

Memo

To: Planning Department
From: Connor Banks
Date: August 29, 2024
Subject: Servicing Requirements for the Proposed Development- REVISED

PROJECT: TO REZONE FROM C-9 ZONE TO C-4 ZONE TO CONSTRUCT A 3 STOREY MIXED USE PROJECT WITH PARKING ON GROUND FLOOR, COMMERCIAL USE ON 2ND FLOOR AND 4 RESIDENTIAL UNITS ON 3RD FLOOR.

SITE ADDRESS: 4079 QUADRA ST
PID: 003-306-119
LEGAL: LOT 1 SECTION 64 VICTORIA DISTRICT PLAN 22060
DEV. SERVICING FILE: SVS02398
PROJECT NO: PRJ2021-00406

The above noted application for rezoning & Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.

General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

Development Servicing Requirements

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Drain

1. An appropriately sized storm drain connection is required to serve this development from the existing main on Quadra St.
2. Stormwater Management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This development is within Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train and sediment basin. For further details, refer to section 3.5.16, Stormwater Management and Erosion Control of Schedule H "Engineering Specifications" of Subdivision Bylaw. (Required for Building Permit application)
3. Catch basins within the area of curb work are to be replaced as required.

General

1. An underground utilities design brief (tech memo, signed and sealed) must be prepared by a P. Eng. indicating existing conditions, proposed storm drain, water and sanitary sewer loading/demand and design criteria applied/assumptions made. Provide a plan of the project site and infrastructure to determine trunk intersection and/or outfall. The District will determine any necessary system improvements as a result of the proposed development. Please provide all uses including residential, commercial, and fire flows in the report (as applicable).
2. This proposal is subject to the prevailing municipal development cost charges. (Required for Building Permit issuance)
3. All relevant precautions in Part 8 of the BC Building Code "Safety Measures at Construction and Demolition Sites" must be provided by the contractor. (Required for Building Permit issuance)
4. Excavation activities must be carried out in accordance with the Stage 14 Amendments to the Contaminated Sites Regulation (CSR) under the Environmental Management Act. As the District of Saanich is subject to the CSR as well, any testing and disposal fees incurred as a result of works installed by District of Saanich Forces, will be at the expense of the applicant. (For Information)
5. A construction fire safety plan for the project is to be prepared in accordance with the BC Fire Code. Two draft plans (1 hard copy/1 digital) are to be submitted to the Fire Prevention Division for review and comment. A \$100 review fee is to be paid (cash or cheque) at the time of submission. (Required for Building Permit issuance)
6. Letter of commitment from the registered professional of record is required stating the standpipe system shall be progressively installed during construction as per the 2024 BC Building Code. (Required for Building Permit issuance)
7. A pumper connection for the fire sprinkler system must be provided at a location acceptable to the fire department and within 45 m of a fire hydrant. This pumper connection is to be free-standing and outside of collapse zone of the building.
8. Curbside pickup for large bins is not permitted. If on-site garbage pickup is required, all activities must be contained on-site and shall be conducted by a private contractor. Facilities shall be designed and demonstrated to allow an appropriately sized collection or loading vehicle to enter and exit the site without the need to reverse on a public road. Design vehicles from the TAC Geometric Design Guide for Canadian Roads (2019 edition) are to be used for analysis of turning movements, with road lanes shown to assess positioning and encroachment.

Hydro/tel

1. Underground wiring service connection is required to serve this development.

Road

1. 4.5 m wide and 4.6 m wide property dedication, complete with an appropriate radius, is required at the northerly and southerly corners respectively for road allowance on Quadra Street. Minimum 0.10 m clearance is required from the back of proposed sidewalk to the new property line. This must be verified by a BC Land Surveyor.

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2. Quadra Street, fronting this proposal, must be improved to major road municipal standards to provide new concrete curb & gutter, 0.6m hardscape buffer, 2.0m bike lane, min 2.5m boulevard, and 2.0m sidewalk (aligned 0.1m from property line) as part of this development. Details and typical sections must be shown on plans.
3. The existing monolithic curb, gutter and sidewalk must be removed.
4. Driveway drop is to be constructed in accordance with Saanich Standard Drawing No. C7SS.
5. The proposed driveway will be restricted to "right turn" movements only. Signage will be installed by Saanich at the applicant's expense.
6. An opportunity to provide covered visitor/patient bike parking near the front door of the medical office should be considered.
7. The parking variance of 3 stalls is acceptable.
8. Sidewalk and boulevard are typically to be at 2.0% crossfall towards roadway. Any variations to this must be shown in cross sections for approval.
9. All new lanes, curbs, and sidewalks must be provided with transitions to their existing counterparts at either end of the site frontage, complete with MUTCD-compliant "bike lane begins/ends" signage where applicable. Tapered bike lane transitions are to be made with a minimum 5:1 taper ratio.
10. All existing and proposed utility poles and fire hydrants must be relocated clear of sidewalks and bike lanes.
11. Design engineer must confirm that all sight lines will be adequate, with consideration to new boulevard trees.

Sewer

1. The existing 100 mm sewer connection on Quadra Street is to be extended to the new property line and provided with an inspection chamber to serve this development.
2. The existing sewer connection within a statutory right-of-way over 4085 Quadra Street is to be capped at the main and abandoned.

Water

1. A suitably sized domestic water service must be installed to serve the proposed development in accordance with AWWA Manual M22. A separate fire line is required; both of which will be from the existing water main on Quadra Street and will share a common meter vault. Only one water service connection is permitted.