



UPDATED AMENDED AGENDA - VICTORIA CITY COUNCIL
MEETING OF THURSDAY, JANUARY 25, 2018, AT 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

Poetry Reading by Poet Laureate, Yvonne Blomer and
Youth Poet Laureate, Agartu Ali.

A. APPROVAL OF AGENDA

B. READING OF MINUTES

1. **Late Item**: Minutes from the daytime meeting held November 16, 2017
Addenda

C. REQUESTS TO ADDRESS COUNCIL

1. Dave Davies: Addressing Perceived Bias

~~Mike Wooley: Boulevard Leaf Collection~~ **Withdrawn**
Addenda

2. Mary Davies: Gonzales and Fairfield Neighbourhood Plans

3. Chris Zmuda: City Bylaw Neglect

4. Douglas Curran: Tree Canopy on Linden Avenue

5. **Late Item**: ~~Tim Stemp: Public Process~~ **Withdrawn**
Addenda

6. **Late Item**: Jordan Reichert: On the Objectionable Practice of Horse Drawn
Addenda Carriages

D. PROCLAMATIONS

1. "Eating Disorder Awareness Week" - February 1 to 7, 2018

E. PUBLIC AND STATUTORY HEARINGS

1. **Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue**

Council is considering an application for exterior changes to the landscaping and the building, in addition to a parking variance.

a. **Opportunity for Public Comment**

Development Permit with Variances No. 00057

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1105 Caledonia Avenue, in Development Permit Area 16, for purposes of reducing the number and location of off-street parking stalls required for a 40 seat coffee shop (restaurant).

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

1. Reduction of the setback area (landscape strip) along the north side of the building from 2.40m to 0.55m (CR-4 Zone).
2. Reduction of the number of vehicle parking stalls from 11 stalls to 3 (Schedule C).
3. Allow the location of one off-street parking stall in the side yard (CR-4 Zone).

Legal description of the land:

Lot 17, Suburban Lot 17, Victoria City, Plan 153

Close of Opportunity for Public Comment - Consideration of Approval

b. **Development Permit with Variances Approval:** To approve the development permit with variances, the following motion is in order:

That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

1. Plans date stamped November 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
4. The Development Permit lapsing two years from the date of this resolution.

2. **Development Variance Permit Application No. 00196 for 1126 Rockland Avenue**

Council is considering an application to convert the existing main floor area to six additional units.

a. **Opportunity for Public Comment**

Addenda **Development Variance Permit Application No. 00196**

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 1126 Rockland Avenue for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* namely: off-street parking, proximity of surface parking stalls to dwelling unit windows, and minimum dwelling unit size for the construction of six self-contained rental dwelling units in an existing multi-unit residential building utilizing existing ground floor area.

Legal description of the land:

Lot 1 of Lots 1577, 1578, 1589 And 1590, Victoria City, Plan 16069

Late Item: Correspondence

Close of Opportunity for Public Comment - Consideration of Approval

b. **Development Variance Permit Approval:** To approve the development variance permit, the following motion is in order:

That Council authorize the issuance of Development Variance Permit Application No. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking requirement from 45 stalls to 30 stalls
 - ii. reduce the minimum dwelling unit size from 33m² to 29.3m² (for Suite B and Suite B Modified)
 - iii. reduce the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m.
3. The Development Permit lapsing two years from the date of this resolution.

3. **Temporary Use Permit Application No. 00004 for 1601 Douglas Street**

Council is considering an application to allow for the retail sale of cannabis.

a. **Public Hearing**

Addenda **Temporary Use Permit Application No. 00004**

The Council of the City of Victoria will consider issuing a Temporary Use Permit for the land known as 1601 Douglas Street, for the purpose of allowing a storefront cannabis retailer.

Legal description of the land:
The South 90 Feet of Lots 672 and 673, Victoria City

Late Item: Correspondence

Close of Hearing - Consideration of Approval

- d. **Temporary Use Permit Approval:** To approve the temporary use permit, the following motion is in order:

That Council authorize the issuance of a Temporary Use Permit Application for 1601 Douglas Street in accordance with:

1. Plans date stamped January 17, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Temporary Use Permit lapsing two years from the date of this resolution.

F. REQUESTS TO ADDRESS COUNCIL

1. **Late Item:** Kelly Carson: Horse Carriages
Addenda

2. **Late Item:** Kari Sloane: Horse-Drawn Carriages
Addenda

3. **Late Item:** Alan Andrew: Accessory Building Application Coinciding with Proposed
Addenda Zoning Changes

4. **Late Item:** Roy Fletcher: Sewage Line Through Moist Deciduous Groves South of
Addenda Dallas Road

G. UNFINISHED BUSINESS

1. Update Report for Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue
A report providing an updated recommendation for Council's consideration, with the change to the recommendation noted in bold.

Recommendation: That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue in accordance with:

1. Plans date stamped November 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, **except reducing the sideyard setback from 4.5 metres to 0.**

3. Registration of the lot line adjustment at the Land Title and Survey Authority Office to the satisfaction of staff.
 4. The Development Permit with Variance lapsing two years from the date of this resolution."
2. Letter from the Minister of Transportation and Infrastructure
A letter of response dated December 14, 2017, regarding the City of Victoria's resolutions with respect to inter-city bus services in the province.
 3. **Rise and Report from Closed Meeting for Information**

From the Closed Council Meeting of December 7, 2017
That Council authorize the Mayor and City Clerk to execute a lease amending agreement with Agropur Cooperative (Extra Provincial Cooperative No. XCP0001882) for bare land 2300 Dowler Place, in a form satisfactory to the City Clerk, for a period of five (5) years commencing January 01, 2018 which terms will reflect a base rent of \$51,023.00 per annum for the first two (2) years rising to \$53,064 for the remaining three (3) years, with an option to renew for an additional five (5) years, subject to the publication of the statutory notices required by the Community Charter.

H. REPORTS OF COMMITTEES

1. **Committee of the Whole**
 - a. Report from the January 18, 2018 COTW Meeting
 - b. Report from the January 25, 2018 COTW Meeting

Addenda

Late Item: Report

I. NOTICE OF MOTIONS

J. BYLAWS

1. **Bylaw for Rezoning Application No. 00569 for 540 Discovery Street and 2000 & 2010 Government Street**
A report recommending first and second readings of Bylaw No. 18-016.
 - a. Zoning Regulation Bylaw, Amendment Bylaw (No. 1134) No. 18-016
A bylaw to amend the Zoning Regulation Bylaw by adding "brewpub" as a permitted use, which would allow for a brewpub on the land known as 2000 and 2010 Government Street and 540 Discovery Street.

Recommendation: That Council give first and second reading to Bylaw No. 18-016.

2. **Bylaw for Rezoning Application No. 00538 for 1410 Myrtle Street**
A report recommending first and second readings of Bylaw No. 18-011.
- a. Zoning Regulation Bylaw, Amendment Bylaw (No. 1137) No. 18-011
A bylaw to rezone the land known as 1410 Myrtle Avenue to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.
- Recommendation:** That Council give first and second reading to Bylaw No. 18-011.
3. **Bylaw for Proposed Minor Amendment to the R1-G Zone, Gonzales Single Family Dwelling District**
A report recommending first and second readings of Bylaw No. 18-026.
- a. Zoning Regulation Bylaw, Amendment Bylaw (No. 1142) No. 18-026
A bylaw to amend the R1-G Zone, Gonzales Single Family Dwelling District to update building siting regulations applicable to waterfront lots.
- Recommendation:** That Council give first and second readings to Bylaw No. 18-026.
- b. **Late Item: Consideration of Withholding Building Permit No. 054389 for**
Addenda **161-167 Robertson Street to Ensure Consistency with Proposed Amendments to the R1-G Zone, Gonzales Single Family Dwelling District**
A report recommending that Council withhold Building Permit No. 054389, pending consideration of the proposed amendments to the R1-G Zone, Gonzales Single Family Dwelling District.
- Recommendation:** That Council direct staff to withhold Building Permit No. 054389, pending consideration of proposed amendments to the R1-G Zone, Gonzales Single Family Dwelling District, as the Building Permit application proposes buildings and outdoor features on a waterfront lot that would be located beyond 36.5 metres from the front lot line.
4. **Bylaw for Rezoning Application No. 00533 for 603 Gorge Road East**
The Statutory Right-of-Way of 4.91m on Gorge Road East has now been registered at the Land Titles Survey Authority, as such, the bylaw and Development Variance Permit can now be adopted.
- a. Zoning Regulation Bylaw, Amendment Bylaw (No. 1104) No. 17-053
A bylaw to rezone the land known as 603 Gorge Road East to the C1-S2 Zone, Limited Commercial Service Station (Cannabis) District.
- Recommendation:** That Council adopt Bylaw No. 17-053.

- b. Development Variance Permit for 603 Gorge Road East

Recommendation:

That Council authorize the issuance of a Development Variance Permit for 603 Gorge Road East, in accordance with:

- a. Plans date stamped March 31, 2017;
- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Reduce the parking requirements to 1 parking stall per 57.9m² for commercial uses;
- c. The Development Variance Permit lapsing two years from the date of this resolution.

5. **Bylaw for Temporary Borrowing 2018**

- a. Temporary Borrowing Bylaw, 2018 No. 18-010
A bylaw to provide for the borrowing of money that may be necessary to meet the current lawful expenditures of the City.

Recommendation: That Council adopt Bylaw No. 18-010.

K. CORRESPONDENCE

L. NEW BUSINESS

M. QUESTION PERIOD

N. ADJOURNMENT



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, NOVEMBER 16, 2017, AT 11:49 P.M.

<u>PLACE OF MEETING:</u>	Songhees Nation Room, City Hall
<u>PRESENT:</u>	Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Thornton-Joe, and Young
<u>ABSENT:</u>	Councillor Madoff
<u>STAFF PRESENT:</u>	J. Jenkyns – Acting City Manager; C. Coates – City Clerk; T. Zworski – City Solicitor; B. Eisenhauer – Head of Engagement; P. Bruce – Fire Chief; S. Thompson – Director of Finance; T. Zworski – City Solicitor; J. Tinney – Director of Sustainable Planning & Community Development; F. Work – Director of Engineering & Public Works; T. Soulliere – Director of Parks, Recreation, & Facilities; C. Mycroft – Manager of Executive Operations; N. Johnston – Manager of Bylaw and Licensing Services; A. M. Ferguson – Recording Secretary

REPORTS OF COMMITTEES

1. **Committee of the Whole – November 16, 2017**

1. **Motion regarding BC Human Rights Commission**

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council request the Mayor send the attached letter to provincial Parliamentary Secretary Ravi Kahlon no later than November 17, 2017.

Carried Unanimously

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

- *Section 90 1(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- *Section 90 1(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

Carried Unanimously

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council approve the closed agenda with following amendment:

Addition of Item No. 5 - Legal Advice

On the amendment:
Carried Unanimously

Main motion as amended:

That Council approve the closed agenda with the following changes:

Addition of Item No. 5 - Legal Advice

On the main motion as amended:
Carried Unanimously

NEW BUSINESS

1. Appointments

Council received a confidential report from the City Clerk regarding appointments.

The discussion and motion were recorded and kept confidential.

2. Legal Advice

Council received a confidential Council member motion from Councillor Isitt regarding legal advice.

The discussion and motion were recorded and kept confidential.

Mayor Helps withdrew from the meeting at 11:55 a.m. Councillor Isitt assumed the Chair in her absence.

Mayor Helps returned to the meeting at 11:57 a.m.

3. Legal Advice

Council received verbal legal advice from the City Solicitor.

The discussion was recorded and kept confidential.

4. Legal Advice

Councillor Isitt made an inquiry to staff regarding legal advice.

The discussion was recorded and kept confidential.

ADJOURNMENT

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the Closed Council meeting adjourn.
Time: 12:17 p.m.

Carried Unanimously

CERTIFIED CORRECT:

CITY CLERK

MAYOR

DRAFT

“EATING DISORDER AWARENESS WEEK”

WHEREAS *Eating disorders have the highest mortality rate among all psychiatric illnesses and can develop in anyone, regardless of age, ethno-racial background, socioeconomic status, gender or ability; and*

WHEREAS *Eating Disorder Awareness Week seeks to raise awareness of eating disorders, shed light on dangerous and pervasive myths, and promote prevention; and*

WHEREAS *The Provincial Eating Disorders Awareness (PEDAW) campaign launches annually in February with events and activities taking place throughout the year and is a BC Province wide effort to raise awareness around prevention and early intervention of eating disorders as well as media literacy, resiliency, building healthy body image and self-esteem; and*

WHEREAS *PEDAW is led by Jessie’s Legacy Eating Disorders Prevention and Awareness Program at Family Services of the North Shore in collaboration with Kelty Mental Health Resource Centre, the Looking Glass Foundation for Eating Disorders, St. Paul’s Specialized Adult Eating Disorder Program and BC Children’s Hospital Eating Disorders Program; and*

NOW, THEREFORE *I do hereby proclaim the week of February 1st to 7th, 2018 as “EATING DISORDER AWARENESS WEEK” on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 25th day of January, Two Thousand and Eighteen.*

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

**Sponsored By:
Kimberly Strain
PEDAW Committee
Provincial Eating Disorder
Awareness Campaign**

REPORTS OF COMMITTEES

2. Committee of the Whole – December 14, 2017

3. Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:
"That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

1. Plans date stamped November 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
4. The Development Permit lapsing two years from the date of this resolution."

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that the motion be amended by adding a point five, as follows:

5. **Ask staff to consider bringing the application forward to an Opportunity for Public Comment at the earliest opportunity.**

On the amendment:
Carried Unanimously

Main motion as amended:

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:

"That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

1. Plans date stamped November 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
4. The Development Permit lapsing two years from the date of this resolution.
5. Ask staff to consider bringing the application forward to an Opportunity for Public Comment at the earliest opportunity."

On the main motion as amended:
Carried Unanimously

3. CONSENT AGENDA

3.1 Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

Committee received a report dated November 24, 2017, from the Director of Sustainable Planning & Community Development regarding an application to locate a coffee shop, coffee roaster and retail shop in an existing building.

- Motion:** It was moved by Councillor Coleman, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:
- "That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:
1. Plans date stamped November 16, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
 3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
 4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report For the Meeting of December 14, 2017

To: Committee of the Whole **Date:** November 24, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:

"That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

1. Plans date stamped November 16, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*, 2012 (OCP). A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1105 Caledonia Avenue. The proposal is to locate a coffee shop, coffee roaster and retail shop in an existing building. The proposal includes exterior changes to the building, landscaping and inclusion of bicycle parking. There are variances required to reduce the number of vehicle parking stalls provided, and to vary the location of one parking stall.

The following points were considered in assessing this application:

- the subject property is within the North Park Large Urban Village area. The *Official Community Plan* encourages the walkability and multi-modal approach to transportation in villages as an alternative to vehicular use
- generally, parking for a business should be accommodated on site and not impact adjacent streets. The proposed business will require a higher parking demand than the existing occupancy and will exacerbate the daytime parking demand in this area. The applicant is proposing transportation demand measures that focus on cycling use. This is seen as a trade-off that will sometimes be needed to facilitate redevelopment within the Large Urban Villages
- despite the challenges associated with the requested parking reduction, staff note that the property is well served by transit and bike lane infrastructure
- the changes to the frontage of the building are generally consistent with the *Official Community Plan*.

BACKGROUND

Description of Proposal

The proposal is to locate a coffee shop, coffee roaster and retail shop in an existing building. The proposal includes exterior changes to the building, landscaping and inclusion of bike parking. There are variances required to reduce the number of vehicle parking stalls provided and to vary the parking location.

Specific details include:

- renovation of the existing building to accommodate two new businesses: a coffee roaster and retailer, and a 40 seat coffee shop (34 interior seats and the potential for 6 seats outside)
- addition of new doors and windows
- painting of the exterior to reflect the brand colours
- replacement of the existing canopy
- construction of a secured bicycle storage building in the rear yard for employee bicycles
- installation of 16 bicycle parking stalls along Caledonia Avenue for customers
- seating along the north building face for customer use
- landscaping along the perimeter of the site.

The proposed variances are related to:

- the location of one parking stall in the side yard, and the width of the landscape strip in this location be reduced
- the number of off-street vehicle parking stalls (from 11 stalls required to 3 provided).

Sustainability Features

As indicated in the applicant's letter dated November 16, 2017, the main sustainability feature is the reuse of an existing building that will be upgraded for the potential for solar hot water and increased insulation. Additionally, the landscaping changes will create an opportunity to improve the rain water retention on site.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- bicycle parking for customers
- secured bicycle storage for staff.

In addition, the applicant has identified a number of programs aimed at encouraging staff to participate in active transportation as part of an overall active lifestyle program.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application. The landscape improvements are located on private property.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently used as an auto upholster. The existing building will be renovated to accommodate the new businesses.

Under the current Upper Cook Commercial-Residential Zone, the property could be developed at a density of 1.4:1 floor space ratio (FSR) for residential or mix use; however, it is noted that density may be difficult to achieve without a number of variances due to the size of the property.

Data Table

The following data table compares the proposal with the Upper Cook Street Commercial-Residential Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone, and the double asterisk is used to identify an existing non-conforming situation.

Zoning Criteria - Building	Proposal	Zone Standard CR-4
Site area (m ²) - minimum	436	N/A
Total floor area (m ²) - maximum	195	610
Floor area ratio - maximum	0.46:1	1.40:1
Height (m) - maximum	3.8	12
Storeys - maximum	1	4

Zoning Criteria - Building	Proposal	Zone Standard CR-4
Setbacks (m) – minimum:		
Front (Cook Street)	4.18**	6.0
Rear (east)	7.33	6.0
Interior (south)	nil	nil
Flanking street (north)	3.28	2.4
Parking stalls - minimum	3*	11
Parking – location	Side yard* for one stall	Rear yard
Landscape strip width (m) (north) (minimum)	0.55*	2.4 m
Bicycle parking stalls Class 1 (minimum)	8	Bicycle parking is not required for an existing building
Bicycle parking stalls Class 2 (minimum)	16	Bicycle parking is not required for an existing building
Zoning Criteria - Bicycle Shelter	Proposal	Zone Standard CR-4
Location	Rear yard	Rear yard
Floor area (m2) - maximum	Not subject to floor area	37
Height (m) - maximum	2.81	3.5
Rear yard site coverage % - maximum	9	25
Separation space between an accessory building and main building	2.4	2.4
Setbacks (m) – minimum:		
Rear	0.6	0.6
Side	+0.6	0.6
Flanking street	+7.5	7.5

Relevant History

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 8, 2017, the application was referred for a 30-day comment period to the Fernwood Community Association. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within a Large Urban Village (North Park Village) and it is subject to Development Permit Area 16, Design Guidelines for Multi-Unit Residential, Commercial and Industrial. While the Guidelines are more specific to new construction, the main urban design concepts relevant to this proposal are related to streetscape. Specifically the redevelopment of the site will offer the following changes to the streetscape:

- entrances, store front glazing, seating and a providing a visual connection to both streets, will contribute to the streetscape, both visually and physically
- new landscaping will act to define the space and create a sense of separation from street traffic.

In order to address Crime Prevention through Environmental Design (CPTED) issues, the following will be included as part of the site planning:

- additional windows will be added to the building to improve the overlook onto the street
- permanent outside seating will be provided to add to the street presence
- the staff bicycle shelter will be fenced for added security and to restrict access to this semi-private space
- security lighting will be installed to illuminate the rear yard at the ground level (avoiding light spill into the adjacent neighbouring residential property).

Tree Preservation Bylaw

There are no public trees located along the boundary of this property; as such, there are no impacts to public trees with this application. The landscaping plan includes five new trees on private property.

Regulatory Considerations - Parking Location and Variance

The application requires three variances related to parking.

First, the current zone specifies that off-street surface parking shall be located in a rear yard. One of the surface stalls is located in the side yard. Given that this is an existing building on a relatively small lot with few alternatives to locate parking on-site, this is recommended as being supportable.

Second, the Zone requires that a landscape strip of 2.4m be in place along the flanking street (Caledonia St.) with the intent of creating softer separation between paved areas and the pedestrian realm. In order to accommodate a parking stall in the side yard, this landscape strip can only achieve a width of 0.55m. Overall, the landscaping changes to the property will serve to soften the edges of the property and will 'green' a prominent corner in the area, creating an inviting space. The landscape strip adjacent to the parking stall integrates with this general planting scheme.

