

ARYZE

Aryze Developments
 1839 Fairfield Road
 Victoria, BC V8S 1G9
 P: (250) 940-3568
 W: aryze.ca

03 August 2022

Mayor & Council
 City of Victoria
 1 Centennial Square
 Victoria, BC V8W 1P6

Attn: Alec Johnston, Senior Planner

RE: 956 Heywood Avenue / Resubmission File DP No. 000547; REZ No. 00689

Dear Alec,

For your consideration, please accept this response to the application review summary provided to Aryze Developments on 07 February, 2022. We have worked diligently to address these comments and are pleased to present the attached drawings responding to them.

Comments Response

Category:	Development Services Comments
Comment:	- <i>Consider more prominent front entry features for the street fronting units, as well as lighting and wayfinding to give the pathway leading to the rear units more prominence.</i>
Response:	- Prominence to the front entries has been provided with the addition of lighting at suite entrances and handrails leading from the sidewalk to the front patios. Lighting and wayfinding has been added to the pathway leading to the rear units. Refer to drawings A102 – Proposed Site Plan, A202 – Level 1, elevations on sheets A301-A302, and A303 – Material Board.

Category:	Development Services Comments
Comment:	- <i>Please pull the guard rail for the rooftop patios back from the building face to reduce potential for overlook.</i>

Response:	<ul style="list-style-type: none"> - Rooftop patio planters and guardrails have been pulled back from the building face to reduce potential for overlook. Refer to drawing 1/A205 – Roof.
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Category:	Development Services Comments
Comment:	<ul style="list-style-type: none"> - <i>Consider retaining some of the trees at the east side of the property and/or providing planting space for new trees in place of the patios.</i>
Response:	<ul style="list-style-type: none"> - Patios and planters have been revised to accommodate trees. Refer to Arch drawing A102 - Proposed Site Plan and Landscape drawing L1 - Landscape Plan and L4 - Tree Planting Plan.

Category:	Development Services Comment (Aryze)
Comment:	<ul style="list-style-type: none"> - <i>Please confirm the plans for the existing house and whether it will be relocated or deconstructed.</i>
Response:	<ul style="list-style-type: none"> - Relocating the existing structure was explored initially, however, upon further inspection, it was deemed that it would not be possible to safely relocate the structure. As such, the current plan is to deconstruct the home per the City of Victoria’s Demolition Waste and Deconstruction Bylaw.

Category:	Development Services Comments
Comment:	<ul style="list-style-type: none"> - NOTE: <i>The Plan Check for the proposal has identified 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.</i>
Response:	<ul style="list-style-type: none"> - Noted. All items identified in the Plan Check have been addressed and described in an itemized list of changes to the architectural drawings since the initial submission.

Category:	Engineering and Public Works Comments
Comment:	<ul style="list-style-type: none"> - <i>Please indicate how power will be supplied to the development on the Conceptual Servicing Plan and architectural plans. Note that as per Section 22 of the Victoria Subdivision and Development Servicing Bylaw No. 12-042, all third-party utility services supplied through wires to the property shall be installed underground in ducts. If a BC Hydro Pad Mounted Transformer (PMT) is deemed required for this</i>

	<i>development, note that the PMT shall be situated on private property in a location approved by BC Hydro and must follow the BC Hydro Specification ES54 F3-06.01 for PMTs on private property. If a PMT is required, please show it across all drawings for the next plan submission. Please also include it, and the conceptual conduit routing to the connection in the City right-of-way, on the Conceptual Servicing Plan.</i>
Response:	- We have coordinated the design with BC Hydro and they have confirmed the design looks feasible from the drawings provided to date. Unfortunately, we have been unable to obtain a preliminary hydro design due to BC Hydro capacity constraints. We will provide a revised Conceptual Servicing Plan upon receipt of the preliminary hydro design as soon as possible.

