

November 29, 2024

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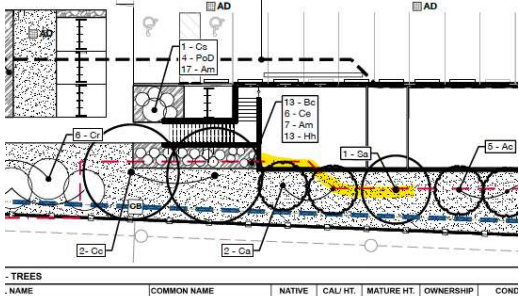
Re: Response to Technical Comments – SPC Application D07-12-24-0087; 2900 Brian Coburn Blvd./119 Ryan Reynolds Way

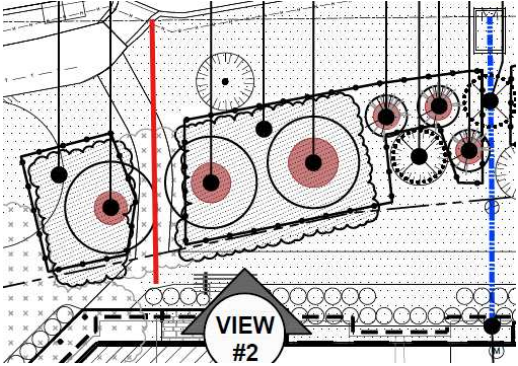
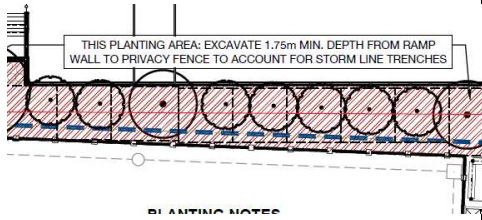
Thank you for your review comments of our Site Plan Control application received on November 1 and 11, 2024. Our development team of professionals, including engineers, architects, landscape architects, and planners, have reviewed all comments and have made changes where necessary. We trust that our responses and re-submission material will be satisfactory for the purpose of moving forward to Site Plan Approval.

Sincerely,



Christopher Gibson, MCP, MCIP, RPP
Development Manager
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Comment	Response/Action
I. Engineering	
Comments:	
1. The plans need to be stamped	Noted. Please refer to the updated plans
2. City is now avoiding TVS connections into the watermains, switch to a tee connection.	Noted. The plans have been revised to indicate Tee connections. In addition to avoid existing tree conflicts the service laterals have been moved to the East Building corner.
3. The private fire hydrant should connect to the private watermain to avoid multiple connections into the municipal infrastructure.	Noted. Please refer to the revised plans. The hydrant is now connected to the proposed service and isolated by valves such that the building feed can be disconnected while maintaining flow to the hydrant.
II. Forestry	
Comments:	
<p>4. Why doesn't the tree planting setback apply to the south side of the building? There is less than 7.5m from the trees to the building in this area. Photo included for reference:</p> 	The tree planting setback does apply so all proposed trees have been replaced by native shrubs.
5. Thank you for referencing on the LP that it was prepared in conjunction with the most recent Geotechnical report from March 22, 2023.	Noted. No response required.
6. Tree # 10 is City owned. Removal would require justification. If justified, a permit and replacement planting is required. A white spruce would need to be planted as compensation. Please explain why the location of the watermain can not be moved? For	Please see revised Civil drawings and updated landscaping plan for the relocated watermain lines.

<p>example, placed under the walkway that connects pedestrians from Brian Coburn to the north west end of the building. Photo included for reference:</p> 	
<p>7. Tree 9 is also in close proximity to the watermain. Show the extent of excavation needed to install the watermain to confirm it does not conflict with the CRZ of this tree. Label the excavation distance from the watermain to the furthest extent of excavation.</p>	<p>Please see revised Landscaping plan. No ROW trees will be removed.</p>
<p>8. Please use an air spade instead of a hydrovac to excavate around retained City trees.</p>	<p>The plans have been revised. No excavation will be required.</p>
<p>9. There is a note on the Soil Volume Plan saying excavate 1.75m min. Depth from ramp wall to privacy fence to account for storm line trenches. At what depth are the storm line trenches? Has the engineering consultant confirmed there is no conflict with the proximity of these trees to the proposed storm pipe? Photo included for reference:</p> 	<p>There is no longer conflict with storm and trees as trees have been removed and replaced with native shrubs.</p>