Third, the proposal is to reduce the number of vehicle parking stalls from eleven to three stalls (Schedule C). The restaurant has a requirement for seven stalls, based on 34 seats, and the retail component has a requirement for three stalls. The potential for on-street parking is

severely limited in this location, with no parking adjacent to the building and Caledonia Street being limited to residential parking

As this proposal is not considered new construction, bicycle parking is not mandatory; however, as a justification for the parking variance, the applicant has created a strategy that focuses on bicycle use (refer to applicant's letter):

- noting the majority of staff cycles (or walks) to work
- providing a bike loan program for staff
- providing a secure covered bicycle parking (Class 1) for staff with eight spaces
- providing short-term bike parking (Class 2) for 16 patrons.

Other measures are outlined in the applicant's supporting letter, including the potential of sharing parking facilities with the adjacent restaurant. Despite the challenges associated with the requested parking reduction, staff note that the property is well-served by transit and bike lane infrastructure. In addition, it is an active pedestrian area. It is noted, that although the bike parking will form part of the approved development permit, the other measures are not secured through any agreements with the City.

It should also be noted that with the proposed changes to Schedule C, the total required parking for this proposal would be six stalls (reduced from 11). Given that the proposed Schedule C is based on current trends for parking requirements, whereas the values in the existing Schedule C are dated, the resulting shortfall of three stalls (under the newly proposed regulations) is more realistic than the shortfall that results from adherence to the current regulations.

CONCLUSIONS

The coffee shop and retail use in this commercial space will enliven the building frontage as well as the area, and is in keeping with the general policy regarding redevelopment of Large Urban Villages. The main concern is the competition for parking during the opening hours of the coffee shop as only three cars can be accommodated on site. There is little, if any potential, that this demand can be satisfied in the immediate neighbourhood; however, the goals of the *Official Community Plan* for promoting growth and redevelopment in this Large Urban Village outweigh the potential parking concerns. Bicycle parking for staff and patrons will be provided, which exceed the bylaw requirements, thus encouraging the use of bicycles. The use of active transportation measures are further supported by the proximity of bicycle lanes.

With respect to the variances requested for the location of one parking stall and the width of the landscape strip, the proposed landscaping will serve to mitigate these requested variances.

On balance, the variances requested by this application are supportable.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00057 for the property located at 1105 Caledonia Avenue.

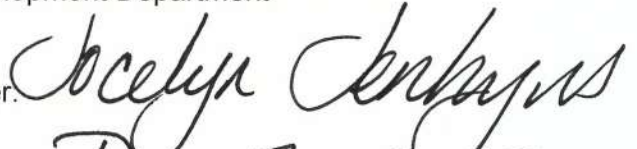
Respectfully submitted,


Lucina Baryluk
Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

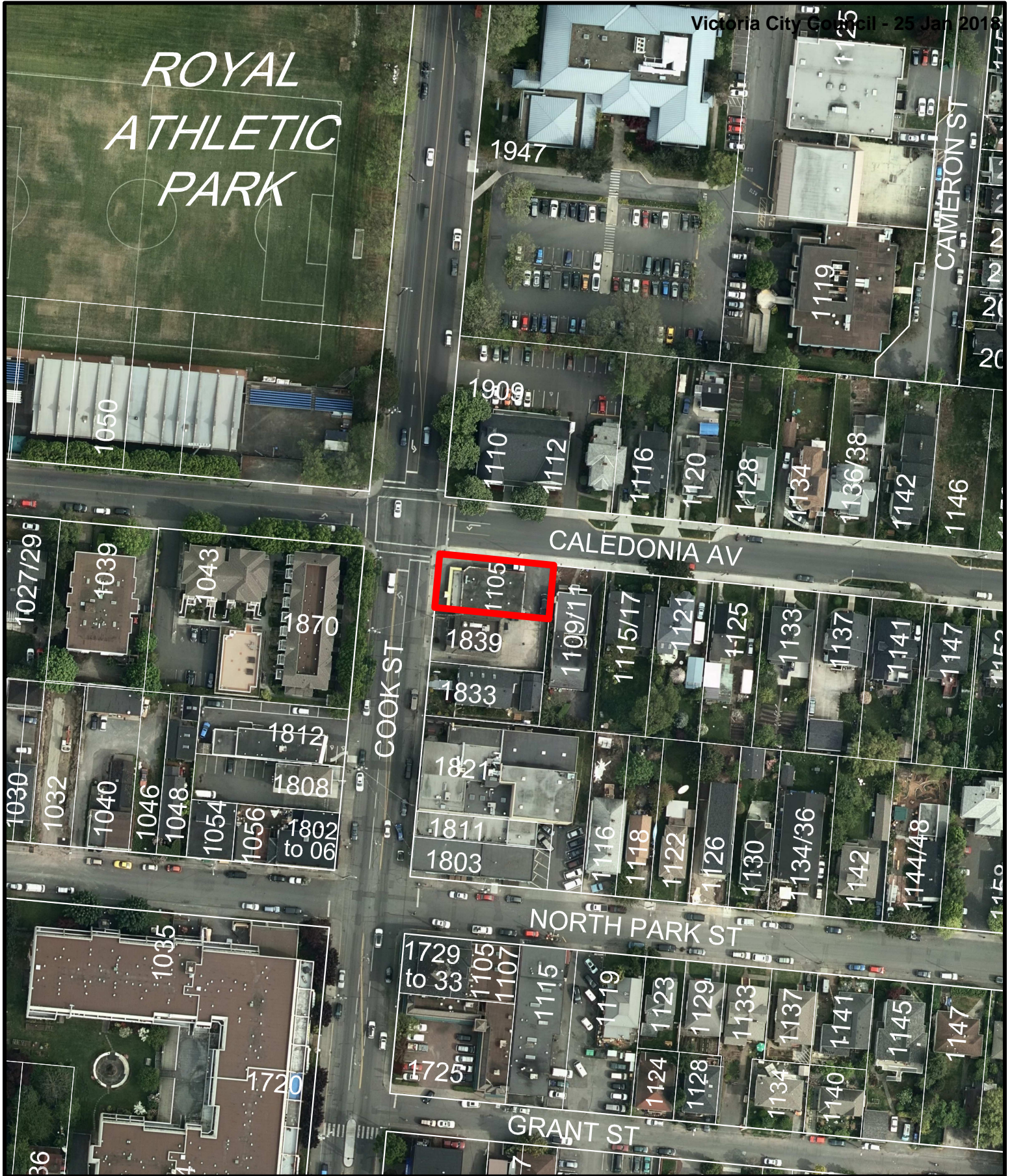
Report accepted and recommended by the City Manager.

Date:


Dec 7, 2017

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped November 16, 2017
- Attachment D: Letter from applicant to Mayor and Council dated November 16, 2017



Page 26 of 206



PROJECT INFORMATION TABLE			
	Zoning	Existing	Proposed
Zoning	CR-4	CR-4	CR-4
Site Area	-	436.28m ²	436.28m ²
Total Floor Area	-	194.7m ²	194.7m ²
Commercial Floor Area	-	194.7m ²	194.7m ²
Floor Space Ratio	1:4:1	0.45:1	0.45:1
Site Coverage	-	47%	47%
Open Site Space	-	37%	37%
Height	12m	3.8m	3.8m
Number of Storeys	4	1	1
Parking Stalls on Site	11 (including 10 on-site)	3	3
Bicycle Parking	6 (including 5 on-site)	0	24 (8 Class 1 + 16 Class 2)
Building Setback			
Front Yard	6m	4.18m	4.18m
Rear Yard	6m	7.33m	7.33m
Side Yard (South)	0m (under min. height)	6m	6m
Side Yard (North)	2.4m	3.28m	3.28m
Combined Side Yards	-	3.28m	3.28m

1 PROPOSED SITE PLAN
1:100

4	REVISED SITE PLAN FOR SUBMISSION	2017-11-16
3	REVISED SITE PLAN FOR SUBMISSION	2017-11-16
2	REVISED SITE PLAN FOR SUBMISSION	2017-11-16
1	REVISED SITE PLAN FOR SUBMISSION	2017-11-16



1:100	2017-10-17
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1105 Caledonia
Renovation

PROPOSED SITE PLAN
PROJECT INFORMATION TABLE

EL	BC
2017564	A-01



4	ISSUED FOR OP RE-SUBMISSION	2017-11-16
3	ISSUED FOR OP AMENDMENT	2017-11-08
2	ISSUED FOR DEVELOPMENT PERMIT	2017-10-24
1	ISSUED FOR REVIEW	2017-10-18

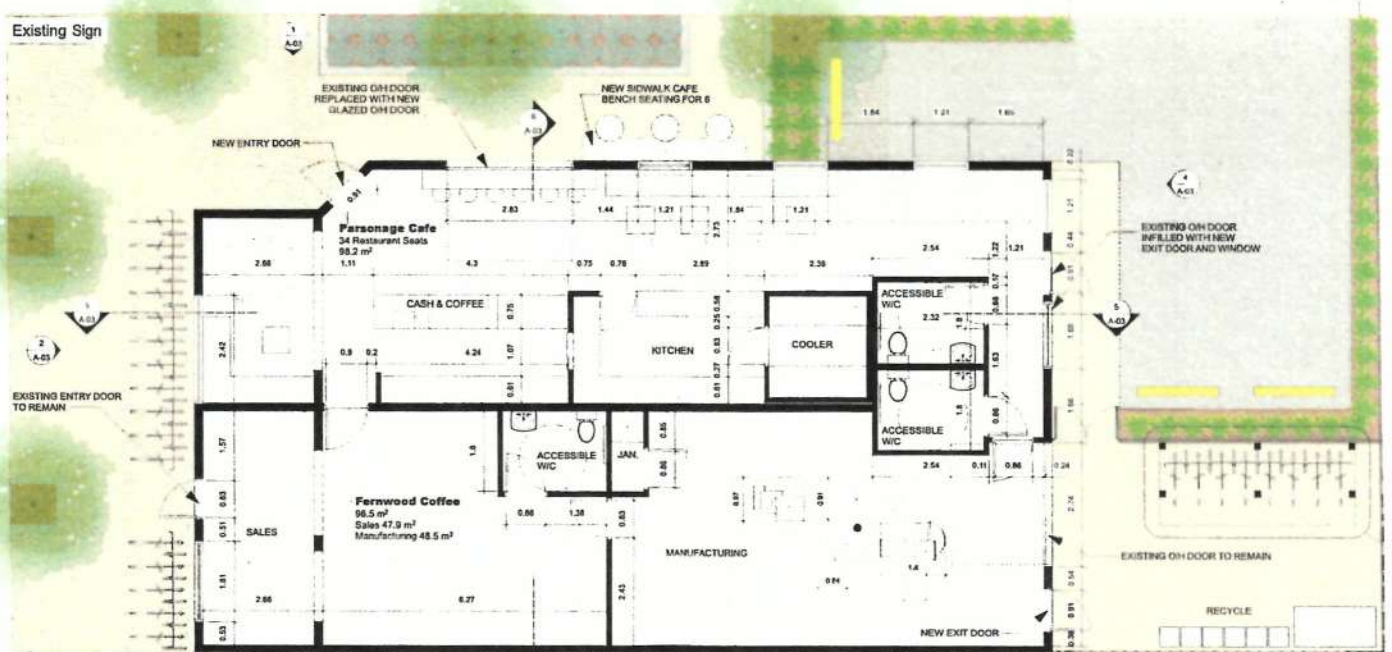


SCALE	1:50	DATE	2017-10-17
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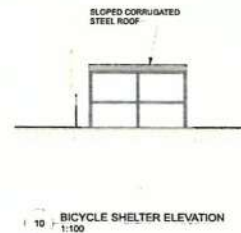
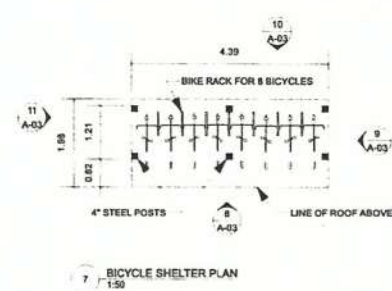
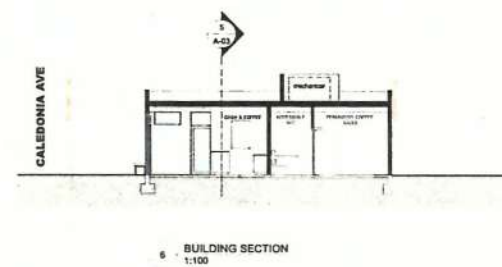
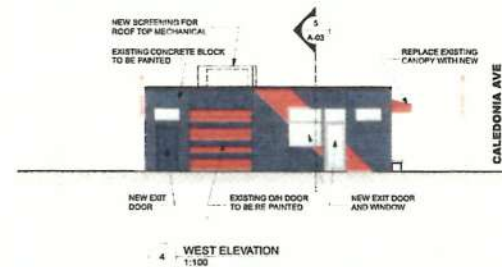
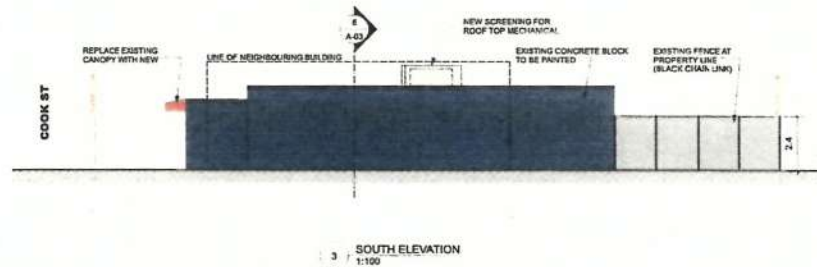
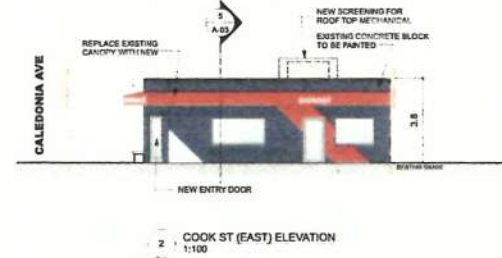
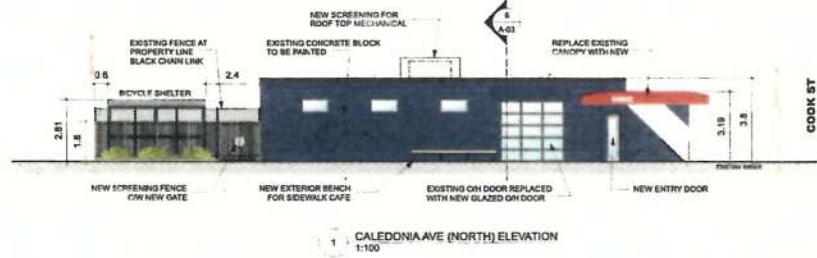
1105 Caledonia
Renovation

FLOOR PLAN

DESIGN BY	EL	DESIGN NO.	BC
DATE PREPARED BY		PROJECT NO.	A-02
DATE PREPARED BY	2017/564	DATE PREPARED BY	



1 PROPOSED FLOOR PLAN
1:50



4	ISSUED FOR DP RE-SUBMISSION	2017-11-16
3	ISSUED FOR DP ATTACHMENT	2017-11-08
2	ISSUED FOR DEVELOPMENT PERMIT	2017-10-24
1	ISSUED FOR REVIEW	2017-10-19



AS NOTED	2017-10-17
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1105 Caledonia Renovation	
ELEVATIONS BUILDING SECTIONS	
DATE: 2017-10-17	BY: A-03



1 EXISTING CALEDONIA AVE CONTEXT ELEVATION
1:100



2 EXISTING COOK ST CONTEXT ELEVATION
1:100



3 PROPOSED CALEDONIA AVE CONTEXT ELEVATION
1:100



4 PROPOSED COOK ST CONTEXT ELEVATION
1:100



4	ISSUED FOR DP BY TERMINATION	2017-11-16
3	ISSUED FOR DP AMENDMENT	2017-11-08
2	ISSUED FOR DEVELOPMENT PERMIT	2017-10-24
1	ISSUED FOR REVIEW	2017-10-19
NO.	ISSUED FOR REVIEW	2017-10-19

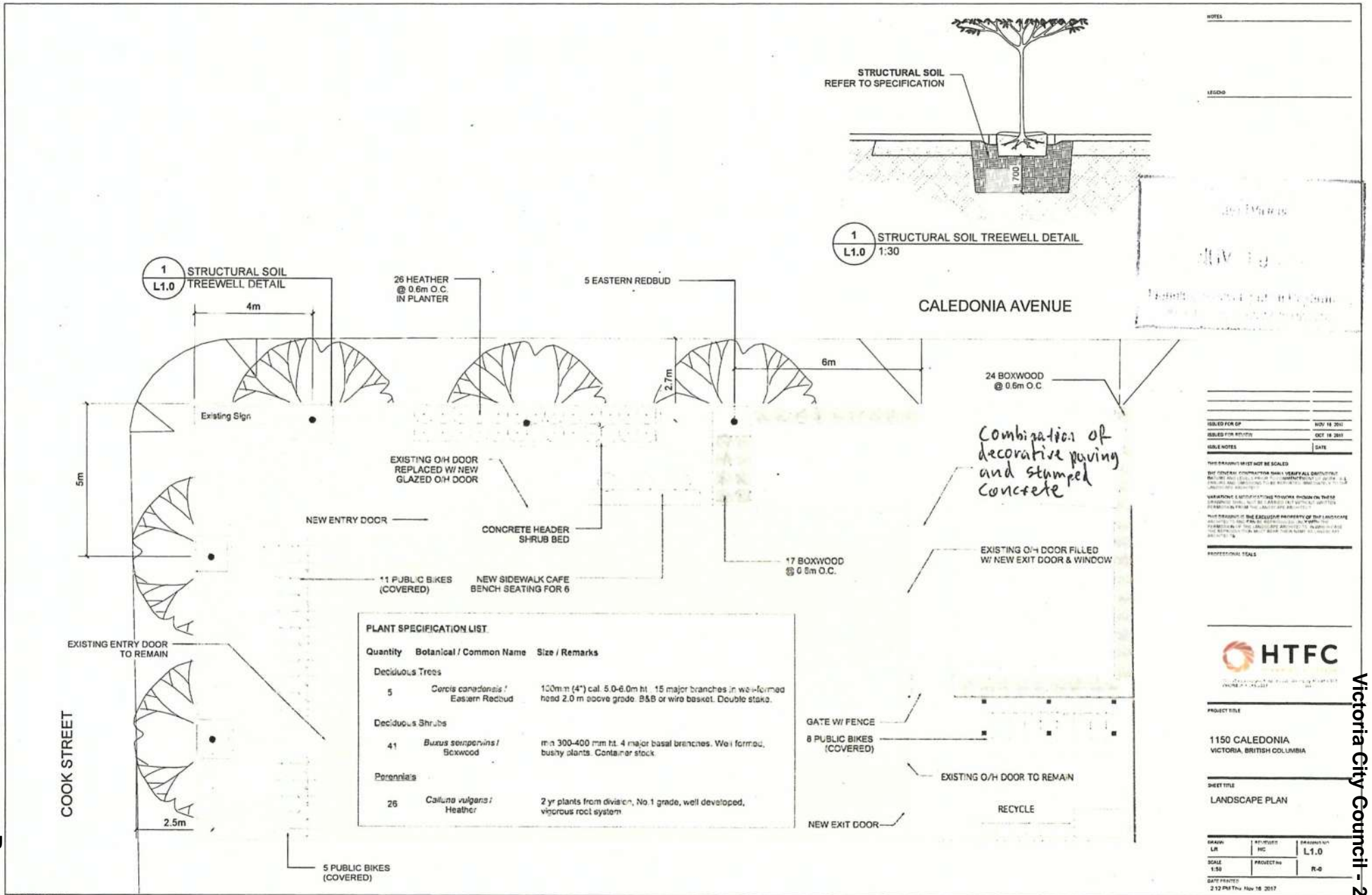


1105 Caledonia
Renovation

CONTEXT ELEVATIONS

DESIGN BY	EL	DESIGNED BY	EC
CLIENT PROJECT NO.			
PROJECT NO.	2017564		

A-04





November 16, 2017

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

Re: Development Permit with Variance Application for 1105 Caledonia Avenue

Dear Mayor and Council:

We are proposing the development of 1105 Caledonia Avenue to convert the existing Stan Thompson Upholstery shop to become the new home of the Parsonage Café and Fernwood Coffee. The necessary development permit to accomplish exterior changes to the landscaping and building requires three variances to the existing zoning related to parking:

1. Variance to reduce required number of parking stalls from 11 to 3
The parking requirements in the existing Schedule C for our use is 11 stalls, the City's newly proposed Schedule C would reduce the requirement to 6 stalls. The available site area for parking with the siting of the existing building only allows us to provide 3 stalls
2. Variance to locate parking stall within side yard
The existing zoning only allows parking to be located in the rear yard. To maximize the number of parking stalls in the available site space it was necessary to locate one stall within the side yard setback.
3. Variance to reduce side yard landscaping strip from 1m to 0.55m
The side yard setback along Caledonia Ave to the existing building is not wide enough to accommodate the required 1m landscaping strip requirement as well as the parking stall we are proposing within this setback. The 1m landscaping strip width is only impacted the 5.1m length of the proposed single parking stall.