Category:	Engineering and Public Works Comments
Comment:	- <i>Please indicate a date on the Conceptual Servicing Plan. Remove Sheet Note 1 pertaining to the boulevard irrigation and just show the existing service as being abandoned and capped. (See Underground Utilities Review comment below). Show pavement restoration to the centreline of the roadway.</i>
Response:	- Noted. Conceptual Servicing drawing revised accordingly.

Category:	Engineering and Public Works Comments (For information prior to Building Permit Submission/Approval)
Comment:	- <i>As per the authority given to municipalities under the Local Government Act, as a condition of building permit approval, the applicant is financially responsible for frontage works to the centreline of Heywood Avenue, 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, and to the satisfaction of the Director of Engineering and Public Works. The frontage works include, but are not limited to:</i> <ul style="list-style-type: none"> - <i>curb, gutter and sidewalk replacement (sidewalk to be a minimum 1.5 metres in width)</i> - <i>construction of a new driveway crossing adhering to the City's Highway Access Bylaw No. 91-038</i> - <i>2x 50mm underground electrical conduits for future use along the length of the frontage (to be confirmed at building permit submission)</i> - <i>Pavement restoration to the centreline of the paved roadway</i> - <i>Replacement and installation of all associated road marking and street signage as required</i> - <i>Roadway surface drainage works as required</i> - <i>Underground City sanitary sewer, storm drain and water servicing; and adequate fire protection coverage as required by the Fire Department and BC Building Code</i> - <i>Boulevard improvements and new street tree, and possible irrigation system</i>

	- installation as per Parks Division requirements.
Response:	- Noted. These items will be addressed during Building Permit.

Category:	Engineering and Public Works Comments (For information prior to Building Permit Submission/Approval)
Comment:	- <i>As part of the building approval process, a fully dimensioned and detailed civil plan for the frontages, prepared by a professional civil engineer, shall be submitted for approval. The plan shall include chainages, a site plan and profile indicating all existing and proposed grades, all existing and proposed City infrastructure and the location and dimensions between the proposed tree and underground servicing. The plan shall be plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale and include an approved Works and Services Check Table and a completed Underground Service Depth Information Table. Also, a landscape plan, prepared by a professional landscape architect, indicating the new boulevard, new street tree, tree planting details and specifications as required by the City's Parks Division, shall be submitted. Fees for service connections and deposits for the frontage works shall be paid by the applicant prior to building permit issuance. The applicant will be required to enter into a Works and Services Agreement with the City, which will be executed at the building permit stage.</i>
Response:	- Noted. These items will be addressed during Building Permit.

Category:	Engineering and Public Works Comments (For information prior to Building Permit Submission/Approval)
Comment:	- <i>The civil plan shall detail all existing and proposed third-party utilities (such as hydro, phone, cable, internet, gas) associated with the development. It is strongly recommended that the applicant contact the relevant utility companies well in advance of submitting civil plans for the building permit to determine detailed underground or overhead third-party servicing and how connections will be made to the property, in order to expedite the civil plan review for approval. Utility permit approval will not be given by City staff until the detailed site servicing plan at building permit stage has been signed off and approved by the utility company and City staff.</i> -
Response:	- Noted. Preliminary discussions with Utility companies are ongoing and details will be addressed during Building Permit.

Category:	Transportation Comments (Aryze)
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Comment:	<ul style="list-style-type: none"> - <i>The applicant must provide data and rationale that supports the request to vary the required number of parking stalls. A common bicycle room (as opposed to general storage areas in individual units) helps meet the intent of the bylaw by discouraging general storage in bicycle parking areas and may provide residents/families with more than one bike space to park additional bikes. A similar outcome is realized with common vehicle parking areas as opposed to individual garages. Should a common bicycle room not be feasible, a Transportation Demand Management program such as car share memberships and usage credits for all units will be recommended as a condition of Rezoning. A plan revision is required.</i>
Response:	<ul style="list-style-type: none"> - The proposed parking variance of two (2) stalls is supportable due the site's location being in close proximity to nearby amenities. The site is considered 'Very Walkable' and most daily errands can be accomplished by foot. Further to this, four (4) major bus routes are located within one (1) km of the site giving residents easy access to Victoria. Recently completed bike lanes on Vancouver Street and Cook Street create a Very Bikeable environment, further supporting a car-lite lifestyle. <p>Infrastructure for two bicycles (bicycle racks) will be provided and installed for each unit. The provision of this infrastructure ensures that these areas will be dedicated for bicycle storage. There will be ample room provided in each of the five (5) individual areas (garage or basement) to accommodate additional bicycle storage if necessary. This flexibility further supports the proposed parking variance.</p> <p>Finally, because a common bicycle room is not feasible due to spacing requirements, we are proposing to provide MODO Car Share memberships for each unit with a value of \$500 each. For further data and rationale, please refer to the memo from Bunt Engineering.</p>

