



Memo

To: Sarah De Medeiros
From: Emma Wood
Date: February 26, 2025
Subject: Engineering Comments for the Proposed Development
[5032 WESLEY RD – SUB00963 / SVS02791](#)

The referenced application for Rezoning and Development Permit has been circulated to the Engineering Department, Fire Department, and Inspections Division for review and comment. The table below outlines the comments from the respective departments, categorized by Rezoning/Development Permit (DP) and Building Permit (BP). The BP requirements are included for informational purposes to assist the applicant in progressing to the next stage of the process. It should be noted that many of the BP comments have lead times that can impact the critical path of approving servicing plans and issuing the building permit if not advanced early in the process.

The Servicing Requirements for this application, as currently known, are detailed in Appendix A. Please note that these requirements are for informational purposes and are subject to change depending on the analysis of any technical documents identified in this memo, through detailed engineering design or changes to the development proposal. The final servicing requirements will be set prior to the issuance of the Building Permit.

Engineering		Required (DP, BP)	Status (Info, Action, Complete)
D1	Subsequent drain connection will be required for proposed Lot 1 from the existing main on Gardener Place.	CA	Complete
D2	Stormwater management must be provided for both lots in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type II watershed area which requires stormwater storage, oil/grit separator or grass swale, and sediment basin. For further details, refer to section 3.5.16 "Stormwater management and Erosion	CA	Complete – further info required

	Control" of Schedule H "Engineering Specifications" to the Subdivision Bylaw. NOTE: Type II watersheds require an oil grit separator. Please ensure all requirements are met and shown on the detailed drawing review/building permit submission application.		
D3	A suitably designed storm drain system must be installed on Wesley Road to service proposed Lot 2. A connection instead made to the main on Gardener via an easement through Lot 1 would also be supported. NOTE: A minimum horizontal clearance of 3.0m must be provided between the storm drain and existing water mains. The connection to Lot 2 can be made either to the extended storm system on Wesley (further details in item D4) or through an easement.	BP	Action
D4	A catch basin is required on Wesley Road. It should be positioned 90.0 meters from the existing catch basin at the intersection of Wesley Road and Claremont Avenue, and consider siting recommendations from Saanich Parks. To provide the catch basin connection, the existing storm system along Wesley will need to be extended from DMH009185. The drain main must be located 3.0m from the existing water main, and a manhole will be required at any location where the drain alignment changes. An end of the line manhole with stub is required. NOTE: The catch basin should connect to the drain main and not to the proposed manhole.	CA	Action
G1	Excavation activities must be carried out in accordance with Stage 14 Amendments to the Contaminated Sites Regulation (CSR) under the Environmental Management Act. As the District of Saanich is subject to the CSR, any testing and disposal fees incurred from works Installed by District of Saanich Forces will be at the expense of the developer.	BP	Info
G2	This proposal is subject to the prevailing municipal development cost charges.	BP	Info
G3	All existing non-conforming buildings must be removed prior to subdivision approval.	BP	Info
G4	The project arborist shall be present to oversee the installation of services and works within or adjacent to the tree protection areas.	BP	Info
H1	Underground wiring is required to serve proposed Lot 1. NOTE: Please show and label the underground service to Lot 1.	CA	Action
R1	1.38m wide property dedication is required along the entire frontage of the subdivision on Wesley Road for road allowance.	CA	Complete
R2	3.03 m wide property dedication is required along the entire frontage of the subdivision on Gardener Place.	CA	Complete

R3	The existing pavement on Gardener Place, fronting this proposal, must be widened to 8.5m municipal residential road standards complete with concrete curb and gutter.	CA	Complete
R4	<p>The existing pavement on Wesley Road, fronting this proposal, must be widened to 8.5m municipal residential standards complete with concrete curb and gutter. The existing pavement structure must be replaced to centerline in accordance with current specifications and standards.</p> <p>NOTE: It does not appear that concrete curb and gutter is indicated on along Wesley.</p>	CA	Shown, missing info.
S1	The existing sewer connection on Wesley Road is to be provided with an inspection chamber to serve proposed Lot 2.	CA	Complete
S2	<p>The existing sewer main on Gardener Place is to be extended to provide a perpendicular connection to the main for proposed Lot 1. A manhole will be required at the end of main extension. The existing manhole, SMH007254, is to be removed.</p> <p>NOTE: There appears to be an error within the drawings, and the sewer extension can not be seen on the profile drawing. Profile must be shown on building permit application/at the time of detailed servicing review. Necessary clearances must be met.</p>	CA	Shown – drawing error.
W1	Fire flow requirement calculations for maximum SSMUH building areas permitted must be submitted for both lots by the consulting engineer based on Fire Underwriters Survey (2020) to allow the municipality to determine whether the existing water system can provide the required flow or upgrading and/or sprinklers are required. Hydrant(s) flow test(s) may be required.	BP, however, strongly suggested to be completed as early as possible.	Not submitted with the Subdivision file – please include with next submission.
W2	The existing 13 mm water service on Wesley Road is to be disconnected.	BP	Complete
W3	Appropriately sized municipal water connections are required on Gardener Place and Wesley Road for proposed Lots 1 and 2 as per AWWA Manual M22 to serve proposed developments under Schedule G (SSMUH) to the Zoning Bylaw.	BP	Action at BP
W4	<p>A fire hydrant is required on the Wesley frontage.</p> <p>NOTE: This is based off the fire flow calculations submitted as part of a building permit application on this lot.</p>	CA	Action