Neighbourhood

Our first concern is the residents of Caledonia Street and we have some ideas to address the concerns on a parking variance:

1. We would have signage directing patrons to the three legal parking stalls on the property and asking them to not use any residential street parking spaces. We will designate one spot for Fernwood Coffee vehicle useage.
2. Most of our 17 staff live in the neighborhood and bike to work. For those who do not we have created a Staff Bike to Work Incentive Plan.
3. We are going to provide 16 Bicycle stalls for patrons of both businesses and 8 covered bike racks for our staff in the rear of the property.
4. We will have a Bike Loan Program for staff.
5. Guaranteed ride home if ill or bad weather – we have a staff account with Victoria Taxi.
6. Nurturing a no drive policy are offering BC Transit Benefits. Please note we already offer a Wellness Program through Limitless Fitness – we give a free gym membership to our staff to encourage good health and wellbeing.
7. Alternate parking arrangements: We have an agreement to share parking lots with our new neighbor to the south, the Little Thai Place at 1839 Cook Street, as they do not need their lot early in the day and we do not need ours in the evening. It is a very symbiotic relationship.
8. The majority of our existing customer base are people shopping in the neighboring businesses who will walk in for a coffee or lunch.

The Fernwood Coffee Company will also be in the building and we have invested in an "Afterburner" for the coffee roaster which eliminates all smoke, particulates and smell.

Background

Our family has operated The Parsonage Café & Fernwood Coffee Company serving the Fernwood and North Park communities for almost half of the 27 years that it has existed at its current location.

Circumstances will force the relocation out of our current operating location by December 31, 2017. The Landlord has informed us that in the New Year, he will force the unforeseen closure of our businesses for an undetermined amount of time to undertake building servicing upgrades. This coincides with the expiry of our lease leaving our seventeen staff and our future at this location in a state of uncertainty. This closure announcement was the catalyst for us to research the neighborhood in search of alternatives to leasing our current space.

A retiring neighbor and customer sympathetic to our situation has agreed to sell us a suitable property to move to; 1105 Caledonia Avenue – Stan Thompson Upholstery. However, the site requires a variance to the parking requirement stated in the zoning to make it viable.

We, and most of our 17 staff live in and are actively involved in the Fernwood / North Park community and very much want to continue as a group working here. Our goal is to move before our current location closes. A big part of our identity as Fernwood Coffee is that we are in Fernwood and The Parsonage Café, itself has been a Fernwood / North Park institution for almost three decades so the geographic location is very important to us.

Description of Proposal

Our plan for the new location is to have our café along the Caledonia street facing side of the building. The other half of the building will be divided in two parts for the Fernwood Coffee operation. The Cook Street facing coffee retail space will sell coffee beans, house our coffee training bar, a tasting room for tours, storage for our café, and serve as a retail area for merchandise and coffee equipment. The space accessed from the rear of the site will be the coffee roasting and packaging area.

The overall vision for the plan would be to grow the sense of community even further than the original location with the ability as owners to beautify the exterior and add some green to the corner with landscaping. We would love to have lots of bike racks, a dog stop outside the shop with a tie up area and water bowl and lots of space for stroller parking. We are excited to transform this corner into a bustling gateway to the village. Most of our patrons are stopping in to our shop and also spending money at one or more of the other local businesses that are within Fernwood/North Park village area.

The timeline imposed on us by our Landlord's schedule and our ability to obtain the required parking variance, building permit, completed tenant improvements and obtain an occupancy permit before then is our current dilemma.

Transportation • Parking Variance

Under the current Schedule C for Parking Standards, our proposal for 1105 Caledonia Street has the following requirements:

Parsonage Café 40 seats / 1 space per 5 seats =	8 stalls
Fernwood Coffee 96.5sq.m. / 37.5 sq.m. per stall =	2.6 stalls
Total Required Parking	11 Stalls

Based on the City's newly proposed Schedule C, the site would have the following requirements:

Parsonage Café 98.2sq.m. / 25 sq.m. per stall =	3.9 stalls
Fernwood Coffee 96.5sq.m. / 50 sq.m. per stall =	1.9 stalls

Total Required Parking

6 Stalls

Proposed Parking Provided

3.0 stalls

We are creating 3 stalls, two at the rear and one stall parallel to Caledonia Street. This is due to the available site space for parking with how the existing building is sited on the property.

Under the current Schedule C for bicycle standards, we would require 3 Class 1 and 3 Class 3 bicycle stalls. We are proposing to supply 24 bicycle stalls; 8 Class 1 and 16 Class 2. We completed a 6 day poll of our customers at our current location 1 block away to determine mode of transportation and use of parking. We feel that the 3 parking stalls will sufficiently service our business, and that our ample provision of bicycle parking more accurately reflects the inclination of our neighborhood, staff, and clientele.

Design

We are proposing changing the exterior colours of the building and replacing the existing awning on the Stan Thompson Auto Upholstery building. Our intent is to update the look of the building to better suit its prominence as a bookend to the lively commercial block between Northpark and Caledonia as well as reflect the recognizable Fernwood Coffee branding. The building's context opposite Royal Athletic Park and adjacent to its commercial neighbors warrants a visual statement matching the vibrancy of the neighborhood.

In response to the City of Victoria's Design Guidelines we have attempted to maximize the amount of glazing and potential for interaction between pedestrians and the interior commercial space with a new glazed overhead door and the use of new glazed entry doors. Additionally, we are removing an existing overhead door at the rear of the building to provide a new glazed door and window for increased transparency into the building and to provide the necessary second means of egress. The implementation of the painted stripe motif on the exterior is used to emphasize the public entrances and provide visual interest to the existing building's block façade.

We have proposed the use of our Caledonia Avenue side yard as a sidewalk café area with exterior seating to create an outwardly visual connection to the building's use and promote pedestrian interaction. Our intent is to elevate the buildings aesthetics and ability to activate the site to suite the property's designation as part of a Village Centre.

Landscaping has been used extend the boulevard tree planting seen along Caledonia and soften the transition to the neighboring residential zoning to the East. Planting in addition to a screening fence is also used to help clearly define public and private space separating the parking area from the staff bicycle and refuse area.

We also intend to retain the existing pylon sign at the corner of Quadra Street and Caledonia Street with the Stan Thompson branding because it has become a well known icon in the streetscape of the area.

Green Building Features

1. Reuse of an existing building and its elements
2. 24 bicycle stalls provided (16 public and 8 staff).
3. Future solar hot water ready with pre-plumb lines stubbed at the roof.
4. Commitment in future to permeable pavers along the Cook Street and Caledonia Street property (from the property line to the existing building faces).
5. Planting 5 new street trees to City of Victoria standards
6. Insulate existing building exterior walls (currently only concrete block)

Green Business Practices

1. Shared bike program for staff with North Park Bikes
2. Health memberships for staff

3. Taxi vouchers for staff who have early or late shifts (to promote leaving vehicles at home)
4. 80% of the coffee Fernwood Coffee roasts is organic.
5. Fernwood Coffee reuse a lot of the roastery waste - 100% of the chaff goes to local farms and compost programs.
6. Fernwood Coffee is involved with Claremont High School's environmental projects - they pick up our coffee grounds for compost.
7. Parsonage Cafe composts all of it's kitchen waste with Community Composting.
8. Fernwood Coffee donated to Vic High for their electric car conversion program

Infrastructure

It is an existing building and although we will go from one washroom to three washrooms, it will not be a significant load to the existing services.

Neighbourhood Consultation

We are delivering an information letter to the residents on Caledonia Street and immediate Cook Street neighbours inviting them to an information session on October 22, 2017 at The Parsonage Café starting at 7:30 pm.

Thank you very much for taking the time to read this. Any thoughts or advice would be greatly appreciated.

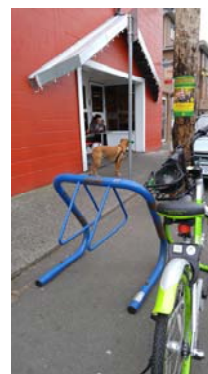
Sincerely,



Ben and Terra
250 889-7800
ben.r.cram@gmail.com



Existing location



New location - 1105 Caledonia
Existing business

Cook Street – view north



Cook Street - view south



1105 Caledonia Avenue

Caledonia



Rear yard



1105 Caledonia
Adjacent residential property on Caledonia



Neighbourhood context

Caledonia



Cook Street



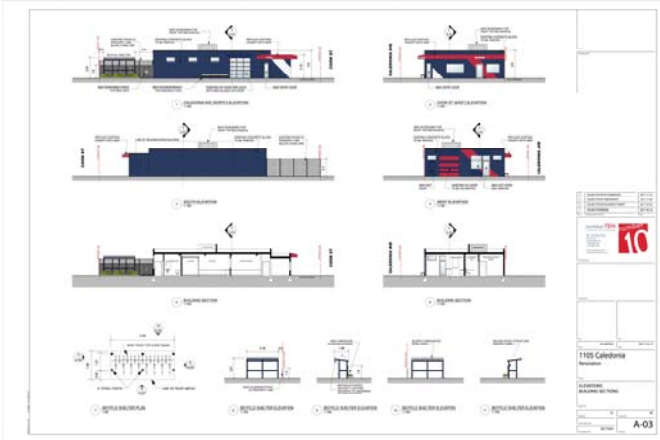
Proposal – Site plan



Proposal – Floor plan



Proposal – Elevations



Proposal – Streetscape



Requested variances

- Number of vehicle parking stalls reduced from 11 to 3
- One vehicle parking stall to be located in side yard
- Reduce the width of a landscape strip and setback required for side yard parking from 2.4 m to 0.55m

Cook Street Frequent Transit



Cook and Caledonia
Pedestrian activity along Cook Street

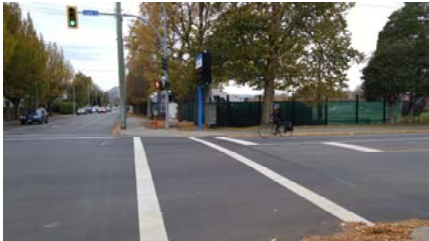


Cook and Caledonia
Cycling opportunities

Caledonia



Cook Street



CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

Your Worship and Council:

I am writing to show my support for the parking variance application made by Fernwood Coffee Company/The Parsonage Café in regards to 1105 Caledonia Ave. I understand that the applicant's intent is to move its café and coffee roastery – for which the current owners have operated in good faith since 2006 at 1115 North Park Street. For this move a variance is needed to allow the business to operate with 2 less parking stalls than the city zoning requires.

For over 27 years, The Parsonage Café – in its current location in the North Park Village – has been an asset to the neighborhood and a good community member. Since the current owners took over in 2006, The Parsonage Café and Fernwood Coffee have taken on the role of a community hub and supported many local charities and community events. Not only does the business effectively serve Fernwood and North Park it also employs over 17 people with health benefits and above average wages. As well it supports small-scale local farmers and food purveyors.

I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,



Signature

Name:

MIKE GREEN

Address:

[REDACTED ADDRESS]

Date:

2017-10-26

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

MAYOR'S OFFICE
NOV 02 2017
VICTORIA, B.C.

Re: Parking Variance Application for 1105 Caledonia Avenue

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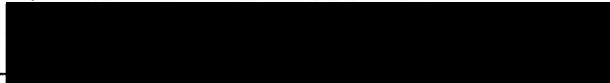
Sincerely,



Signature

Name: Trish Richards

Address:



Date: Oct 24, 2017.



Mayor and Council
City of Victoria

October 24, 2017

Dear Mayor and Council,

RE: Support for Parking Variance at 1105 Caledonia Avenue

The North Park Neighbourhood Association Land Use Committee (LUC) supports the development variance permit application from Fernwood Coffee and Parsonage Café for 1105 Caledonia.

An NPNA Board member attended the community meeting hosted by Fernwood Coffee on Sunday, October 22. We understand that a parking variance is required for the business to re-locate to 1105 Caledonia.

Fernwood Coffee is a longtime local business and has contributed significantly to the vitality of North Park Village, both in terms of its services and local employment. The business has earned its place in our Fernwood/North Park neighbourhood as an ethical employer and for providing a favourite meeting place for local residents.

We feel that Fernwood Coffee has addressed the parking shortage by providing adequate TDM solutions and through a reciprocal parking agreement with an adjacent business.

We ask that staff and Council support this variance application and help this much-loved local business re-locate and continue to be an important part of our community.

Yours truly,
Pam Hartling
Chair, NPNA LUC



FERNWOOD COMMUNITY ASSOCIATION

November 28, 2017

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: Application No. 00057 for 1105 Caledonia Avenue

Starting in September I have had a number of conversations with Ben Cram and Terra Ogawa, the owners of The Parsonage Café & Fernwood Coffee Company, concerning the Zoning Regulation Bylaw variances they will need to relocate their business to 1105 Caledonia Avenue.

During those discussions it was decided that Ben and Terra would have an open house at their current location to discuss moving their business to 1105 Caledonia Avenue. They agreed to circulate a letter outlining their plan and focus their efforts on the residents in the 1100 block of Caledonia Avenue.

I attended their 7:30 pm open house on October 22, 2017. At the meeting detailed plans were discussed describing the changes they would like to make to the building and lot. The turnout was modest and no concerns were expressed by those at the meeting. Since their open house, residents not available to attend have contacted them directly to discuss their proposed move.

Although most of their current staff live in the neighborhood and bike to work, Ben and Terra discussed how their Staff Bike to Work Incentive Plan will reduce the need for parking by staff. The Plan will include 10 covered bike racks, a bike loan program and guaranteed ride home if ill or bad weather – they currently have a staff account with Victoria Taxi. Additionally they will nurture a no drive policy by offering BC Transit Benefits.

At the meeting, and in the letter circulated in the neighbourhood, it was stated that the business will not stay open late and does not plan to ever serve alcohol and no changes to the residential parking on Caledonia Avenue are being requested..

Sincerely,

David Maxwell
Chair - Land Use Committee
Fernwood Community Association

Cc Sustainable Planning and Community Development
Development Services Division
City of Victoria

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue


Your Worship and Council:

I am writing to show my support for the parking variance application made by Fernwood Coffee Company/The Parsonage Café in regards to 1105 Caledonia Ave. I understand that the applicant's intent is to move its café and coffee roastery – for which the current owners have operated in good faith since 2006 at 1115 North Park Street. For this move a variance is needed to allow the business to operate with 2 less parking stalls than the city zoning requires.

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I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,



Signature

Name: Rev. Yuriy Vyshnevskyy

Address: 1112 Caledonia Ave, Victoria (St. Nicholas)

Date: 23 Oct, 2017

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

Your Worship and Council:

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I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,


Signature

Name: Cody McEvoy

Address: #3-1460 Taunton Ave.

Date: Oct. 21/2017

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

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I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,



Signature

Name:

Rod Day

Address:

1839 Cook St

Date:

Oct 23, 2012

The True Place

CITY OF VICTORIA Mayor and Council
#1 Centennial Square
Victoria, BC V8W 1P6
mayorandcouncil@victoria.ca

Re: Parking Variance Application for 1105 Caledonia Avenue

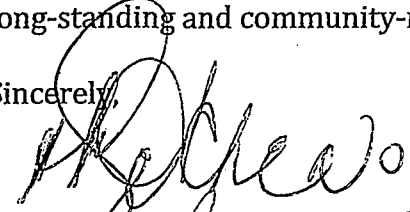
Your Worship and Council:

I am writing to show my support for the parking variance application made by Fernwood Coffee Company/The Parsonage Café in regards to 1105 Caledonia Ave. I understand that the applicant's intent is to move its café and coffee roastery – for which the current owners have operated in good faith since 2006 at 1115 North Park Street. For this move a variance is needed to allow the business to operate with 2 less parking stalls than the city zoning requires.

For over 27 years, The Parsonage Café – in its current location in the North Park Village – has been an asset to the neighborhood and a good community member. Since the current owners took over in 2006, The Parsonage Café and Fernwood Coffee have taken on the role of a community hub and supported many local charities and community events. Not only does the business effectively serve Fernwood and North Park it also employs over 17 people with health benefits and above average wages. As well it supports small-scale local farmers and food purveyors.

I believe that the zoning variance requested by The Parsonage Café and Fernwood Coffee Company is acceptable and will ensure the continued success of this popular, long-standing and community-minded business.

Sincerely,


Signature

Name: Marianne Lechner

Address: 1105 Caledonia Ave.

Date: October 22/17

Pamela Martin

From: harold stanley [REDACTED]
Sent: January 18, 2018 4:10 PM
To: Public Hearings
Subject: 1105 Caledonia Ave. Public Hearing

To Whom it May Concern

I'm a bit concerned about the parking variance being considered for this application. Right now there's no resident only parking in front of where I live at 1043 Caledonia and while there's a two hour limit I'm concerned that parking will become a bigger issue then it already is for people who drive when they come to visit. Perhaps the owners could put up a sign reminding customers that there's 1 and 2 hour parking on Cook north of Caledonia.

Of greater concern is the pungent **smell of roasting coffee** that recently began to be noticed around Cook and Caledonia. I gather that it's coming from 1105 Caledonia. If so measures need to be taken to mitigate the smell.

Regards

Harold Stanley
#12-1043 Caledonia Ave.

--

Harold Stanley
M. Env. Design
Community Planning Consultant

REPORTS OF COMMITTEES

1. Committee of the Whole – November 16, 2017

4. Development Variance Permit No. 00196 for 1126 Rockland Avenue

Motion:

It was moved by Councillor Alto, seconded by Councillor Madoff, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking requirement from 45 stalls to 30 stalls
 - ii. reduce the minimum dwelling unit size from 33m² to 29.3m² (for Suite B and Suite B Modified)
 - iii. reduce the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

4. LAND USE MATTERS

4.1 Development Variance Permit No. 00196 for 1126 Rockland Avenue

Committee received a report dated November 2, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct six self-contained dwelling units in an existing rental building utilizing the existing floor area.

Committee discussed:

- Liveability of the units with the proposed window dimensions.
- Proposed residential parking configuration.

Motion: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking requirement from 45 stalls to 30 stalls
 - ii. reduce the minimum dwelling unit size from 33m² to 29.3m² (for Suite B and Suite B Modified)
 - iii. reduce the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m.
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of November 16, 2017

To: Committee of the Whole **Date:** November 2, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit Application No. 00196 for 1126 Rockland Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking requirement from 45 stalls to 30 stalls
 - ii. reduce the minimum dwelling unit size from 33m² to 29.3m² (for Suite B and Suite B Modified)
 - iii. reduce the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1126 Rockland Avenue. The proposal is to construct six self-contained rental dwelling units in an existing multi-unit residential building utilizing existing ground floor area. The variances are related to on-site parking, proximity of surface parking stalls to dwelling units, and minimum dwelling unit size.

The following points were considered in assessing this application:

- the existing multi-unit residential building is consistent with the *Official Community Plan, 2012* (OCP) Urban Residential urban place designation, which envisions low rise multi-unit residential buildings up to six-storeys with floor space ratios up to 2:1
- the proposal would utilize existing floor area within the building
- the applicant proposes two units that are below 33m²; however, the proposal would contribute six new units to the city's rental housing stock
- the proposed reduction in separation distance between parking stalls and dwelling unit windows is supportable as none of the parking stalls face windows directly
- the applicant proposes 36 Class 1 bicycle parking stalls and 12 Class 2 bicycle parking stalls to mitigate the proposed reduction in on-site vehicle parking.

BACKGROUND

Description of Proposal

The proposal is to construct six self-contained dwelling units in an existing rental building utilizing existing floor area. Windows would be added on both the east and west elevations to improve the liveability of the new dwelling units. Additionally, existing storage space would be converted to a communal bike room with 36 Class 1 bicycle parking stalls.