Category:	Underground Utilities Comments (For information)
Comment:	<ul style="list-style-type: none"> - <i>Thank you for providing the Conceptual Servicing Plan. Note that the existing water service cannot be used as an irrigation service. A new irrigation service will be required if the City's Parks Division requires one. A detailed review of the City underground servicing to the development will be completed at the building permit stage.</i>
Response:	<ul style="list-style-type: none"> - Noted.

Category:	Underground Utilities Comments (For information prior to Building Permit Submission/Approval)
Comment:	<ul style="list-style-type: none"> - <i>Site servicing to the property is required to comply with the City's current bylaws and BC Plumbing Code. For building permit submission, a detailed site servicing plan prepared by a professional civil engineer, incorporating the City's base map information and indicating existing and proposed storm drain, sanitary sewer and water services (shown in colour) from the City main lines to the property line along the</i>

	<p>frontage(s) must be provided for staff to review. The site servicing plan must be fully dimensioned and plotted at 1:200 (1:100 for details and 1:200 for cross sections) metric scale and include depth at property line, sizes of pipes, profile views, and dimensions from the nearest side property line of all new services, as well as a completed Underground Service Depth Information Table. Please note:</p> <ul style="list-style-type: none"> - Storm Drain and Sanitary Sewer: All existing services are to be capped on private property by the applicant's contractor at the time of demolition of the existing dwelling, at the applicant's expense, and new services to the property, adequately sized as per City standards, will be required. The new service connections are installed in the City right-of-way by City crews at the applicant's expense. Service connection fees must be paid by the applicant at the time of building permit issuance. Fees will be charged to the applicant as per the fee schedule in the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071 (and any amendments to the Bylaw). - Water Service: A new domestic and fire water service to the development will be required based on new loads and plumbing requirements. The applicant's engineer is required to calculate the hydraulic loads to determine the size of the proposed water service. As well, a boulevard irrigation service may be required by Parks, in a location approved by Parks Division staff (the existing water service cannot be used for the irrigation service). New water services, as well as the capping of abandoned connections, are installed in the City right-of-way by City crews at the applicant's expense. Service connections are purchased at the time of building permit issuance and the fees are charged to the applicant as per the fee schedule in the Waterworks Bylaw No. 07-030 (and any amendments to the Bylaw, specifically Bylaw Amendment No. 16-079). - Prior to commencement of excavation or soil relocation, contractors shall be registered under Bylaw 14-071, Schedule G: Code of Practice Construction and Development Activities. Contact Adam Steele, Stormwater Management Specialist, at (250.361.0318 or asteele@victoria.ca to register.
Response:	- Noted. These items will be addressed during Building Permit.

Category:	Stormwater Management Comments
Comment:	<ul style="list-style-type: none"> - The City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. We support and encourage the use of permeable surfaces for patio areas, pathways and other hard surfaces, green roofs, rain gardens and the preservation of as much green/open space as possible. The use of permeable surfaces for the driveway area and pathways is recommended to mitigate the increase in impervious areas. The property owner may be eligible for financial incentives if the designs meet requirements as per the City's Rainwater Management Standards. Please visit www.victoria.ca/stormwater for more information.
Response:	- Noted. The site plan currently has 20.7% pervious surfaces which will allow for

	filtration of stormwater, and hard surfaces will be directed to landscape areas where practical.
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Category:	Stormwater Management Comments
Comment:	- <i>Staff requests for the next submission that the applicant demonstrates how on-site stormwater flows will be mitigated, and how stormwater management can be integrated into the landscape design.</i>
Response:	- The site plan has 20.7% pervious surface which will allow for filtration of stormwater. Hard surfaces will be directed to landscape areas where practical.

