

RE: 956 Heywood Ave (DPV00126 Application Review)

Applicant: Aryze Developments Inc.

City Comments Received: 13 February 2023

Applicant Responses Submitted: 28 April 2023

1.0 ENGINEERING AND PUBLIC WORKS

Contact: Kevin Smitten, ksmitten@victoria.ca

Resolution Required:

		For Resubmission	For BP	Applicant Responses
Land Development				
1.0	It is recommended that, as a condition of Development Permit with Variances, and secured in a legal agreement which is registered prior to bylaw approval; - Car share memberships and usage credits as per transportation comments below.	Yes	N/A	Noted, we will agree to the car share memberships and usage credits as per transportation comments below as a condition of Development Permit with Variances.
2.0	For Information prior to Building Permit Submission/Approval: As per the authority given to municipalities under the Local Government Act, the applicant is financially responsible for frontage works to the centreline of the road to current (i.e., at the time of building permit) City of Victoria standards, as per the Victoria Subdivision and Development Servicing Bylaw No. 12-042 (as amended), and to the satisfaction of the Director of Engineering and Public Works.	N/A	Yes	Noted.

Contact: Mike Van Der Laan, mvanderlaan@victoria.ca

		For Resubmission	For BP	Applicant Responses
Transportation				
1.0	Staff accept the car parking provision variance of 2 spaces TDM program of carshare memberships for each dwelling unit. Please note that although the Metro-Vancouver Apartment Parking Study Revised Technical Report was used to support likely car ownership rates, the applicant is advised to use Victoria parking and housing survey statistics in future to ensure local accuracy. Car share memberships and usage credits will be recommended as a condition of the Development Permit with Variances.	Yes	N/A	Noted, thank you for accepting the parking variance. We will work with the City to secure the car share memberships and usage credits as a condition of the Development Permit with Variances.
2.0	Staff encourage a common bicycle parking area to offer improved access and flexibility (where one unit may have more bicycles than another). That said, the proposed bicycle parking design is supportable in so long as the racks are offset 0.6 m from the wall on the next plan revision.	Yes	N/A	Noted. The proposed parking design now accounts for racks 0.6m from the wall. Please refer to the revised architecture drawings.
3.0	Thank you for providing cross section drawings demonstrating minimum dimensions for the parking stalls and aisle widths can be met. Consider mitigation for overhead stairways such as overhead signage or wheel stops.	Yes	N/A	Wheel stops have been included as mitigation measures for overhead stairways. Please refer to the revised architecture drawings.
4.0	For Information prior to Building Permit Submission/Approval: - Building Permit conditions will include requirements that the applicant is financially responsible for full frontage replacement to city standards, including curb, gutter, sidewalk, boulevard, and the removal and replacement of redundant driveway crossings. The developer will also be responsible for repaving Heywood Avenue along the development site's extents to the centre line. The replacement sidewalk is to be widened to a width of 1.8m towards the property line. Please show these changes on the next plan submission.	Yes	N/A	Noted. The replacement sidewalk has been widened to a width of 1.8m towards the property line. Please refer to the revised Civil Servicing drawings.

Contact: Anhad Jolly, ajolly@victoria.ca

Underground Utilities

1.0	For Information prior to Building Permit Submission/Approval: - Where the excavation and disposal of soil from the overall development location (includes private construction and any new underground utility installations) is estimated to exceed 120 tonnes the developer shall be responsible for providing soil quality data by a Qualified Professional in accordance with the BC Field Sampling Manual. The developer is responsible for bore holes (preferred) or excavation at the servicing locations to conduct this testing. Soil quality data results will be required by City crews prior to estimating costs and adding the service installations to the work queue. A Street Occupancy Permit from Transportation Engineering will be required for work in the roadway. Soil quality results and the required disposal process may impact the developer's cost for the service installations. This requirement is due to changing environmental requirements related to soil relocation and receiving sites.	N/A	Yes	Noted.
1.0	For Information prior to Building Permit Submission/Approval: 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.	N/A	Yes	Noted.

Contact: Ray Berkeley, rberkeley@victoria.ca

Inspectors Review

1.0	Items to be addressed at the time of the BP application	N/A	Yes	
2.0	Designer to ensure exiting from parkade is BCBC compliant as there is no exit from the parkade.	N/A	Yes	An exit stair has been provided in the parking garage. Exiting complies with BCBC. Refer to drawings A102 – Proposed Site Plan, A201 – Basement, and A202 – Level 1. A written interpretation can be provided by our code consultant, GHIL Consulting, at building permit if required.
3.0	Designer to ensure the exiting complies with 9.9.9.2.	N/A	Yes	In our condition, 9.9.9.3 overrules 9.9.9.2. 9.9.9.3 allows a single means of egress via an exterior passageway if the exterior passageway is less than 1.5m above adjacent ground level. The proposed exterior passageway is a maximum of 1.48m above adjacent ground level. A written interpretation can be provided by our code consultant, GHIL Consulting, at building permit if required.

2.0 PARKS

Contact: Simon Vis, svis@victoria.ca

1.0	No comments.			Noted.
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3.0 PLANCHECK

Contact: Samantha Cole, scole@victoria.ca

Outstanding Issues

1.0	Provide a cross section through the crawl space storages on the 2nd level. Confirm their ceiling height. Please note a false ceiling with void space above does not qualify them as crawlspace.	Yes	N/A	We have removed the storage crawlspace from the drawings. In order to make up the difference and stay within the 1.20 FSR, Unit A's have been narrowed by 5" each on Levels 1, 2 and 3 and the east side of Unit A and B have been pushed in 6" on Level 1. See Architectural drawings A001, A202, A203 and A204.
2.0	Confirm the height of the building. The geodetic levels provided are not consistent with the height dimensioned.	Yes	N/A	The geodetic elevation at the top of roof hatch has been corrected. See Architectural drawings A301, A302, A401 and A402.
3.0	Planters are not subject to setbacks. Please dimension the patio setback to the patio and not the planters.	Yes	N/A	The front yard patio setback has been revised accordingly. See Architectural drawing A102.
4.0	Provide a cross section and dimension the clearance height of the parking stalls. Ensure that the stairs do not encroach in the required height clearance.	Yes	N/A	The clearance height of the parking stalls is provided in Section B on Architectural drawing A401. Stairs do not encroach into the required height clearance.