The proposed variances are related to:

- reducing the vehicle parking requirement from 46 stalls to 30 stalls
- reducing the minimum dwelling unit size from 30m² to 29.3m² for two of the units
- reducing the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant proposes 36 Class 1 bicycle parking stalls, and 12 Class 2 bicycle parking stalls, which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently developed as a four-storey multi-unit residential building with 36 rental dwelling units. Under the current R3-AM-1 Zone, the property could be developed at a density of 1.6:1 Floor Space Ratio (FSR) and a height of four storeys.

Data Table

The following data table compares the proposal with the existing Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify where the proposal is legal non-conforming.

Zoning Criteria	Proposal	Existing R3-AM-1 Zone
Site area (m ²) - minimum	2385.75	920.00
Number of units - maximum	41	N/A
Density (Floor Space Ratio) - maximum	1.2:1	1.6:1
Total floor area (m ²) - maximum	2863.00	2863.00
Unit Area (m) - minimum	29.3	33.00
Height (m) - maximum	14.33**	12.00
Storeys - maximum	4	4
Parking - minimum	30*	45
Separation distance between parking stalls and windows to dwelling units (m) – minimum	0*	6.00m
Bicycle parking stalls (minimum)		
Class 1	46	0
Class 2	6 space rack	0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 10, 2017, the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

The existing four-storey multi-unit residential building is consistent with the OCP's Urban Residential urban place designation which envisions low and medium rise multi-unit residential building of up to six storeys with floor space ratios ranging from 1.2:1 up to 2:1. The conversion

of existing floor space to new rental dwelling units is consistent with the OCP's Housing and Homelessness objectives, which encourage the expansion of the city's rental supply and the provision of a wide range of housing types within each neighbourhood.

Regulatory Considerations

The zoning provisions of the R3-AM-1 Zone require 1.1 parking stalls per residential unit for buildings that are not subject to strata title ownership. The building currently has 35 dwelling units and 30 parking stalls located at the rear of the building with access from Meares Street. This results in a parking ratio of 0.86 stall per unit. With the proposed additional six dwelling units, the total number of units in the building would be 41 and the proposed parking ratio would be 0.73 stalls per unit. The parking variance is considered supportable as the applicant has indicated that only fifty percent of the existing parking is used by current residents, the site is located in a walkable area close to the urban core, and the applicant is proposing additional bicycle parking to off-set the potential impact of the reduced vehicle parking.

CONCLUSIONS

The proposal to create six new rental units with the associated variances is consistent with the OCP's urban place designation and housing objectives. Staff recommend for Council's consideration that the Application advance to an opportunity for public comment at a meeting of Council.

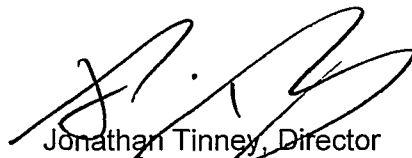
ALTERNATE MOTION

That Council decline Development Variance Permit Application No.00196 for the property located at 1126 Rockland Avenue.

Respectfully submitted,

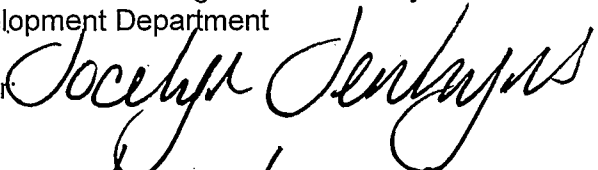


Alec Johnston
Senior Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:

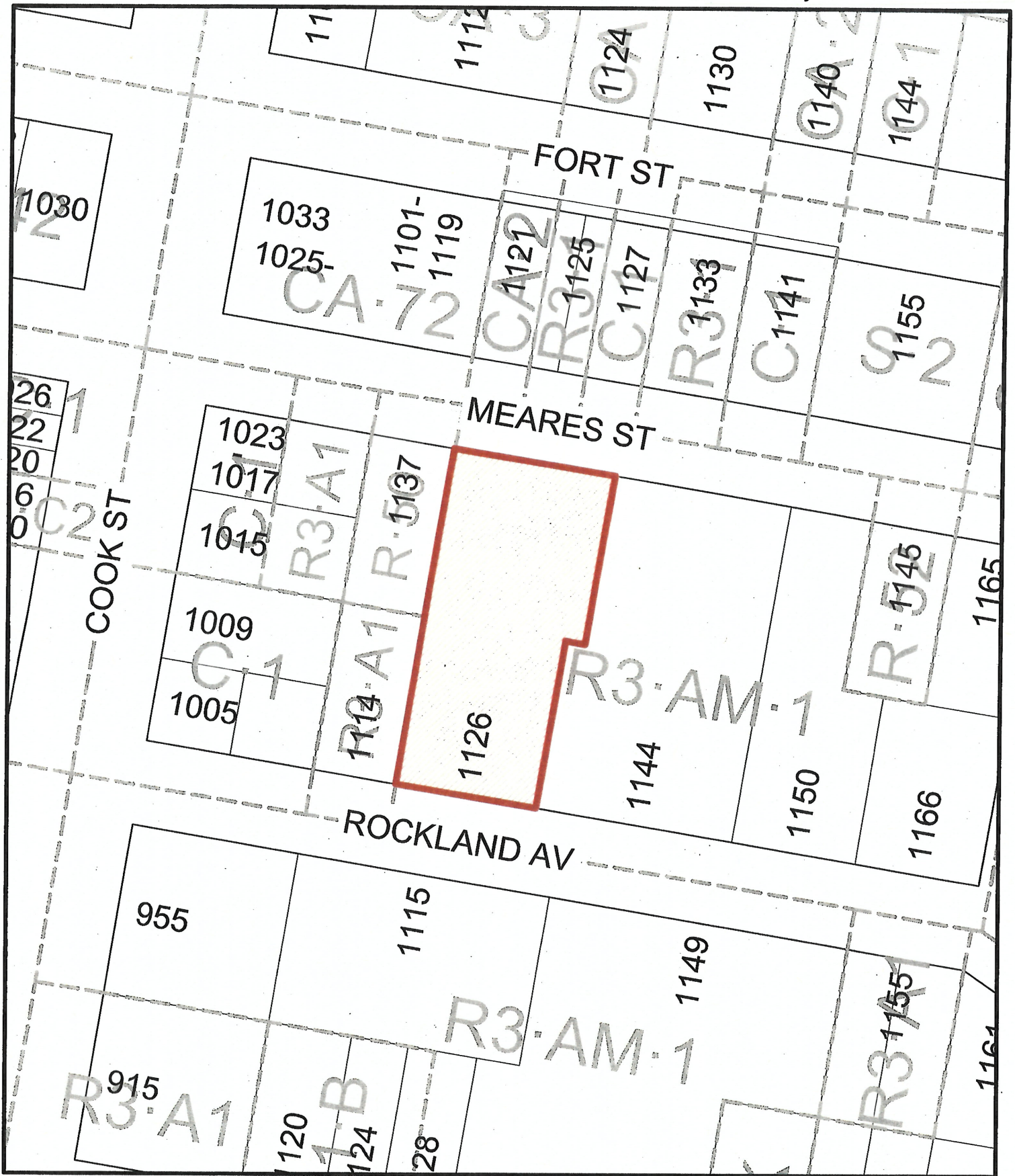
November 8, 2017

List of Attachments:

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped October 11, 2017
- Attachment D - Letter from applicant to Mayor and Council dated August 18, 2017



CITY OF
VICTORIA



1126 Rockland Avenue
Development Variance Permit #00196

KPL James
architecture

2017-08-18

File: 1713

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

Reference: **DVP Application-Alterations to 1126 Rockland Avenue**

Dear Mayor & Council,

In support of our application, we offer the following:

- The owners, G&O Holdings (1973) Ltd. and the property managers, E Y Properties, have owned and managed several residential rental properties throughout Greater Victoria for several generations. All told, their rental unit portfolio exceeds 600 apartments.
- The subject property, built in the early 1960's, has an underutilized Locker Room which this application seeks to convert to 5 new rental units. It also has a vastly oversized Laundry Room, part of which can be converted to a further additional rental unit. This expands the building capacity from 35 to 41 rental units.
- All renovations proposed are internal with the exception of noted windows for new units.
- Other existing service spaces will be converted to secure bicycle storage.
- The existing surface parking area supports 30 stalls, although only about half have historically been taken up by the residents. A variance is sought in line with the impending new parking ratios under consideration by the City.

As to the unit size of two of the new studio apartments at slightly smaller than the bylaw minimum; they are in line with new comparable rental and condominium projects elsewhere in Greater Victoria. For example, our recent rental project at Tillicum Centre, had studios at 30m² and were very quickly taken up by the market.

We sincerely hope you will grant our request in the interest of addressing the rental market shortfall throughout the region.

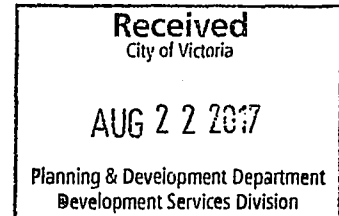
Yours truly,



Antoni James, Architect AIBC, MRAIC, MPIBC, MCIP, LEED AP
Principal, KPL James Architecture Inc.

Cc: Ernie Yakimovich, E Y Properties
Angela Oakley, E Y Properties

KPL James Architecture Inc.
Antoni M. James, Architect AIBC, MRAIC, MPIBC, MCIP, LEED®AP
Brian Kapuscinski, Architect AIBC, MRAIC, LEED®AP
J. Brian Lord, Architectural Technologist, AIBC
John Pettigrew, Architectural Technologist, AIBC, MCPM, LEED®AP



519 Pandora Avenue
Victoria, BC V8W 1N5
T 250 388 4261
F 250 388 9771
info@kpljames.com
www.kpljames.com

CONTEXT PLAN

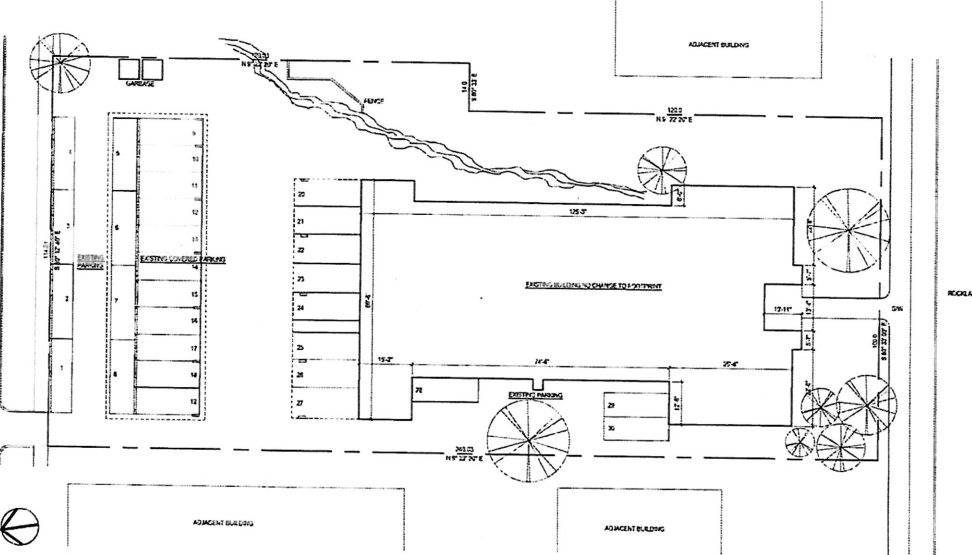


PROJECT ADDRESS

STREET ADDRESS 1126 ROCKLAND AVE., VICTORIA, BC
 LEGAL ADDRESS LOT 1, PLAN VPM189, LAND DISTRICT 57, P.O. BOX 20446

PROJECT INFORMATION TABLE

	ZONE STANDARD	PROPOSAL
ZONING	RD AM 1	NO CHANGE
SITE AREA	402 m ² MIN.	NO CHANGE / 428 m ²
TOTAL FLOOR AREA	2465 m ²	NO CHANGE / 3091 m ²
FLOOR SPACE (RATIO)	1:20	NO CHANGE / 1:20
SITE COVERAGE %	<30%	NO CHANGE / 34.1%
OPEN SITE SPACE %	>30%	NO CHANGE / 25.7%
HEIGHT	10m	NO CHANGE / 14.3 m
NUMBER OF STOREYS	4	NO CHANGE
PARKING STALLS ON SITE	1:1 PER UNIT	0.73 PER UNIT
RECYCLE PARKING IN-AREA	41 + 6 VISITOR	34 + 14 VISITOR
BUILDING SET BACK		
FRONT YARD	10m	NO CHANGE / 21.3 m
REAR YARD	7.17 m	NO CHANGE / 6.87 m
SIDE YARD (W)	7.17 m	NO CHANGE / 2.16 m
SIDE YARD (E)	7.17 m	NO CHANGE / 6.34 m



1 SITE PLAN
 SCALE: 1/16" = 1'-0"

DRAWING LIST

A-1.0 SITE PLAN AND GENERAL NOTES
 A-2.0 DEMO PLAN
 A-2.1 FLOOR PLAN
 A-3.0 ENLARGED FLOOR PLAN
 A-4.0 ELEVATIONS
 A-5.0 SECTIONS

PROPOSED WORK DESCRIPTION

CONVERSION OF LOWER ROOM TO FIVE NEW RENTAL SUITES, AND CONVERSION AND REDUCTION OF LAUNDRY TO CREATE ONE NEW RENTAL SUITE.

REDUCTION OF MECHANICAL ROOM TO ACCOMMODATE NEW BOILER, AND CONVERSION OF MECHANICAL & STORAGE FOR BIKE STORAGE AREA.

VARIANCES

1. PARKING VARIANCES REQUESTED FROM 0.81 (EXISTING) TO 0.73 PER UNIT.
2. MINIMUM UNIT SIZE OF 33 m² REQUIRED, 23.3 m² PROPOSED

RENTAL SUITE INFORMATION

NEW SUITES

TWO NEW ONE BEDROOM RENTAL SUITES

FOUR NEW STUDIO RENTAL SUITES

SUITE A - STUDIO	34.7	m ²
SUITE B - STUDIO	29.3	m ²
SUITE C - ONE BEDROOM	61.0	m ²
SUITE D - ONE BEDROOM	44.3	m ²

EXISTING SUITES

SECOND FLOOR		
SUITE 1 - ONE BEDROOM	66.4	m ²
SUITE 2 - ONE BEDROOM	66.6	m ²
SUITE 3 - ONE BEDROOM	66.9	m ²
SUITE 4 - ONE BEDROOM	66.0	m ²
SUITE 5 - STUDIO	35.1	m ²
SUITE 6 - STUDIO	40.3	m ²
SUITE 7 - ONE BEDROOM	66.0	m ²
SUITE 8 - ONE BEDROOM	66.0	m ²
SUITE 9 - ONE BEDROOM	64.5	m ²
SUITE 10 - ONE BEDROOM	65.5	m ²
SUITE 11 - ONE BEDROOM	67.0	m ²

THIRD FLOOR		
SUITE 1 - ONE BEDROOM	66.4	m ²
SUITE 2 - ONE BEDROOM	66.6	m ²
SUITE 3 - ONE BEDROOM	66.9	m ²
SUITE 4 - ONE BEDROOM	66.0	m ²
SUITE 5 - STUDIO	35.1	m ²
SUITE 6 - STUDIO	40.3	m ²
SUITE 7 - ONE BEDROOM	66.0	m ²
SUITE 8 - ONE BEDROOM	66.0	m ²
SUITE 9 - ONE BEDROOM	64.5	m ²
SUITE 10 - ONE BEDROOM	65.5	m ²
SUITE 11 - ONE BEDROOM	67.0	m ²

FOURTH FLOOR		
SUITE 1 - ONE BEDROOM	66.4	m ²
SUITE 2 - ONE BEDROOM	66.6	m ²
SUITE 3 - ONE BEDROOM	66.9	m ²
SUITE 4 - ONE BEDROOM	66.0	m ²
SUITE 5 - STUDIO	35.1	m ²
SUITE 6 - STUDIO	40.3	m ²
SUITE 7 - ONE BEDROOM	66.0	m ²
SUITE 8 - ONE BEDROOM	66.0	m ²
SUITE 9 - ONE BEDROOM	64.5	m ²
SUITE 10 - ONE BEDROOM	65.5	m ²
SUITE 11 - ONE BEDROOM	67.0	m ²

KPLJ *James*
 architecture

515 PANDORA AVENUE, VICTORIA, B.C.
 TEL: 250-388-4551 FAX: 250-388-5351

1	PROPOSED INTERIOR ALTERATIONS	20180101
2	REVISIONS TO DEMO PLAN	20180101
3	REVISIONS TO SITE PLAN	20180101
4	REVISIONS TO ELEVATIONS	20180101
5	REVISIONS TO SECTIONS	20180101

PROPOSED INTERIOR
 ALTERATIONS
 1126 ROCKLAND
 VICTORIA, BC

DATE

DRAWING TITLE

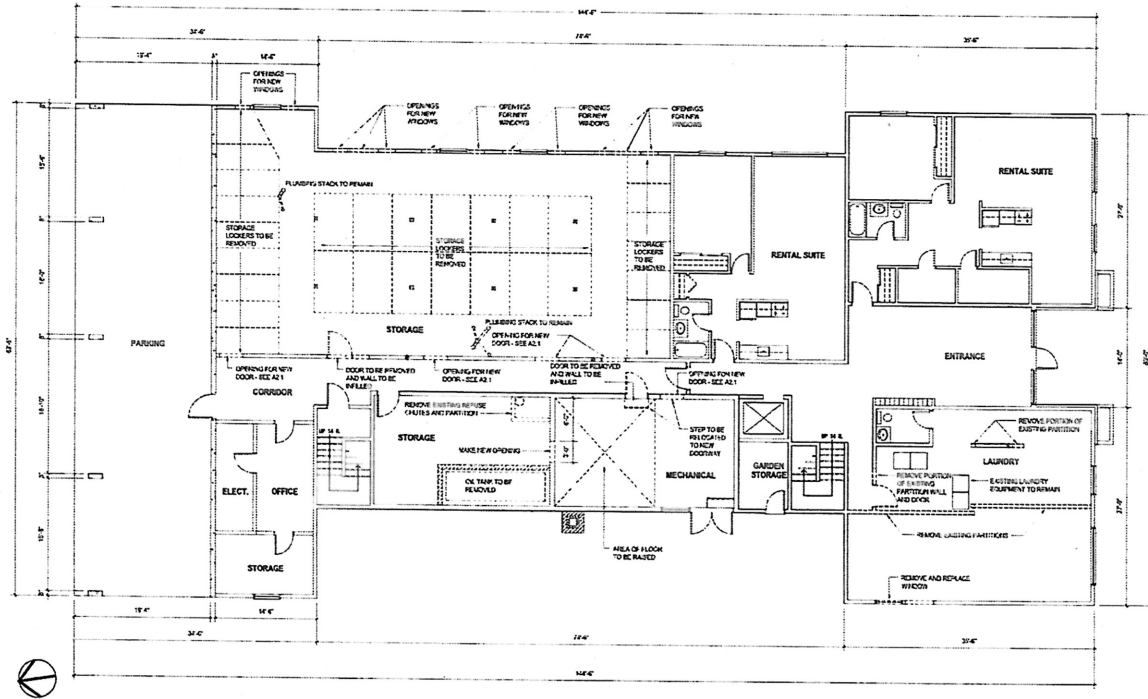
SITE PLAN AND GENERAL NOTES

PROJECT NUMBER	1126
DATE BY	20180101
CHECKED BY	20180101
SCALE	AS NOTED
DATE	20180101

A1.0

1126 ROCKLAND AVE.
 VICTORIA BC.

ROCKLAND INTERIOR ALTERATIONS



2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

----- WALLS TO BE DEMOLISHED

1	DEMOLITION TO EXISTING	2018-01-11
2	REVISION FOR DEMOLITION	2018-01-11
3	REVISION TO DEMOLITION	2018-01-11
4	REVISION TO DEMOLITION	2018-01-11
5	REVISION TO DEMOLITION	2018-01-11
6	REVISION TO DEMOLITION	2018-01-11

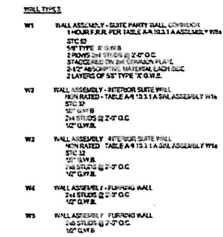
PROPOSED INTERIOR
ALTERATIONS
1126 ROCKLAND
VICTORIA, BC

SCALE

DRAWING TITLE

DEMOLITION PLAN

PROJECT NUMBER
DRAWN BY
CHECKED BY
SCALE
DATE



1	RELATIONS TO BLDG PERMIT	2012/01/01
2	ISSUED FOR BLDG PERMIT	2012/01/01
3	RELATIONS TO ENV APPLIC*	2012/01/01
4	ENV APPLICATION	2012/01/01
5	DESCRIPTION	DATE

PROPOSED INTERIOR
ALTERATIONS
1126 ROCKLAND
VICTORIA, BC

SEAL

GRADING TITLE.