Category:	Stormwater Management Comments (For information prior to Building Permit Submission/Approval)
Comment:	- <i>Please submit the product specifications for any permeable materials used, for staff review at the time of building permit plan submission.</i>
Response:	- Permeable pavers specified as requested.

Category:	Stormwater Management Comments (For information prior to Building Permit Submission/Approval)
Comment:	- <i>Please show locations of all on-site drains and their connection to the City storm drain main on the on-site landscape plan.</i>
Response:	- Noted. These items will be addressed during Building Permit.

Category:	Stormwater Management Comments (For information prior to Building Permit Submission/Approval)
Comment:	- <i>The on-site landscape plan shall clearly indicate the proposed on-site stormwater management details. To assist staff in calculating the rainwater rewards credits, please also indicate on the plan, in square metres, the:</i> - <i>Site impervious areas for the entire private property</i> - <i>Permeable surface areas for the entire private property</i> - <i>Any other GSI areas integrated into the design for the entire private property</i>
Response:	- Shown as requested.

Category:	Stormwater Management Comments (For information prior to Building Permit Submission/Approval)
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Comment:	- <i>Note that construction must be completed prior to application of the Rainwater Rewards Program. The application is the responsibility of the property owner and/or designate.</i>
Response:	- Noted.

Category:	Parks Comments
Comment:	- <i>A previous Board of Variance application, which was cancelled, had an application date of September 1st, 2021, this required that application be reviewed using the TPB adopted by Council on November 22nd, 2019. This updated Tree Preservation Bylaw included the diameter of bylaw protected trees being reduced from >80cm to >30 cm DBH for the tree species impacted by this project. With the BOV application the applicant was instructed to show trees which were over 30 cm DBH as protected trees.</i>
Response:	- Since this application is no longer being considered through the Board of Variance, rather, it is a Development Permit with Variances, the updated Tree Preservation Bylaw does not apply. This application is being reviewed under Tree Preservation Bylaw No. 05-106, and as such none of the trees on this property impacted by this project are considered bylaw protected. See the Park's Division comment below.

Category:	Parks Comments
Comment:	- <i>Please remove the 'Protected Tree' note from the five trees on the plan. None of the trees on this or other properties impacted by this project are considered bylaw protected with the review of this application.</i>
Response:	- Any reference to a 'Protected Tree' has been removed, as requested.

Category:	Parks Comments
Comment:	- <i>Please include a note that identifies that this application is being reviewed under Tree Preservation Bylaw No. 05-106 as adopted by Council on November 15th, 2005.</i>
Response:	- Shown as requested.

Category:	Parks Comments
Comment:	- <i>A tree information table should be included on this drawing. This table must identify the Tree Species, DBH (Trunk Diameter at 1.4m) location (public, private, private on</i>

	<i>neighbour) and the proposed tree status (remove, retain) for each tree shown on the drawing.</i>
Response:	- Tree information added as requested.

Category:	Parks Comments
Comment:	- <i>Please show the DBH and common name of the Pine Tree located on the property of 964 Heywood Avenue and the Purple Leaf Plum located on the property of 909 Pendergast Street.</i>
Response:	- Shown as requested.

Category:	Parks Comments
Comment:	- <i>The DPV application date is August 30th, 2019. This date requires that the application be reviewed using Tree Preservation Bylaw No. 05-106 as adopted by Council on November 15th, 2005. This bylaw does not protect any trees which are located on the property. In addition, the Pine tree located at 964 Heywood would not be considered a protected tree.</i>
Response:	- Noted.

