawings that indicate the number of trees proposed and removed on and off site, that will be required at building permit stage.
- Please revise the legend on Drawing L2 – Tree Preservation and Removal. “Bylaw protected and Owned by Neighbour” does not apply to the city boulevard trees.
- Preference would be for one communal gate to Hollywood Park from the subject site, not several from individual townhouse units.
- For Information: The proposed removal of the city boulevard tree for the parkade entrance will be appraised at building permit stage by the City Arborist and this value will be applied as a non-refundable fee to the applicant.

Permits and Inspections Division Comments:

Contact: Amy Scovill, Email ascovill@victoria.ca

Conditions to be met prior to the Building Permit Application:

- Insufficient information to determine building classification. Will this be considered one building? Part 3 or part 9? Is a 3.2.1.2. slab going to be used for the project?
- Current layout does not appear to comply with 9.9.9.1 as units are requiring traveling 2 storeys to an exit or egress. 9.9.9.1.2 would not be applicable as the dwelling unit is located above another suite.
- Decks on Block 1 are in close proximity to property line and may require noncombustible construction.
- Spatial separation calculations were not provided. Distance between Blocks 1 and 3 may not permit the amount of glazing currently displayed on plans. Calculations required for building permit application.

Fire Department Comments:

Contact: Brad Sifert, Telephone: (250) 920-3365

- No comment at this time, will do further review on BP.

You will be notified by staff if any other requirements of information needs arise.