FLOOR PLANS

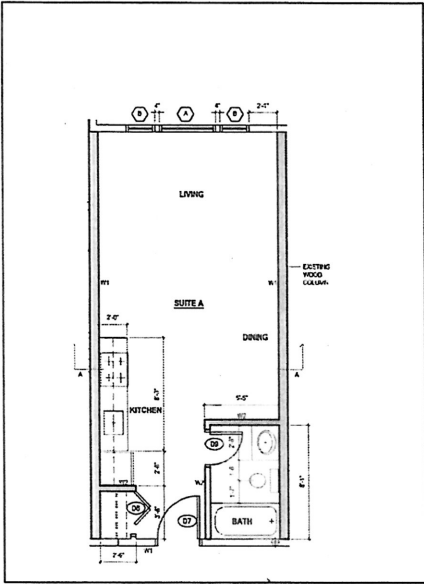
PROJECT NUMBER
GRANT #
CHECKED BY
SCALE
DATE

Victoria City Council - 25 Jan 2018

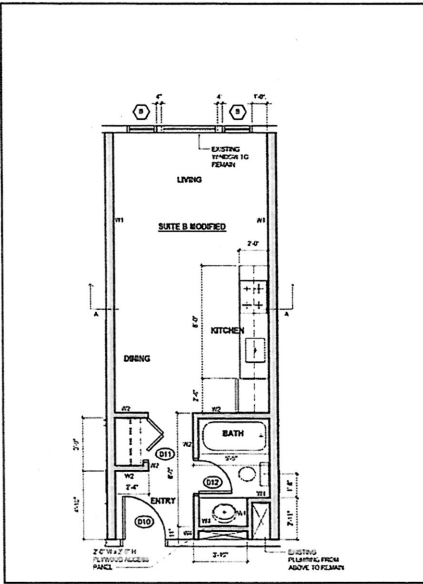
Page 64 of 206

1 NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"

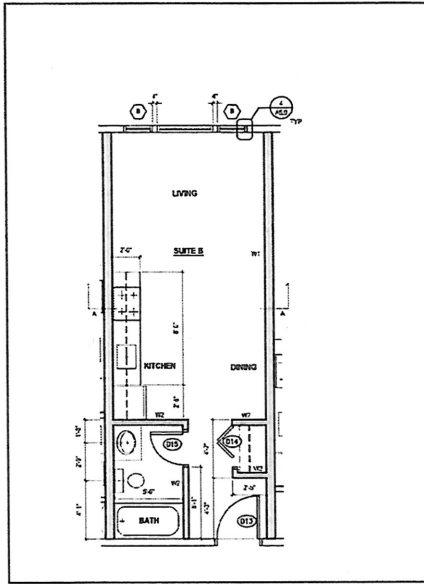
DOOR SCHEDULE:																			
DOOR NO	ROOM FROM TO	SIZE	TYPE	MATERIAL	FINISH	WTRG	WDO	PAINT	FRG-1	WTRG	ELV'S	LOCKSET	LATCHKEY	CLOSER	GLAZING	STOP	WEATHER-STRIP	HYDRO-OL	NOTES
D01	CONCRETE RESERVE	2.0 x 2.0	A	WOOD	PANT	45 MIN	WOOD	PANT	45 MIN	YES		YES		YES					DOOR VENTIL
D02	CLOSET - BATHS	1.0 x 0.8	B	WOOD	PANT		WOOD	PANT											
D03	BEDROOM	2.4 x 2.4	C	WOOD	PANT		WOOD	PANT					PU AL						
D04	CLOSET	2.0 x 0.8	B	WOOD	PANT		WOOD	PANT											
D05	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT					PRELACY						
D06	CLOSET - BATH	1.0 x 0.8	C	WOOD	PANT		WOOD	PANT		45 MIN									
D07	CONCRETE RESERVE	2.0 x 2.0	A	WOOD	PANT	45 MIN	WOOD	PANT		45 MIN		YES							DOOR VENTIL
D08	CLOSET - BATH	2.0 x 0.8	C	WOOD	PANT		WOOD	PANT											
D09	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT					PRELACY						
D10	CONCRETE RESERVE	2.0 x 2.0	A	WOOD	PANT		WOOD	PANT		45 MIN		YES							DOOR VENTIL
D11	CLOSET - BATH	2.0 x 0.8	C	WOOD	PANT		WOOD	PANT											
D12	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT		45 MIN		YES							CLOSET VENTIL
D13	CLOSET - BATH	2.0 x 0.8	C	WOOD	PANT		WOOD	PANT											
D14	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT					PRELACY						
D15	CONCRETE RESERVE	2.0 x 2.0	A	WOOD	PANT	45 MIN	WOOD	PANT		45 MIN		YES							DOOR VENTIL
D16	CLOSET - BATH	2.0 x 0.8	C	WOOD	PANT		WOOD	PANT											
D17	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT					PRELACY						
D18	CONCRETE RESERVE	2.0 x 2.0	A	WOOD	PANT	45 MIN	WOOD	PANT		45 MIN		YES							
D19	CLOSET - BATH	2.0 x 0.8	C	WOOD	PANT		WOOD	PANT											
D20	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT		45 MIN		YES							DOOR VENTIL
D21	CONCRETE RESERVE	2.0 x 2.0	A	WOOD	PANT	45 MIN	WOOD	PANT		45 MIN		YES							
D22	CLOSET - BATHS	2.0 x 0.8	B	WOOD	PANT		WOOD	PANT											
D23	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT					PRELACY						
D24	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT					PRELACY						
D25	BATHROOM	2.4 x 0.8	A	WOOD	PANT		WOOD	PANT					PRELACY						



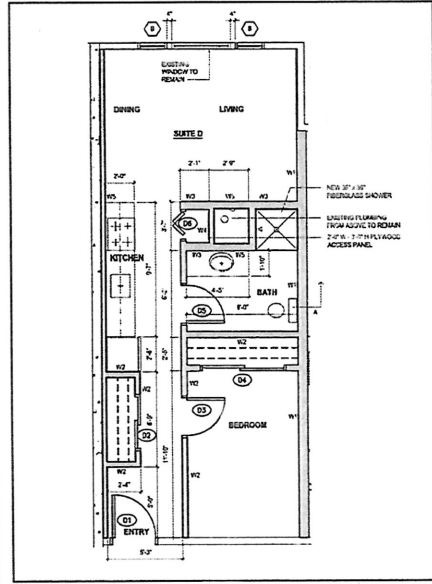
1 SUITE A FLOOR PLAN
SCALE: 1/8" = 1'-0"



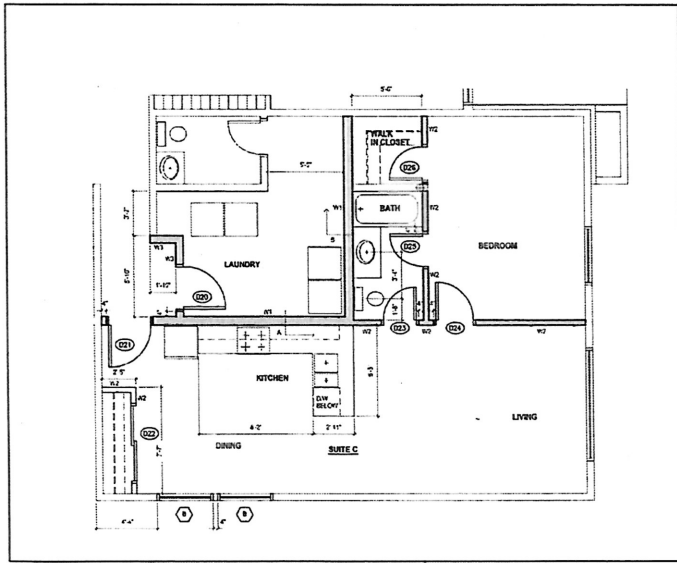
2 SUITE B MODIFIED FLOOR PLAN
SCALE: 1/8" = 1'-0"



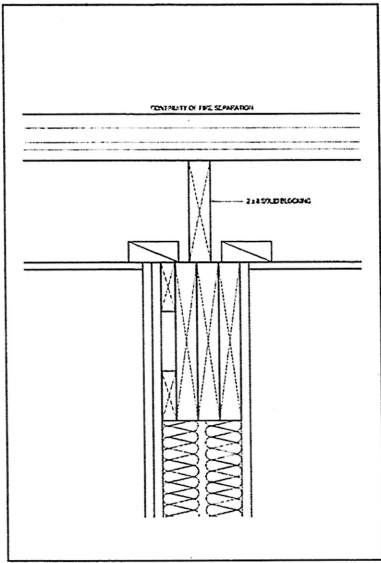
3 SUITE B FLOOR PLAN
SCALE: 1/8" = 1'-0"



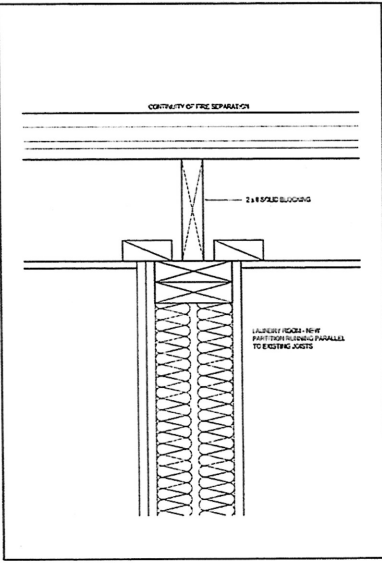
4 SUITE D FLOOR PLAN
SCALE: 1/8" = 1'-0"



5 SUITE C FLOOR PLAN
SCALE: 1/8" = 1'-0"



6 DETAIL A
SCALE: 1/2" = 1'-0"



7 DETAIL B
SCALE: 1/2" = 1'-0"

WALL TYPES

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W5	WALL ASSEMBLY - TURNING WALL 2-1/2" TYPE 'X' G. R. B. 1/2" TYPE 'X' G. R. B.

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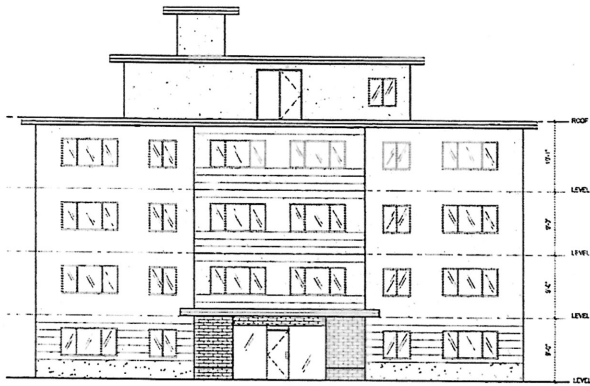
PROPOSED INTERIOR ALTERATIONS
1126 ROCKLAND
VICTORIA, BC

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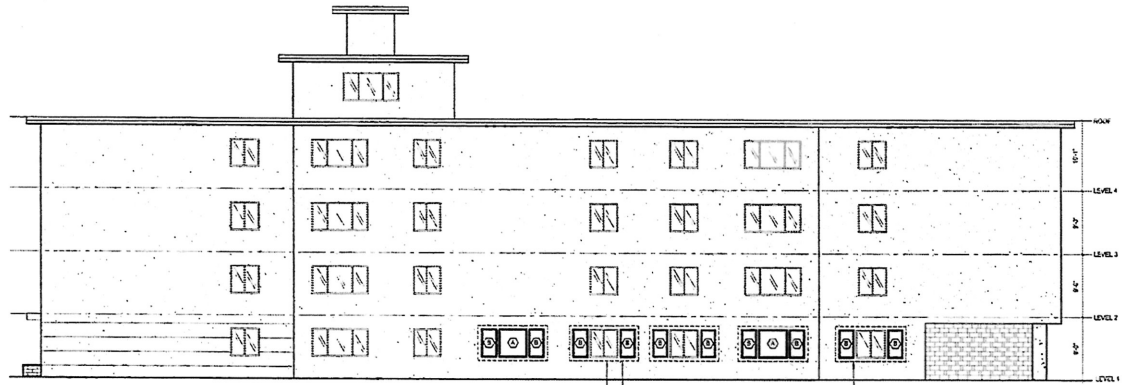
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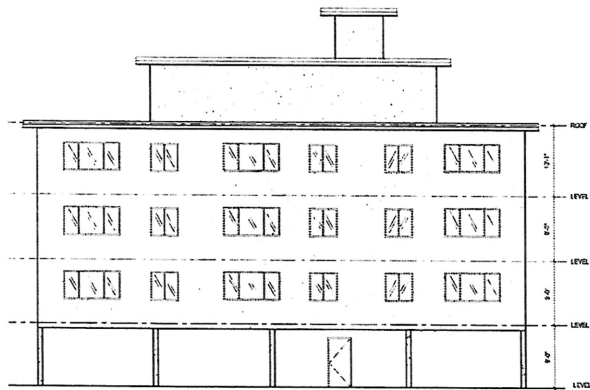
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



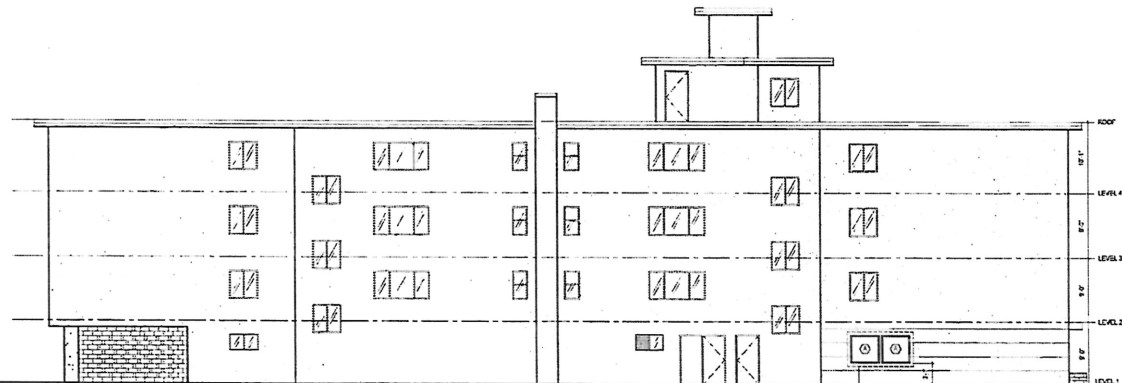
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NEW WINDOWS ALIGNED HORIZONTALLY WITH EXISTING
REFER TO BRICKWORK DETAILS ON SHEET 2

REMOVE 1'-4" OF EXISTING BRICKWORK BEYOND NEW WINDOW
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WITH 1/2" X 1/2" COMMERCIAL BRICK AND TAPE TO EXISTING
BUILDING PAPER. INSTALL NEW STUCCO OVER TO MATCH
EXISTING



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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KPLJ
architecture

519 PANDORA AVENUE, VICTORIA, B.C.
TEL: 250-363-4421 FAX: 250-363-8971

1	PROPOSED TO BE NEW	2	EXISTING
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PROPOSED INTERIOR
ALTERATIONS
1126 ROCKLAND
VICTORIA, BC

3/14/18

GRAPHIC TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER

UNIFORMITY

CHECKED BY

SCALE

DATE

Victoria City Council 25 Jan 2018



**PROPOSED INTERIOR
ALTERATIONS**

**1126 ROCKLAND
VICTORIA, BC**

DRAWING TITLE

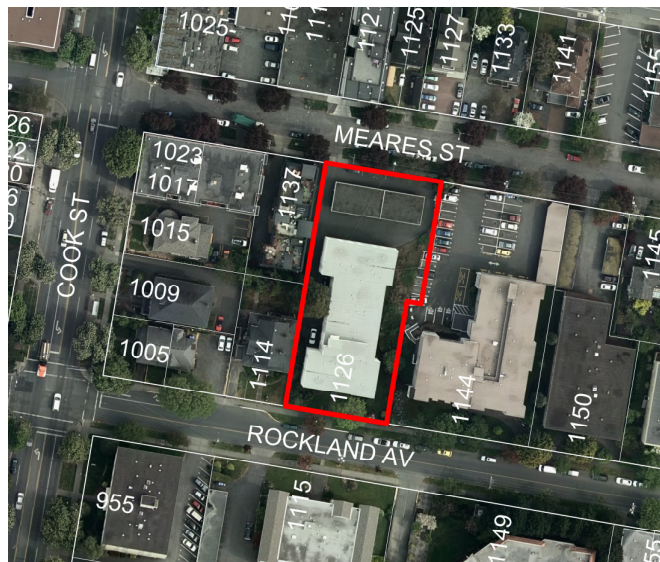
SECTIONS AND DETAILS

PROJECT NUMBER
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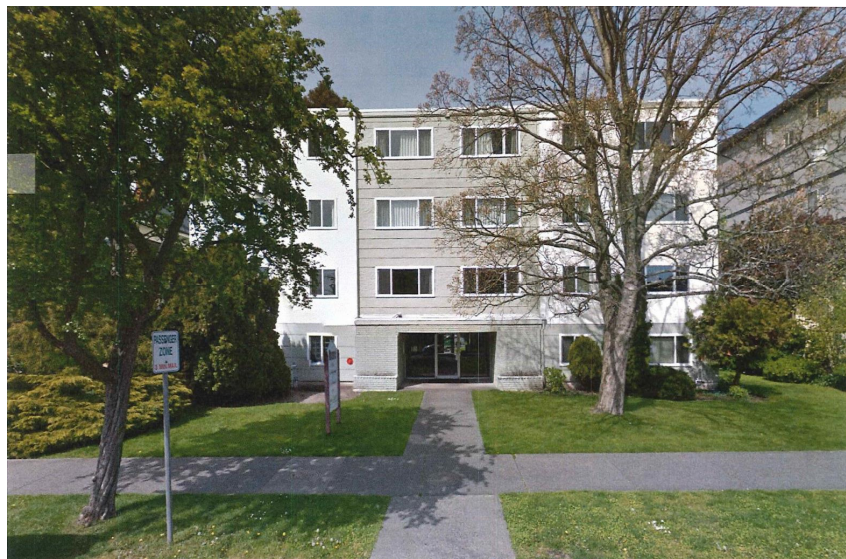
Development Variance Permit Application for 1126 Rockland Avenue