Appendix A – Servicing Requirements

PROJECT: TO REZONE FROM SPLIT ZONE RS-12A AND RS-12 TO RS-12 TO RS-12 TO CREATE ONE ADDITIONAL LOT.

SITE ADDRESS: 5032 WESLEY RD VICTORIA BC V8Y 1Z4

PID: 008-499-900

LEGAL: LOT A LAKE PLAN 45590

DEV. SERVICING FILE: SVS02791

PROJECT NO: PRJ2024-00441

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.

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) Other fees that must be paid.
- 4) The Development Cost Charges payable.
- 5) 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).

Drain

1. Subsequent drain connection will be required for proposed Lot 1 from the existing main on Gardener Place.
2. Stormwater management must be provided for both lots in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type II watershed area which requires stormwater storage, oil/grit separator or grass swale, and sediment basin. For further details, refer to section 3.5.16 "Stormwater management and Erosion Control" of Schedule H "Engineering Specifications" to the Subdivision Bylaw.
3. A suitably designed storm drain system must be installed on Wesley Road to service proposed Lot 2. A connection instead made to the main on Gardener via an easement through Lot 1 would also be supported.
4. A catch basin is required on Wesley Road. It should be positioned 90.0 meters from the existing catch basin at the intersection of Wesley Road and Claremont Avenue and consider siting recommendations from Saanich Parks.
To provide the catch basin connection, the existing storm system along Wesley will need to be extended from DMH009185. The drain main must be located 3.0m from the existing water main, and a manhole will be required at any location where the drain alignment changes. An end of the line manhole with stub is required.

General

1. Excavation activities must be carried out in accordance with Stage 14 Amendments to the Contaminated Sites Regulation (CSR) under the Environmental Management Act. As the District of Saanich is subject to the CSR, any testing and disposal fees incurred from works Installed by District of Saanich Forces will be at the expense of the developer.
2. This proposal is subject to the prevailing municipal development cost charges.
3. All existing non-conforming buildings must be removed prior to subdivision approval.
4. The project arborist shall be present to oversee the installation of services and works within or adjacent to the tree protection areas.

Hydro/Utility

1. Underground wiring is required to serve proposed Lot 1.

Road

1. 1.38m wide property dedication is required along the entire frontage of the subdivision on Wesley Road for road allowance.
2. 3.03 m wide property dedication is required along the entire frontage of the subdivision on Gardener Place.
3. The existing pavement on Gardener Place, fronting this proposal, must be widened to 8.5m municipal residential road standards complete with concrete curb and gutter.
4. The existing pavement on Wesley Road, fronting this proposal, must be widened to 8.5m municipal residential standards complete with concrete curb and gutter. The existing pavement structure must be replaced to centreline in accordance with current specifications and standards.

Sewer

1. The existing sewer connection on Wesley Road is to be provided with an inspection chamber to serve proposed Lot 2.
2. The existing sewer main on Gardener Place is to be extended to provide a perpendicular connection to the main for proposed Lot 1. A manhole will be required at the end of the main extension. The existing manhole, SMH007254, is to be removed.

Water

1. Fire flow requirement calculations for maximum SSMUH building areas permitted must be submitted for both lots by the consulting engineer based on Fire Underwriters Survey (2020) to allow the municipality to determine whether the existing water system can provide the required flow or upgrading and/or sprinklers are required. Hydrant(s) flow test(s) may be required.
2. The existing 13 mm water service on Wesley Road is to be disconnected.

3. Appropriately sized municipal water connections are required on Gardener Place and Wesley Road for proposed Lots 1 and 2 as per AWWA Manual M22 to serve proposed developments under Schedule G (SSMUH) to the Zoning Bylaw.
4. A fire hydrant is required on the Wesley frontage.