Category:	Parks Comments
Comment:	- <i>Until this DPV is approved, and the building permits are issued for construction, all trees over 30 cm DBH are considered bylaw protected trees and cannot be removed without a tree removal permit being applied for and issued by Parks. When building permits associated with this DPV are issued the trees may be removed without a tree removal permit.</i>
Response:	- Noted. No trees over 30 cm DBH will be removed prior to the issuance of the Development Permit with Variances.

Category:	Permits and Inspections Comments
Comment:	- <i>Designer to ensure the combustible projections comply with 9.10.15. of the BCBC-noted on plans.</i>
Response:	- Building complies with 9.10.15.

Category:	Permits and Inspections Comments
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Comment:	- <i>Designer to ensure exiting from parkade is BCBC compliant as there is no exit from the parkade.</i>
Response:	- 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, GHL Consulting, at building permit submission if required.

Category:	Permits and Inspections Comments
Comment:	- <i>Designer to ensure protection of exits is in place.</i>
Response:	- An alternate solution to 3.2.3.13. Protection of Exit Facilities will be provided by means of water curtains by GHL Consulting at building permit submission.

Category:	Permits and Inspections Comments
Comment:	- <i>The exit gate or door on main floor swings in the wrong direction.</i>
Response:	- The exit gate from the common courtyard area to the street has been reversed to swing in the direction of exit. Refer to drawings A102 – Proposed Site Plan and A202 – Level 1.

Category:	Permits and Inspections Comments
Comment:	- <i>Designer to ensure egress under 9.9.9.1. is BCBC compliant.</i>
Response:	- Egress complies with BCBC 9.9.9.1.(2) via openable windows facing the courtyard.

Category:	Permits and Inspections Comments
Comment:	- <i>Designer to ensure the spatial separations meet the BCBC for the exposed building faces face each other if the building is not sprinklered.</i>
Response:	- The building will be sprinklered and complies with spatial separations per BCBC 9.10.15. Refer to drawing 1/A002 - Spatial Separation Calculations.

Category:	Permits and Inspections Comments
Comment:	- <i>Garbage to be in a fire separated room.</i>
Response:	- The garbage room will be separated from the remainder of the building by a fire

	separation with a 1HR FRR, in conformance with BCBC 9.10.10.6.
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Category:	Permits and Inspections Comments
Comment:	- <i>Sheet A 305 appears to show this as a Part 3, 4 storey building. Please make clear.</i>
Response:	- The proposed building is a Part 9, 3 storey building per BCBC definition. Dashed lines on sheet A305 indicate the position of existing windows on neighbouring buildings, noted as “existing neighbouring windows” on the drawing.

Category:	Permits and Inspections Comments
Comment:	- <i>Please show the hand rails.</i>
Response:	- Handrails have been added to the patios along Heywood Avenue. Refer to drawings A102 – Proposed Site Plan and A202 – Level 1.


Category:	Permits and Inspections Comments
Comment:	- <i>Designer to ensure the exiting complies with 9.9.9.2.</i>
Response:	- There is an apparent conflict between 9.9.9.2 and 9.9.9.3 for our condition; 9.9.9.3 takes precedence. 9.9.9.2 assumes the exterior passageway is elevated, while 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, which we comply with. The proposed exterior passageway is a maximum of 1.48m above adjacent ground level. A written interpretation can be provided by our code consultant, GHL Consulting, at building permit if required.

We thank you for your consideration of the proposed development at 956 Heywood Avenue. We believe these changes will benefit the neighbourhood and the project as a whole. We look forward to proceeding to Committee of the Whole following these revisions and for the opportunity to present an improved design to Council that we believe will serve the housing needs of our growing region.

Sincerely,

ARYZE

Aryze Developments
1839 Fairfield Road
Victoria, BC V8S 1G9
P: (250) 940-3568
W: aryze.ca



Olivia Wheeler
Development Manager
Aryze Developments
1839 Fairfield Road
Victoria, BC