Subject Site



Subject Site – Rockland Avenue



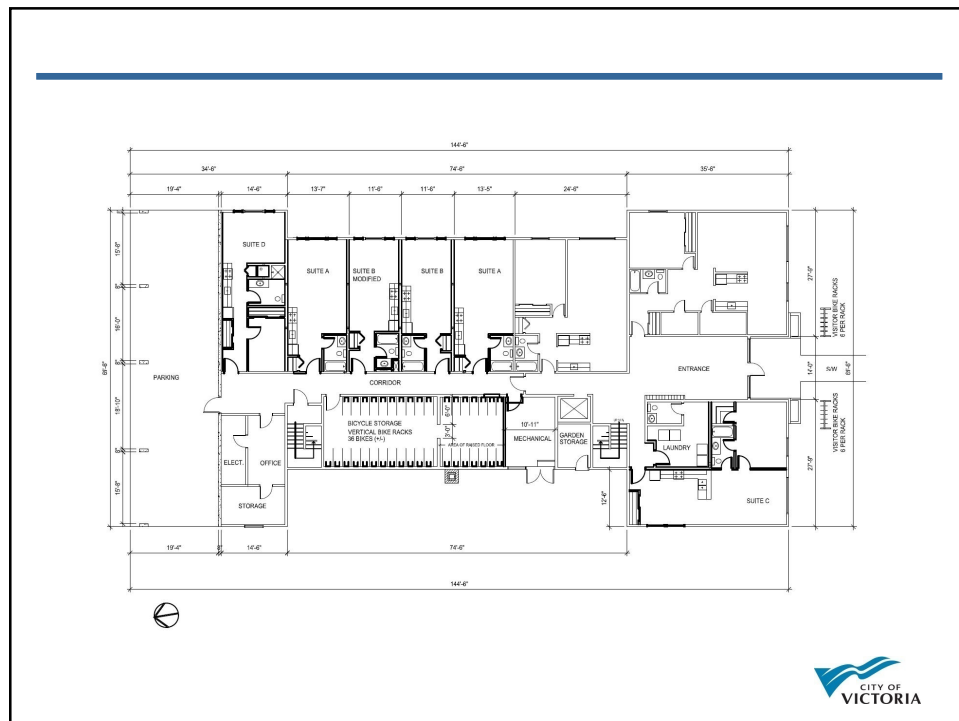
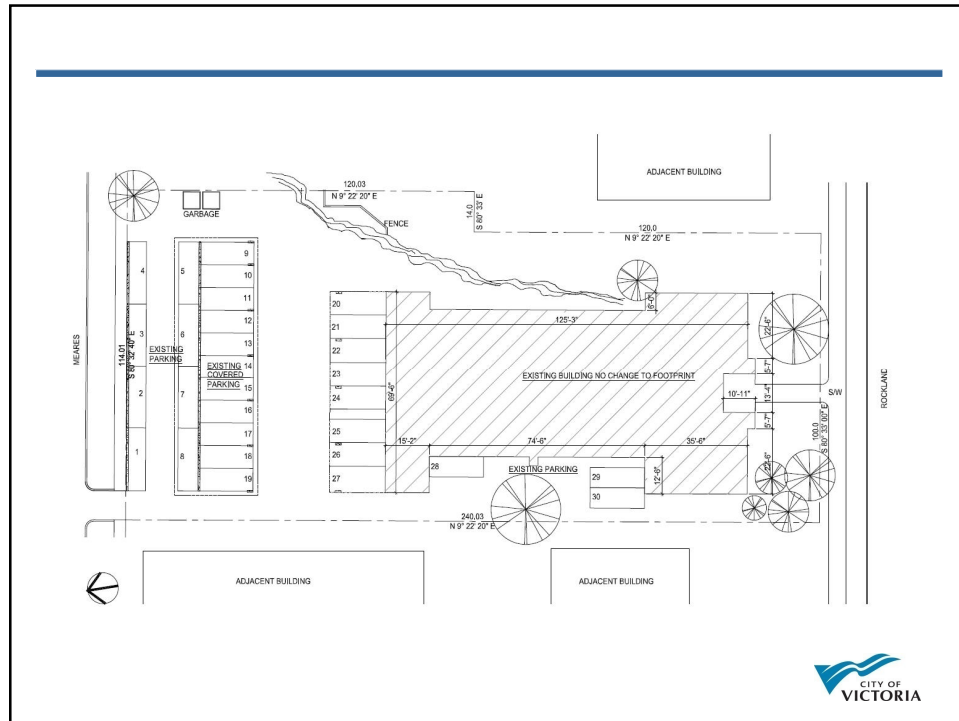
Neighbouring Properties

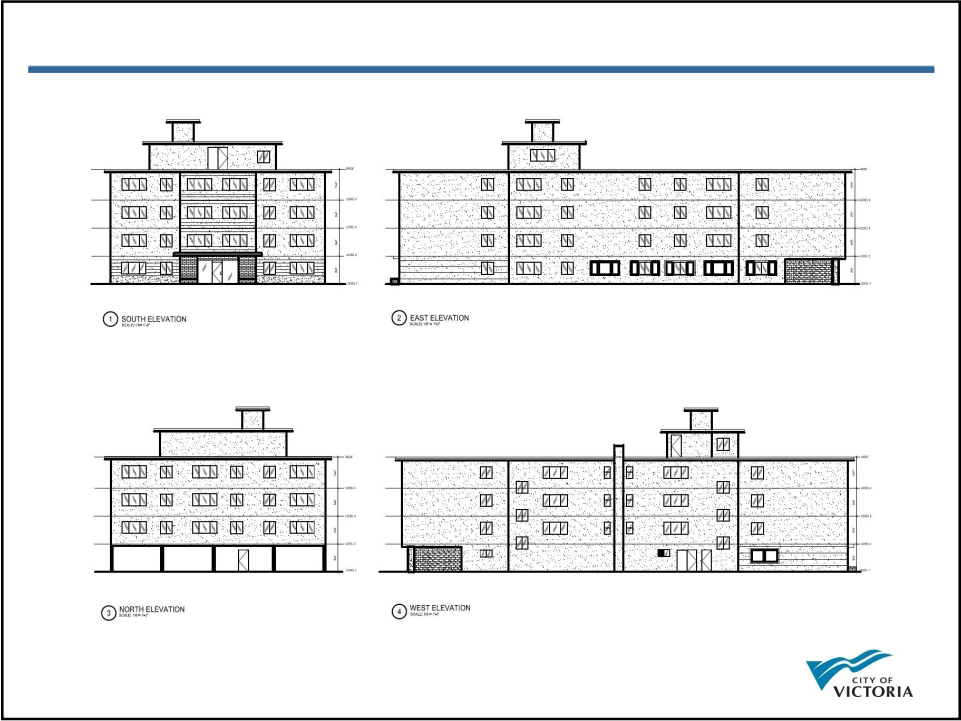
1114 Rockland Ave



1144 Rockland Ave







Alicia Ferguson

From: Public Hearings
Subject: RE: PA No. 00196 1126 Rockland

From: Annie Fisher
Sent: January 20, 2018 3:04 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: PA No. 00196 1126 Rockland

Dear Sirs,

Please be advised that this variance for Rockland Avenue is not a good fit for our neighbourhood. Rockland is the gateway to Government House. It is travelled by all manner of dignitaries including the Royal Family. This unit is tasteful now with mature trees, setback from the street and a boulevard. Our neighbourhood including Cook Street has delightful setbacks and beautiful mature flowering trees, a perfect gateway for royal visitors.

If variances are always granted there is no need for a community plan. When will the community plan be the community plan?

Our community leaders are elected to preserve our quality of life, not give in to every plan a developer will come up with. If you want people to cycle then why are you allowing more parking spots in new buildings or redevelopments? City dwellers don't need vehicles. Visitors to the city have vehicles that just become caught up in our traffic jams. Some people don't have seven years for everything to work itself out, which is a pipe dream anyway. Remember "End Homelessness"? The problem is worse than ever, so the solutions we had are not working.

Our bureaucrats have bad ideas and need to be replaced by people with better ideas. Victoria is on the tip of an island with ONLY TWO ESCAPE ROUTES, perpetually plugged up. We are building an anthill. This is not how the majority of Victorians want to live. Politically, council is unwilling to close streets. Part of Government Street should be closed to traffic each day after morning deliveries, or perhaps a single lane open to electric cars only, for small deliveries and people unable to access the street under their own steam.

Perhaps developers can be convinced to give all the parking spaces in new condo buildings for public parking since parking spots can't be found for love nor money in the downtown. People are driving from Nanaimo to work in town, so they need a place to park. Parkades are a joke because the lower spots are taken by day parkers.

The solutions of our local governments are not green. There is more pollution today than ever from idling traffic. If you want to cycle then you are sucking up all this carbon dioxide. If you outlawed drive thrus you might get more people out of their cars and onto buses or bikes. There has to be a ton of ideas better than mine.

For what we are paying our bureaucrats, we are not getting good value. City dwellers need fresh air, the serenity of earth, grass, trees, the horizon and the sky and to meet happy people on the street. The failure to have these pleasures in life is evidenced by construction noise to the superlative, constant honking of horns and poverty in the streets. And this is what tourists experience as well. We are losing the golden egg.

Frankly, we had high hopes for this council, but we are disappointed.

Sincerely,

Annie Fisher

Sent from my iPad.

Annie Fisher.

Lacey Maxwell

From: ac [REDACTED]
Sent: January 23, 2018 3:27 PM
To: Victoria Mayor and Council
Subject: renovation request by EY Properties for renovation at 1126 Rockland Ave.

Hello,

I am writing about EY Property Management Company's request to add 6 new units to the apartment building

at 1126 Rockland Ave., where I live. They will not be providing off street parking for the new occupants. Developers

and property owners should be required to provide parking or not build new units. There is already a shortage of street parking spaces and drivers have to move their vehicles every 2 hours.

Thank you for your time and consideration,
Anita Colman

REPORTS OF COMMITTEES

1. Committee of the Whole – September 7, 2017

7. Temporary Use Permit No. 00004 for 1601 Douglas Street (Downtown)

Motion:

It was moved by Councillor Young that Council decline Temporary Use Permit Application No. 00004 for the property located at 1601 Douglas Street.

Defeated due to no seconder

Motion:

It was moved by Mayor Helps, seconded by Councillor Loveday, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of a Temporary Use Permit Application for 1601 Douglas Street in accordance with:

1. Plans date stamped January 17, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Temporary Use Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Madoff, and Thornton-Joe
Opposed: Councillor Young

Councillor Lucas returned to the meeting at 9:48 p.m.

Councillor Lucas withdrew from the meeting at 10:58 a.m. due to a pecuniary conflict of interest at she manages a retail store near the subject site being considered in the following item.

5. LAND USE MATTERS

5.5 Temporary Use Permit No. 00004 for 1601 Douglas Street (Downtown)

Committee received a report dated August 24, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the retail sale of cannabis.

Motion: It was moved by Councillor Young, seconded by Councillor Thornton-Joe, that Council decline Temporary Use Permit Application No. 00004 for the property located at 1601 Douglas Street.

CARRIED UNANIMOUSLY 17/COTW

Councillor Lucas returned to the meeting at 10:59 a.m.



Committee of the Whole Report For the Meeting of September 7, 2017

To: Committee of the Whole **Date:** August 24, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Temporary Use Permit Application No. 00004 for 1601 Douglas Street

RECOMMENDATION

That Council decline Temporary Use Permit Application No. 00004 for the property located at 1601 Douglas Street.

LEGISLATIVE AUTHORITY

In accordance with section 493 of the *Local Government Act*, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit Application for the property located at 1601 Douglas Street. In this instance the applicant and property owner have requested that the application proceed as a Temporary Use Permit as the owner has not finalized long-term plans for the property. The proposal would allow the use of a storefront cannabis retailer within the CA-4 Zone, Central Area Commercial Office District, through a Temporary Use Permit.

The following points were considered in assessing this application:

- the proposal is consistent with the Core Business designation in the *Official Community Plan, 2012*
- the proposal is consistent with the Central Business District designation in the *Downtown Core Area Plan*
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as the application is within 400m of the storefront cannabis retailers at 546 Yates Street and 851 Johnson Street.

BACKGROUND

Description of Proposal

This Temporary Use Permit Application is to allow for the retail sale of cannabis in an existing building. The following differences from the standard zone are being proposed and would be accommodated in the Temporary Use Permit:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to the ground floor
- storefront cannabis retailer would be restricted to a maximum floor area of 185m², which is in keeping with the size of the existing operation.

All other requirements within the CA-4 Zone, Central Area Commercial Office District remain the same.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Temporary use Permit Application.

Existing Site Development and Development Potential

The site is presently a three-storey building with commercial uses on the ground floor and transient accommodation on the upper storeys. The building is known as the Fairfield Block and has heritage value contained in its representation of the type of large-scale commercial buildings constructed in Victoria during the prosperous years prior to the First World War. The building is neither heritage registered nor heritage designated. The applicant has declined to add the building to the Heritage Registry at this time; however, they have noted that as they consider long range plans for the property, this will be a consideration.

Under the current CA-4 Zone, Central Area Commercial Office District, the property could be developed at a Floor Space Ratio of 3:1 for a variety of commercial uses and residential on the upper storeys.

Relevant History

This Application was originally submitted as a Rezoning Application; however, the property changed ownership during review of the Application and the new owner rescinded authorization. An agreement was made between the applicant and property owner to submit a Temporary Use Permit Application for a period of up to two years.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) meeting is waived unless the Application involves construction of a new building; however, the Application was referred to the Downtown Residents Association CALUC. Also consistent with the Policy, the Application has been referred to School District No. 61 and the Victoria Police Department (VicPD). VicPD noted that from 2015-2017 (up to July 24), there was a decrease in service calls from five in 2015, two in 2016, and one in 2017 for this property, and from 304 to 344 to 180 to the area in general.

For Temporary Use Permits the *Land Use Procedures Bylaw* only requires signage be erected on the property prior to a Public Hearing and does not require signage to be erected prior to Committee of the Whole. However, Staff requested the applicant erect signage in order to maintain consistency with other storefront cannabis retailer applications as well as Council's direction with regard to the Temporary Use Permit pertaining to 732 Tyee Road.

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) identifies this property within the Core Business urban place designation, within which commercial retail uses are envisioned.

Local Area Plans

The *Downtown Core Area Plan* identifies the property within the Central Business District designation, within which complementary commercial uses such as retail stores are envisioned.

Storefront Cannabis Retailer Rezoning Policy

This Application was one of the sites identified as operating as a storefront cannabis retailer at the time of Council adopting the regulations and policy framework related to cannabis. The Application is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as the storefront cannabis retailer is 354m away from the permitted retailer at 546 Yates Street and 377m away from the permitted retailer at 851 Johnson Street. In addition, the subject site is within 400m of 8 other storefront cannabis retailers with applications submitted to the City, three of which are moving forward to Public Hearings. The policy does note that Council may consider variances to the separation distances; for instance, in locations such as the downtown or a Large Urban Village. Although there are no elementary, middle, or secondary schools within 200m of the property, the Chinese Public School, which teaches Chinese culture and language, is 124m from the subject site.



CONCLUSIONS

This proposal to permit the storefront cannabis retailer use is consistent with the *Official Community Plan* and the *Downtown Core Area Plan* in accommodating commercial retail uses fronting the street. However, the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are permitted storefront cannabis retailers within 400m of the property. Staff recommend Council consider declining the Temporary Use Permit Application.

ALTERNATE MOTION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of a Temporary Use Permit Application for 1601 Douglas Street in accordance with:

1. Plans date stamped January 17, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Temporary Use Permit lapsing two years from the date of this resolution.”

Respectfully submitted,




Michael Angrove
Planner
Development Services

Jtj



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

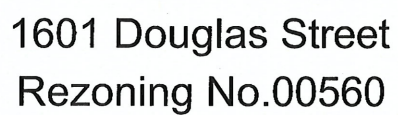
Aug 28, 2017

List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped January 17, 2017
- Attachment D – Letter from applicant to Mayor and Council dated October 25, 2016



CITY OF
VICTORIA
Page 82 of 206





CONTEXT PLAN



STREET VIEW
1601 Douglas street

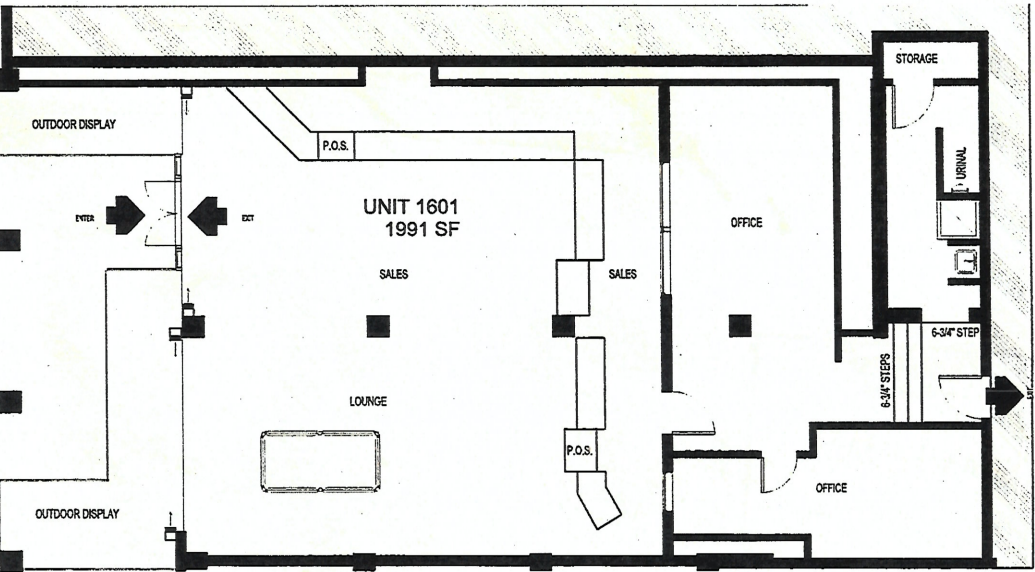
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douglas street

SUITE

cormorant street

DOUGLAS STREET



(2) Level 1
1/4\"/>

11/23/2016 3:05:52 PM
ERIC BARKER
ARCHITECT INC.
177 SANDHILL AVENUE, VICTORIA, B.C.
250-385-4265 Fax: 250-356-8119

1601 DOUGLAS ST
LEGAL DESCRIPTION

009-402-541
Police: 01016017
THE SOUTH 50 FT OF LOTS 672 & 673 VICTORIA

Received
City of Victoria

JAN 17 2017

Planning & Development Department
Development Services Division

No.	Date	Description
DP SET		
WEEDS SOCIAL CLUB DISPENSARY dp SUBMISSION		
Project number	201622	
Sheet Issue Date	11/22/16	
Drawn by	MB	
Checked by	ESA	
A101		
Scale: As indicated		

Weeds Social Club
1601 Douglas Street
Victoria, BC
V8W 2G5
(250) 888-3765

October 25, 2016

Hello Mayor Helps and Victoria Council Members:

I am happy being provided the opportunity to address the mayor and council regarding the Sustainable Planning and Community Development Plan as it relates to Storefront Cannabis Retailers . I commend the City of Victoria on taking a pro-active approach in exploring all options relating to medical marijuana businesses. This shows Victoria has an interest in ensuring medicinal users have access to alternative medication to that of the pharmaceutical companies while mitigating any community impacts. I would like to share my views and address the topics noted within the application package

As owner and general manager of Weeds Social Club, I take pride in the fact Victoria is joining the forefront of an industry which I know will have a positive community impact. This impact does not limit itself to Victoria but coupled with Vancouver, will set a precedence on how Canada will view this industry in its entirety.

Regarding the requested information as outlined in the rezoning PDF, I will address as best I can regarding Weeds Social Club:

DESCRIPTION OF PROPOSAL

Weeds Social Club opened December, 2014 at 1601 Douglas Street in Victoria, BC. There were few dispensaries prior to this date but myself and staff were the first to heavily promote the positive benefits of medicinal cannabis. Since opening, we have membership of over 10,000 patients, employ over 20 staff members and have a multitude of educational material and advice to assist patients with making an alternative decision to that of pharmaceuticals. We hear the positive impact from our patients on a daily basis and have received positive reviews from all factions within the City of Victoria. We are an integral part of the community providing great services for those needing our medicine. We receive feedback on a daily basis praising us for the service we provide; even with some patients stating without us, they would be at a loss struggling with the simple task of getting through the day.

We offer an array of cannabis related products to our patients ensuring there is something which will be suitable for their needs and tested ensuring no: chemicals, mould, mildew, pesticides or bugs. We are in compliance with City Bylaw operations which dictate business hours as 7:00am to 8:00pm – 7 days per week.

We have an in-depth training program for our staff, provide an employee handbook and have testing/quality control standards our employees must exceed prior to engaging with store patients. An excerpt of our employee handbook will show the requirements our staff must explain to a customer and in-turn, what the customer requires prior to being eligible for membership at our establishment. It is also imperative for customers to sign our code of conduct ensuring a positive impact within our

community.

CONSENT FOR MEMBERSHIP

SECTION 1 – Identification

Paragraph (a)

- Membership is authorized for patients 19 years of age and older.

Paragraph (b)

- We do not condone the sale of medicinal cannabis to those under the age of majority.
- Age of majority in British Columbia is 19 years of age and older which is the protocol we follow.
- We do not accept “legal consent” from a parent/guardian if under the Provincial age of majority. Should this be encountered, you must refuse service.

Paragraph (c)

- Verification of age must be obtained using a piece of Government issued ID which must be valid and display their picture and date of birth. Acceptable forms of ID would be:
 - British Columbia – Identification Card
 - British Columbia – Drivers License
 - British Columbia – Service Card (newly issued care card)
 - Canadian Passport
 - Status Card (Native Bands)
 - Federal Firearms Licence

Paragraph (d)

- For patients out of Province or Country, they must present the equivalent as to what's listed above in ***Paragraph (c)*** for their designated Province or Country. **NOTE:** You must ensure you validate the ID through online methods and “fraud detection” to ensure identification is valid. If there are **any** concerns, you have the right to refuse membership and request the patient leave our establishment.

RECOMMENDATION FOR USE

SECTION 2 - Diagnosis

Paragraph (a)

- Weeds Social Club is a medicinal dispensary which accepts patients who are seeking an alternative means to that of their pharmaceutical prescriptions. Under **no circumstances** will we condone membership creation or the sale of cannabis for recreational use.

Paragraph (b)

- A patient must provide proof of medicinal use by means of:

- Confirmation of Diagnosis
- Doctors recommendation
- Prescription medication
- Federal MMAR license or MMPR card

Here is a list of some, but not all of the examples which would qualify a patient:

- | | |
|----------------------------|---|
| ■ ADD/ADHD | ■ Anxiety/Stress Disorder |
| ■ Asthma | ■ Brain/Head Injury |
| ■ Cerebral Palsy | ■ Chronic Pain |
| ■ Diabetes | ■ Emphysema |
| ■ Eating Disorder | ■ Chronic Migraines |
| ■ Multiple Sclerosis | ■ Paraplegia/Quadriplegia |
| ■ Radiation Therapy | ■ Sleep Disorders |
| ■ Psoriasis | ■ Arthritis |
| ■ Lyme Disease | ■ Cancer |
| ■ Glaucoma | ■ Depression |
| ■ AIDS/HIV | ■ Epilepsy |
| ■ Hepatitis C | ■ Lyme Disease |
| ■ Colitis | ■ PTSD – Post Traumatic Stress Disorder |
| ■ Eczema | ■ Spinal Cord Injury |
| ■ Irritable Bowel Syndrome | ■ Substance Addiction/Withdrawal |
| ■ Neuralgia | ■ Sleep Disorders |
| ■ Seizure Disorders | ■ Chemotherapy Treatment |
| ■ Parkinson's Disease | ■ Nausea – Chronic and Debilitating |
| ■ Radiation Therapy | ■ End of Life/Palliative Care |
| ■ Muscular Dystrophy | ■ Crohn's Disease |

Paragraph (c)

- You must follow all protocol as indicated in ***Section 1 & Section 2*** for a patient to qualify for membership. Under **no circumstances** must you deviate from these procedures. Should you have questions or concerns, you are to contact management and/or ownership immediately.

PRACTITIONER REQUIREMENTS

SECTION 3 – Acceptable Medical Documentation

Paragraph (a)

- As indicated in ***Section 2 – Paragraph (b)***, a patient must provide proof of medicinal use. To qualify, we have a strict process of documentation we require in order to proceed with membership process. We only accept documentation from the following practitioners:

- Family Doctor
- Walk-In Clinic Doctor
- Registered Nurse

- Health Canada MMAR or MMPR documentation (Government of Canada)
- Naturopathic Practitioner

Paragraph (b)

- We do not accept documentation from Registered Massage Therapists (RMTs), ICBC or Chiropractors. Should a patient have issues with muscular skeletal pain, we require a valid practitioners note (as indicated in ***Section 3 – Paragraph (a)***) and this must be provided before commencing the membership process.

Paragraph (c)

- We must ensure all documentation is cited in order to complete a patients membership. Practitioner details must be entered into the membership notes and verified by means of an “online search” and/or calling to ensure the practitioner details are valid. Under **no circumstances** can any of the above steps be omitted. Failure to do so is grounds for termination.

VALIDITY OF DOCUMENTATION

SECTION 4 – Validity of Documentation

Paragraph (a)

- All medical documentation and medication must be valid and no more than 6 months old. We must ensure that documentation, medication and identification all match the patients name and that there is a prescribing practitioner listed. We must also have membership sign the following ensuring adherence to our membership code of conduct: **(see page 6)**

MEMBERS CODE OF CONDUCT

- **NO LOITERING** along the **1600 block of Douglas Street**.
- Aggressive or rude behaviour will not be tolerated.
- Do not consume any medications within a **TWO BLOCK RADIUS** after leaving the store. All medications should be consumed in a private residence.
- Weeds Social Club is a medical dispensary and does not condone the use of recreational cannabis.
- Any resale of any cannabis product will result in immediate termination of membership.
- All cannabis purchases are to be made by and for the sole use of the membership holder.
- All cannabis products must be stored out of reach of persons under the age of 19 years.

For your safety and the safety of others DO NOT drive or operate heavy machinery after consuming any cannabis product.

Violation of any store policy will result in a temporary or permanent suspension of membership.

Weeds Social Club Club reserves the right to terminate membership at any time.

Thank you for your co-operation and understanding in this matter.

Acknowledgement:

- I accept that Weeds Social Club Club makes no guarantees or medical claims; and I hereby agree for myself, my heirs and executors to waive any claim against Weeds Social Club and its employees.

Initial _____

- I have read and understand this form and agree to abide by the Code of Conduct and cautions listed above.

Initial _____

- I understand this membership card is not a federal exemption nor does it replace a Health Canada MMPR license.

Initial _____

Name (Please Print) _____

Date: _____

Signature: _____

Nearby Storefront Cannabis Retailers

Dispensary: <i>Remedy</i> Address: 833 Fisgard	Dispensary: <i>Green Dragon</i> Address: 541 Herald	Dispensary: <i>Natures Aid</i> Address: 532 Fisgard St.	Dispensary: <i>Shadow Mountain</i> Address: 543 Herald	Dispensary: <i>Trees</i> Address: 546 Yates Street	Dispensary: <i>Leaf</i> Address: 950 Yates Street	Dispensary: <i>V.I.C.S.</i> Address: 853 Cormorant
Dispensary: <i>Cannabis Buyers Club</i> Address: 826 Johnson Street	Dispensary: <i>Cloud 9</i> Address: 778 Fort St.	Dispensary: <i>Canna Mall</i> Address: 1625 Quadra	Dispensary: <i>Green Ceiling</i> Address: 1625 Quadra	Dispensary: <i>Urban Earth Med</i> Address: 2028 Douglas St.	Dispensary: <i>Higher Levels</i> Address: 2622 Douglas St.	Dispensary: <i>BC Pain Society</i> Address: 1719 Quadra

There are no elementary or high schools within the proximity of our dispensary and the closest daycare is: **Victoria Children's Centre Infant Daycare** located at: 1515 Blanshard St.

CITY POLICY

Weeds Social Club is in compliance with all City of Victoria, City Bylaw and Storefront Cannabis Retailer Policies.

PROJECT BENEFITS AND AMENITIES

Weeds Social Club has shown a positive impact to the City of Victoria and surrounding neighbourhood. Here is our feedback as to the outlined topics:

Economic Benefit

Weeds Social Club has been in operation since December, 2014. As a result, I lease a large property at 1601 Douglas street which provides a landlord with significant monthly income. We also employ over 20 staff and as a result, all parties including myself are re-investing our money within the community. Whether this be through means of business or entertainment, we all work together to support the community in which we work and live. Since our inception, we have worked closely with multiple businesses and assist with promoting smaller businesses within our community ensuring continued growth and an increase to their bottom line thus continuing the growth of our business community.

Environmental Benefits

As for environmental benefits, this would be better addressed if we were a chemical plant or manufacturing company and is not something which falls within the scope of a business operating in the medicinal marijuana industry. Positive community feedback from our patients and myself would suggest since opening, we can better regulate how patients consume their medicine advising to consume in the comfort of their own home, a facility which offers smoking or vaping or in a discreet fashion. Due to the nature of the business, the impact to the environment would be that those purchasing from a medicinal dispensary would be getting clean marijuana free of: chemicals, mould, mildew, pesticides or bugs. This takes it away from the street dealers who are peddling unsavoury

product which may be treated with chemicals not meant for human consumption and are harmful to our environment.

Social Benefit

Weeds Social Club provides a huge social benefit to our patients. Patients have a large selection of clean medicine otherwise unavailable at the street level and many patients are utilizing our services to assist with serious addition issues (drugs/alcohol) and a multitude of general health concerns. We are proof and see on a daily basis the impact this has on our patient base. Since opening, we have seen a decrease of vagrancy and have even built a rapport with many of the street crowd. We have seen people, otherwise destitute gradually turn their life around due to the multitude of services we offer. I have personally seen the health benefits and change in attitude displayed by many due to simple acts of taking the time to care! This has impacted everything from ones outlook to the decrease in criminality within the City of Victoria. Things do not change instantaneously but it's baby steps and forward progression which will institute change and this is a gradual turn I am seeing within the City of Victoria.

NEIGHBOURHOOD

Weeds Social Club is well perceived within the neighbourhood. There are varying businesses of all types but this is what makes up a community. Our industry is unique but falls in alignment with any other business. Attributes to any business is offering a product or service your clients want and standing behind your product/service with the knowledge and information to properly educate your customer. Showing exemplary customer service is key to ensure you build a rapport with your customer for continued satisfaction and support. Our staff do just this while cross promoting other businesses within the community making recommendations where we can to grow not only ourselves but our community. We work closely with our neighbours and should there be any concerns, we offer an open door policy for communication to come to an amicable resolution.

IMPACTS

Weeds Social Club compliments the area and improves the conditions within the general vicinity. Since opening, we have installed cameras which get a perimeter view of the surrounding area, has decreased the level of vagrancy, stopped some of the local street dealing and improved the area overall. It's also brings patrons to the area who see other shops which they in turn spend money at thus boosting the overall economic benefit of the surrounding community. I myself fall within this category. I spend money at the surrounding businesses otherwise unnoticed if I did not have a shop in this vicinity. You would be amazed at how many beneficial businesses are within the Douglas Street area which one can utilize. As for activity levels, increased traffic is positive for business and as long as a code of conduct is being followed, this will negate any concerns. There has never been an issue with noise or increased noise levels since opening due to our policies in place. As indicated, if ever there was a concern, we have an open door policy for feedback.

DESIGN AND DEVELOPMENT PERMIT GUIDELINES

As indicated in the **DESCRIPTION OF PROPOSAL**, Weeds Social Club is in compliance with all guidelines. We opened December, 2014, thereby, fall within the category of being able to operate while progressing towards rezoning. We operate 7 days per week between the hours of 8:00am and 8:00pm which meets the guidelines as outlined by City of Victoria Bylaws. We do not allow consumption of

any cannabis product on-site and we are complying with sign bylaws which allow for 2 display signs in a text only format (no images).

SAFETY AND SECURITY

Crime Prevention Through Environmental Design (CPTED)

As outlined by the RCMP website, the key factor addressed here is the utmost concern for safety at all levels. Although common sense, implementation of specific security measures, on-site devices and preventative measure guidelines will ensure the smooth operation of a business; while ensuring the safety of employees, the public and after hours concerns for break ins. Weeds Social Club takes these matters very seriously and as a result has implemented the following measures to comply with CPTED and ensure overall safety:

- Employee Robbery Prevention Procedural Guide
- Prices Alarm System with multiple panic buttons throughout our shop
- Multiple cordless phones throughout store to ensure quick access to 911 (first call of priority)
- One way mirror to ensure security is watching the front at all times and have access to 911 priority and panic buttons
- Reinforced doors & locks to ensure boot safety, picking ability and crowbar attempts
- Drop safe to ensure limited cash on hand thus lowering a robbery attempts
- Multiple Interior and Exterior HD Camera systems recording 24/7 to DVR and off-site systems
- Clear view of premise (no frosting) to ensure safety of all staff and patients
- Security Gates and Door Security Mechanisms to ensure a timely process for any would be thieves

Weeds Social Club definitely meets the standards as outlined and continue to improve upon measures if directed by the Victoria Police. We also continually get updates from our security team should new options become available to us.

TRANSPORTATION

Weeds Social Club meets the vehicle parking standards of Schedule – C. Due to being a commercial business on a main roadway, we do not fall short of parking and patrons can park on Douglas as well as Cormorant. Patients are welcome to bring their bikes on-site as this is preferred to limit the potential of theft. We do not have plans to provide increase bike parking.

HERITAGE

Weeds Social Club is located at 1601 Douglas Street in which the building has a “heritage” status. I have restored the SALLY'S sign which did not constitute an exterior change since it was an existing sign already in place. There are no plans for any exterior changes and only interior painting was completed within this building with the addition of some security measures to comply with CPTED. The “heritage” status is not impacted in any way with the development or rezoning of the property for a MMRU (Medical Marijuana Retail Use / Storefront Cannabis Retailer) business.

In Closing, Weeds Social Club was the only dispensary in Victoria to open as bold as I did with the reasoning that I believe in the alternative availability of natural medicine for patients; something outside of the pharmaceutical scope if you may. This proved beneficial to all parties involved and I believe we have made a huge impact in a positive fashion on the City of Victoria. I want to continue

supporting all my patients, employing Victoria residents in an evolving industry and supporting local business and my community for years to come. I appreciate the dedicated approach Mayor Helps and Victoria Council is taking while awaiting instruction from the Federal Government and I look forward to working with you along the way!

Should you have any questions, please don't hesitate to contact me!

Regards,

SHANE ESCHER
shane.escher@outlook.com
(604) 446-4448



TOUSAW LAW CORPORATION

September 6, 2017

Victoria Mayor and Council
c/o Mike Angrove, Planner
Sustainable Planning and Community Development
City of Victoria

Re: Lotusland Cannabis Club
1601 Douglas Street and 608 Johnson Street, Victoria

Dear Mayor and Council,

I am counsel to Lotusland Cannabis Club. It is my understanding that my client's zoning applications for 1601 Douglas Street and 608 Johnson Street are to be before you at the Committee of the Whole on September 7. My office has been in communication with Mr. Angrove on this matter.

My client has requested that I appear before Council prior to the decision being made on these two locations. Unfortunately I am unavailable on September 7 due to previously scheduled international travel obligations.

This letter requests that Council delay its decision on these two addresses until a mutually available date whereby I and my client can attend to address Council directly.

Yours very truly,

A handwritten signature in black ink, appearing to be 'K. Tousaw', with a long horizontal line extending to the right.

Kirk Tousaw
Tousaw Law Corporation



TOUSAW LAW CORPORATION

September 6, 2017

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c/o Mike Angrove, Planner
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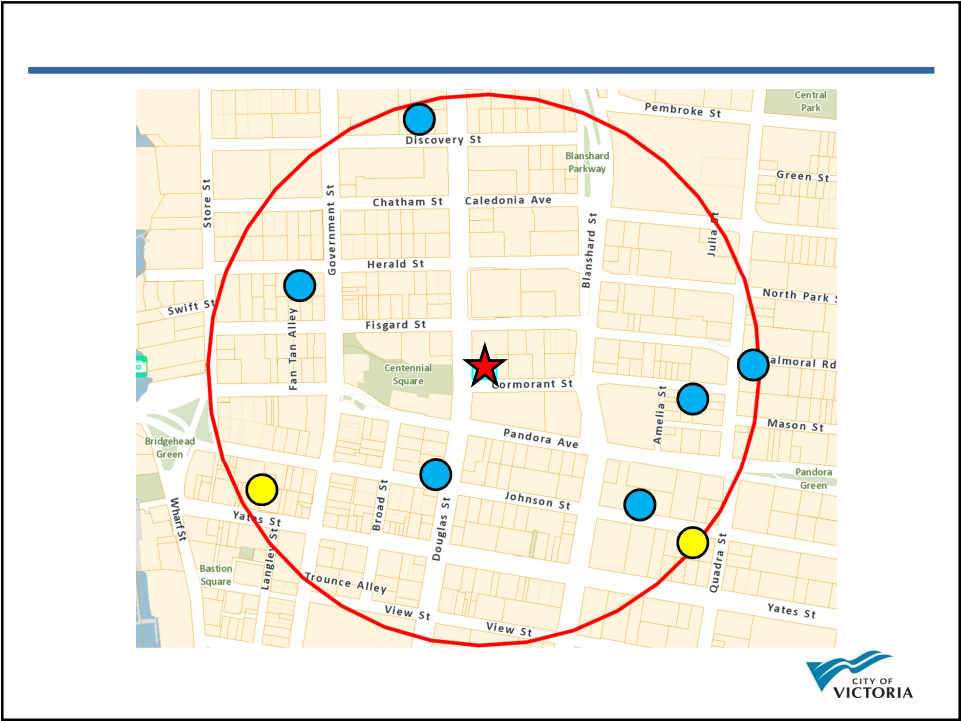
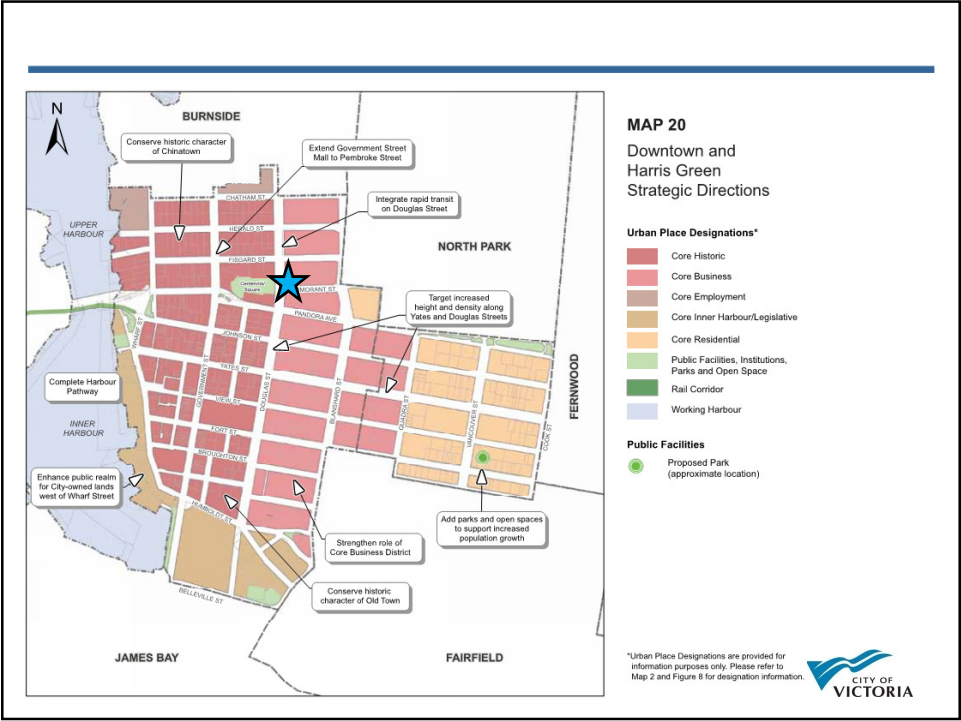
A handwritten signature in black ink, appearing to be 'K. Tousaw', with a long horizontal line extending to the right.

Kirk Tousaw
Tousaw Law Corporation

Temporary Use Permit
Application
for
1601-1609 Douglas Street &
710-714 Cormorant Street







域多利華僑公立學校

Victoria Chinese Public School

636 Fisgard Street, Victoria, B.C. Canada, V8W 1R6 Phone: (250) 384-7352 Fax: (250) 384-7358

Dear Mayor and Council:


The Chinese school was founded in 1899, it is 118 years old and is still running as a school. The school is the oldest school in North America. School programs including weekday classes and Saturday classes. School hours for weekday classes are 4-6pm daily, from Monday to Friday. Saturday classes are from 9 am to 1pm.

School starts the school year from September to June, same as the regular school. As of June 2017, total number of students are approximately 130. School program includes Chinese language(both Cantonese and Mandarin), from kindergarten to grade 12. Grade 12 students are able to get credit from their regular school as second language.

School also teach Chinese culture, Chinese calligraphy, Chinese folk dance, Lion dance and Dragon dance. Students often performed at the community, such as for celebration of the Chinese New Year, Victoria Day Parade, Chinatown Care Centre, Royal B.C. Museum, Art Gallery of Greater Victoria, and Victoria City Hall. Beyond the school hours, the school is also used for rehearsals and preparation for those events.

As Principal of the Chinese Public School, I ask that you support your policy of no dispensary within 200m of a school.

Sincerely,



Kileasa Wong
Principal, Victoria Chinese Public School
Secretary, Chinese Consolidated Benevolent Association
Editor, Chinatown Newsletter

636 Fisgard Street
Victoria B.C.
V8W 1R6

加拿大域多利中華會館

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION

636 Fisgard Street, Victoria B.C., Canada V8W 1R6 Tel: (250) 384-7352 Fax: (250) 384-7358



Dear Mayor and Council,

As President of the Chinese Consolidated Benevolent Association, which is the umbrella organization for 29 groups in our Chinese community, the oldest in Canada, I ask that you support your decision to decline all dispensaries within 200 m of the Chinese Public School, opened since 1899.

Also, I ask that you decline all dispensaries within 200 meters of our Victoria Chinatown Care Centre. The Victoria Chinatown Care Centre is located in the heart of Chinatown at Herald and Government Street. It was originally built by the Chinese community, in January 1982, replacing the old Chinese hospital. They provide services in Chinese and English, and Chinese foods, activities, and care are provided in a culturally sensitive way. The facility is licensed to provide complex care to 31 residents and an adult Day Program for seniors living in the community. They provide nutritious meals and snacks, physical exercise, and social connections.

In Chinese cultures, our seniors are held with great respect. We also recognize that they are vulnerable members of our community and due to this, we request that no dispensary is permitted in close proximity of the Victoria Chinatown Care Centre.

Sincerely,

Allen Ma
President, Chinese Consolidated Benevolent Association

636 Fisgard Street
Victoria B.C.
V8W 1R6

Pamela Martin

From: Richard Hamilton <[REDACTED]>
Sent: January 15, 2018 4:52 PM
To: Public Hearings
Subject: temporary use permit application 00004 1601 Douglas St

We are an owner at 732 Cormorant st which is just around the corner from this location. We are most strongly opposed to this application. We firstly do not believe in legal cannabis as in our view all the potential negatives that accompany this have never been fully analyzed. Just because a lot of people use cannabis is no reason to legalize it and then make it easy for more people to get hooked on it. Secondly, this location is right next door to a seedy hotel that has numerous transients and sketchy people, and the last thing the neighbourhood needs is a handy pot shop for these persons to spend their welfare dollars in. Walking down the sidewalk on Cormorant is already less than desirable without adding traffic for the potential cannabis customers. Lastly, I'm not sure what "temporary" means in this application because in my view once the store opens as temporary there would be a strong likelihood of transitioning to permanent. (question: if the temporary permit is issued, how is the decision made as to whether the permit is made permanent?) Regards,
Richard Hamilton

Pamela Martin

From: Richard Hamilton <[REDACTED]>
Sent: January 16, 2018 11:43 AM
To: Public Hearings
Subject: Fwd: temporary use permit application 00004 1601 Douglas St

Hello again. Further to this letter, I have more input to pass on from our tenant at 732 Cormorant who sees and hears a lot more and has hands on experience. The people who frequent this pot shop are on many occasions very disrespectful in the following ways: 1) they have urinated in the street gardens and doorways 2) they have invaded the privacy of the ground street patios (eg: leaving things in the enclosed patios) 3) after purchasing their cannabis they often stay on the street sidewalk and light up their joints, leaving the heavy odor of cannabis that pedestrians have to put up with 4) parking meters are abused in that one person stays in the car while the second passenger goes in to make a purchase. No money is put in the meter 5) Cormorant has become a drive through for cannabis purchasers. The traffic will get worse with the completion of the office towers and clients and customers of the towers compete for space with some of the more aggressive customers of the cannabis shop. There are frequent arguments and altercations on the street between customers from this store as many debts are settled with regards to drug usage on the street. It was our hope that when the office towers opened that the safety and security of the street would improve, our assumption being that larger businesses will not tolerate the conditions that individual residents are expected to put up with. This request for a permit indicates that things will get worse before they get better if the permit is approved.

From: "Richard Hamilton" <[REDACTED]>
To: "publichearings" <publichearings@victoria.ca>
Sent: Monday, January 15, 2018 4:51:57 PM
Subject: temporary use permit application 00004 1601 Douglas St

We are owners at 732 Cormorant St. which is just around the corner from this location. We are most strongly opposed to this application. We firstly do not believe in legal cannabis as in our view all the potential negatives that accompany this have never been fully analyzed. Just because a lot of people use cannabis is no reason to legalize it and then make it easy for more people to get hooked on it. Secondly, this location is right next door to a seedy hotel that has numerous transients and sketchy people, and the last thing the neighbourhood needs is a handy pot shop for these persons to spend their welfare dollars in. Walking down the sidewalk on Cormorant is already less than desirable without adding traffic for the potential cannabis customers. Lastly, I'm not sure what "temporary" means in this application because in my view once the store opens as temporary there would be a strong likelihood of transitioning to permanent. (question: if the temporary permit is issued, how is the decision made as to whether the permit is made permanent?) Regards,
 Richard Hamilton

Pamela Martin

From: hua ying <[REDACTED]>
Sent: January 18, 2018 11:29 AM
To: Public Hearings
Subject: Oppose the Cannabis retail store to be opened at 1601 Douglas St

Dear Sir/Madame

Thanks for sending me the information of the "Its your neighborhood".

We strongly oppose the proposal of the Temporary Use Permit Application Number 00004, which is to use the property as a Cannabis Retail store. We do not want my neighborhood will be surrounded by those drug takers which may cause more safety issues in my neighborhood. It also will be a shame for the city hall if more crimes would be brought up due to this location of the Cannabis retail store.....

My contact information is [REDACTED] and my cell phone is [REDACTED].

Please keep my contact information confidential.

Many thanks
Vicki

Pamela Martin

From: Joanna Kafarowski <[REDACTED]>
Sent: January 18, 2018 8:39 AM
To: Public Hearings
Subject: Temporary Use Permit Application No. 00004

To Whom It May Concern,

I own a condominium at "The Hudson" located at 1701 Douglas Street, Victoria. I strongly oppose the granting of a permit relating to Temporary Use Permit Application No. 00004 at 1601 Douglas Street, Victoria for the purpose of allowing a storefront cannabis retailer.

Should you have any questions, please contact me through this email address.

Regards,

Dr. Joanna Kafarowski

Pamela Martin

From: Sue Candy <[REDACTED]>
Sent: January 19, 2018 10:17 AM
To: Public Hearings
Subject: Temporary Use Permit Application No. 0004

We own a condominium in the Corazon and would like to lodge a strong objection to the use of this premises for the purpose of allowing a storefront cannabis retailer. Recently condo, office and retail business developers have spent a lot of money trying to improve the environment around Cormorant Street. If this proposal goes ahead it will completely go against the efforts of developers to clean up the area and it will deter businesses further development. With the new BCImc building being built and the many professionals who will be working there, they require good restaurants and coffee shops, not cannabis stores. If anything this area needs to be cleaned up in order to improve the downtown core of Victoria to encourage business, residential and tourist growth.

Thank you for your time and consideration.

Sincerely

Sue Candy

Alicia Ferguson

From: Public Hearings
Subject: RE: Tempt Use Permit Application No. 00004 (1601 Douglas)

From: Robin Adams
Sent: January 20, 2018 3:39 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: Tempt Use Permit Application No. 00004 (1601 Douglas)

To the City of Victoria Council Members,

Regarding the meeting to take place on January 25th, 2018 to consider a temporary use permit for the purpose of allowing a storefront cannabis retailer at 1601 Douglas Street, I am submitting my input by email. I feel very strongly that the 'Lotusland' cannabis retailer should be permitted to stay and operate in their existing location on Douglas Street because their presence in this neighborhood enhances the community and provides a vital service to its inhabitants. I feel much better knowing that quality controlled, knowledgeable, and organized sales of cannabis take place down the street from my home. The alternative might be that people in this area turn to 'under the table' sales of cannabis with product that may not be properly checked for dangerous substances added. It is also a benefit to have close access to safe cannabis, for those that use it medicinally.

I live a block away from the store, and I walk by it constantly. I have never seen or heard of any incidents in or around their store. Their store front is always well kept and clean. The staff are always exceedingly compassionate, knowledgeable, and courteous. This business is a credit to our corner of downtown.

Please consider approving their application for a temporary use permit for the purposes of allowing a storefront cannabis retailer.

Thank you for your consideration,

Robin Adams
770 Fisgard Street (The Hudson Building)

Pamela Martin

From: [REDACTED]
Sent: January 23, 2018 11:34 AM
To: Public Hearings
Subject: Cannabis retailer

RE: Temporary Use Permit Application No: 00004

Hi I am the owner of one of the units in [REDACTED].

I DONOT want to have a cannabis retailer in my neighborhood.

Please donot disclose my email or any personal information.

Thank you,
Property Owner

Pamela Martin

From: Maryse Dallaire [REDACTED]
Sent: January 23, 2018 5:09 PM
To: Public Hearings
Subject: Temporary Use Permit Application No. 00004

To whom it may concern,

From the letter dated January 12, 2018, we strongly oppose the issuing of a Temporary Use Permit for the land known as 1601 Douglas Street, for the purpose of allowing a storefront cannabis retailer.

For many years we have worked at the opposite in cleaning the area of drugs like the relocation of the needle depot that was on Blanchard and Cormorant so it safe for our children. This is not the group of people we want to attract to our neighbourhood. Notwithstanding the impact having a cannabis store will have on our resale value of our condo.

Regards,

Frédéric Torres

Co-Owner of 732 Cormorant

Pamela Martin

From: ROBERT MILLER [REDACTED]
Sent: January 24, 2018 11:07 AM
To: Public Hearings
Subject: Temporary Use Permit application No. 00004

To Mayor and Council,

I am a resident of 732 Cormorant St, and have have lived at this location for over six years, and have worked in the downtown core for 19 years. I am writing to express my concerns over the above noted application.

Over the past few years the city has seen a rapid proliferation of cannabis retailers/dispensaries in the downtown core, in anticipation of federal and provincial regulatory changes that are proposed, but not yet in effect. In this environment it is difficult to implement good long term planning, so the City has fortunately created some regulatory guidelines as criteria to help inform their decisions. In the case of this application, the city's criteria are not being met.

Specifically:

1. The location is within 400 meters of other cannabis retailers 2. The location is within 200 meters of a school, as well as a day care

In addition, the subject location is

A) directly across the street from the Centennial Square, a location frequented by families and children.

B) It is also located within a building that houses some of the City's most vulnerable residents (and the City subsidizes the owner of this building to assist in making housing at this location available to them). It would be short sighted to encourage a use which could put them at risk.

C) there is a clear lack of community support by residents and other concerned parties for allowing this application

In light of this I strongly encourage you to NOT approve this application.

Robert Miller

Sent from my iPad

Regarding: 1601 Douglas St, For the purpose
of allowing a storefront Cannabis
Retailer. Victoria City Council - 25 Jan 2018


My Name is Erin De Vega I Live at
#403-732 Cormorant in the Corozon
building. I have Lived here for 5
years Now and have Seen Many
Changes to our neighborhood.

I have an 8 year old Daughter
and when we moved into the
Corozon we noticed a lot of street
people outside our building and
realized the needle Exchange used
to be across the Road from
Blanshard. Many times we would
look outside and see people using
drugs in the Courtyard we over
look. I was really dissapointed and
had moved here to be close to work
and my daughters preschool.

When I heard a Marijuana Store
was opening on the Corner I thought
that it would only get worse but to
my Surprise it actually got better.
Less street people and Less crime
too. We also Enjoyed the Store →

Front windows on Special holidays
they were always nicely decorated.
I realized to that my daughter
knows now more about Cannabis
then I did at her age and the
reality is that more } more stores
are helping alot of people that
maybe dealing with acute pain to
Anxiety, depression or stress. To
see how busy they are tells you
that people need this store to be
here. They get used to the Employees
who I'm sure are very knowledgable
otherwise they wouldn't be as
busy as they are. We need to
support our local businesses if
not us who will? I have lived
my whole life in Victoria and
truly believe in supporting local
all the way!

Sincerely,
Erin De Vega



Pamela Martin

From: L Cooney [REDACTED]
Sent: January 24, 2018 11:49 PM
To: Public Hearings
Subject: Temporary use Permit Application No. 00004

Hello:

Thank you for requesting feedback and I do apologize for such a late reply.

I am having a really hard time as a Victoria resident, homeowner, taxpayer, and citizen understanding any reason for providing anyone a permit to break a law. The is what I see this application as. I have really felt offended every time I see a pot shop in Victoria. Granted, if they are not opening until July 1 2018 when this product will be legal, possibly, I can see why they would apply. But BC, let alone Victoria has not finalized how this product will be distributed. If it is a medicine why would it be sold anywhere other than where medicines are sold? Is it like an herb? Then what is the fuss?

It seems a big mess. It adversely affects the developing brain. Why would we provide access to those who #1 do not have fully developed brains and therefore #2 do not have fully developed awareness of the consequences of their actions?

I understand by legalizing it there is a possibility of deflating a criminal element in the sale of this product, and thereby inflating our tax base. Very seductive reasoning.

I know this is a hard decision for Council. Go with what you expect the majority of your electoral base would say, because that is what you are elected to do.

Good luck
Linda Cooney

Pamela Martin

From: Geoffrey Manson [REDACTED]
Sent: January 25, 2018 10:42 AM
To: Public Hearings
Subject: Temporary Use Permit Application No. 00004

Hi there,

I'd like to defend Lotusland Cannabis Club in their desire to stay at 1601 Douglas St.

I've been a customer of theirs for years now, and it's always been a busy store, with friendly, informative staff. In undergoing chemotherapy treatment 2 years ago, they were extremely helpful in helping me choose a plan to manage my pain. I know that dispensaries sometimes get a negative view from the public at large, but I feel that Lotusland has always been a welcoming part of this neighborhood, and I would hate to see it go.

Thank you,

Geoff Manson.

606 - 780 Fisgard St.
Victoria, BC
V8W 0E1



Council Report

For the Meeting of January 25, 2018

To: Council **Date:** January 12, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue in accordance with:

1. Plans date stamped November 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, **except reducing the sideyard setback from 4.5 metres to 0.**
3. Registration of the lot line adjustment at the Land Title and Survey Authority Office to the satisfaction of staff.
4. The Development Permit with Variance lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to provide an updated motion for Council's consideration related to the Development Permit with Variance application for the property located at 785 Caledonia. On January 11, 2018, Council considered this matter, and although the report detailed the requested variance, the motion inadvertently did not identify it. Additionally, the direction related to giving notice regarding the variance was omitted. These two items are identified in bold text above.

With this updated direction from Council, the application would advance as originally planned to an opportunity for public comment on February 8, 2018. The Committee of the Whole Report dated January 11, 2018 is attached for Council's reference.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'A. Meyer'.

Alison Meyer
Assistant Director
Development Services

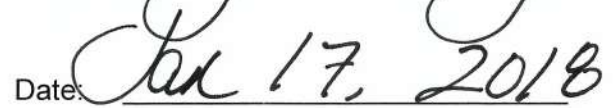
A handwritten signature in blue ink, appearing to read 'J. Tinney'.

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:



List of Attachments

- Attachment A: Committee of the Whole Report, dated January 11, 2018.



Committee of the Whole Report For the Meeting of January 11, 2018

To: Committee of the Whole **Date:** December 21, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue

RECOMMENDATION

That Council authorize the issuance of Development Permit with Variance Application No. 00064 for 785 Caledonia Avenue in accordance with:

1. Plans date stamped November 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of the lot line adjustment at the Land Title and Survey Authority Office to the satisfaction of staff.
4. The Development Permit with Variance lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 785 Caledonia Avenue. The proposal is for changes to the exterior of the building and landscaping, and to enclose a portion of the patio in a previously approved mixed-use building. There is one variance related to a side yard associated with this proposal.

The following points were considered in assessing this application:

- the decreased side yard variance is considered supportable as adequate breathing space and carriage way are maintained across the site
- the proposal is generally consistent with the *Downtown Core Area Plan*, 2011
- the proposed changes from the previous proposal presented to, and approved by Council on November 26, 2015 (minutes attached), are considered to be minor in nature and consistent with the original intent of the previous proposal.

BACKGROUND

Description of Proposal

The proposal is for changes to the exterior of the building and landscaping, and to enclose a portion of the ground-level commercial retail unit patio in a previously approved mixed-use building, as part of Phase Two of the "Hudson Walk" development which is currently under construction. Phase Two includes a 16-storey, 106-unit tower with ground-floor townhouses fronting on Caledonia Avenue, as well as commercial floor area fronting on Blanshard Street. Underground vehicle parking and secure bicycle stalls are proposed for residential and commercial tenants and visitors. Outdoor amenity space is proposed with private space for residents, as well as open space for the public. Specific details include:

- building design and finishes similar and complementary to the design of the Phase One residential tower (completed in 2016)
- 106 suites ranging in size from 38m² to 95m²
- five ground-floor townhouses along Caledonia Avenue
- underground parking (75 stalls)
- 139 secure bicycle stalls and eight publicly accessible stalls.

Exterior building materials include:

- street walls of brick veneer
- painted architectural concrete with reveals
- clear glazing in prefinished aluminum frames
- aluminum guardrails and gates
- vertical spandrel glazing with autumn orange colour accents
- decorative metal screens for balcony enclosures.

The programming elements of the outdoor amenity space proposed as part of the original submission have been maintained. Landscaping features for the private area of the outdoor amenity space include:

- a dog run
- accessible bike parking
- flex space
- seating areas.

Landscaping features for the public area of the outdoor amenity space include:

- a children's play area
- interactive art
- a seating wall
- tables and benches.

Landscaping materials include:

- broom-finished concrete
- concrete unit pavers
- fiber surface for the children's play area
- birds eye gravel for the dog park
- a mix of coniferous and deciduous trees
- lawn, ground cover planting, bushes and shrubs.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes a total of 139 secure bike racks, and eight publicly accessible racks, which supports active transportation.

Public Realm Improvements

No public realm improvements beyond City requirements are proposed in association with this Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The property was rezoned in 2009 to the site-specific CA-60 Zone, Radius District. Where amenities are not provided, the zone permits a base density of 3:1 FSR, under the regulations of the CA-4 Zone, Central Area Commercial Office District. However, if amenities are provided, as defined in the zone, then a maximum density of 4.85:1 FSR is permitted. The amenities defined in the Zone include the following:

- underground parking only, no surface parking permitted
- at least 330 parking spaces in excess of the zoning requirements
- at least 20% open site space
- a 3m wide carriageway secured by a Statutory Right-of-Way linking Herald Street and Caledonia Avenue
- at least 8800m² of floor area exclusively for residential use.

Phase One of the overall site development (755 Caledonia Avenue) was completed in 2016. With a lot line adjustment between Phase One and Two, the total development will not exceed the base density of 3:1 FSR for either phase. The lot line adjustment is currently in progress, and staff have included appropriate wording to ensure this is registered prior to issuing the development permit. While not necessary as the base density has not been exceeded, the amenities required at the maximum density are provided with the exception of the surplus parking and minimum residential floor area of 8800m².

Data Table

The following data table compares Phase Two with the regulations of the existing CA-60 Zone, Radius District, as well as the proposed CBD-1 Zone, Central Business District-1. A single asterisk is used to identify where the proposal is less stringent than the existing Zone and a

double asterisk is used to identify where variances were approved through previous approvals.

Zoning Criteria	Phase Two Previous Proposal 2015	Phase Two Current Proposal	CA-60 Zone
Site area (m ²) - minimum	2458.90	2533.00	N/A
Location of residential uses on ground floor	Permitted**	Permitted**	Not permitted
Density (Floor Space Ratio) - maximum	3.00:1	2.98:1	3:00:1
Height (m) – maximum	41.09	41.09	43.00
Storeys - maximum	15	15	N/A
Setbacks (m) - minimum			
Front (East) Blanshard St.	6:1 massing over 10m** 5:1 massing over 10m**	6:1 Permitted** (variance approved in Phase Two)	5:1 massing over 10m 5:1 massing over 10m
Side (North) Caledonia Ave.	9.61	9.61	4.5
Interior (South)	0.64	Nil*	Nil
Rear (West)	12.72	15.80	
Parking - minimum	122	122	74
Visitor parking - minimum	8	8**	8
Bicycle parking stalls – minimum (long-term)	142	139	108
Bicycle parking stalls – minimum (short-term)	8	8	8

Relevant History

The Development Permit for Phase One of “Hudson Walk” was approved by Council on December 18, 2014. The approval included a variance to permit 218m² of ground-floor residential use, including a number of townhouses on Caledonia Avenue. A further application to increase the amount of ground-floor residential use by another 435m² in Phase One was approved by Council on September 10, 2015.

A previous Development Permit with Variances application for Phase Two of “Hudson Walk” was approved by Council at the meeting of November 26, 2015 (minutes attached). A staff delegated Development Permit to partially enclose a portion of the patio in Phase Two was approved on February 10, 2016. The current proposal is very similar to the original design although the enclosed portion of the patio was extended, prompting a request to reduce the requirement of a 4.5 meter setback to nil.

The following minor changes have been made to the design:

- enclosure of a patio for the ground level commercial unit, for a total of 136.31m²
- lot line adjustment to ensure the additional floor area does not exceed the maximum

- 3.0:1 floor space ratio (FSR) density in the current CA-60 Zone, Radius District
- incorporation of a HW pattern in the metal screens, and removal of the illuminated 'Hudson' lettering for the exterior balconies on the corner of Blanshard Street and Caledonia Avenue
- reconfiguration of the landscaping of the outdoor amenity space, with the introduction of 'Hudson's Bay' themed public art.

A concurrent rezoning application for a brewpub and distillery was originally submitted with this application, but this is no longer being pursued by the applicant, at this time.

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, the application was referred for a 30-day comment period to the Downtown Residents Association CALUC. At the time of writing this report, a letter from the CALUC had not been received; any correspondence received prior to an opportunity for public comment, provided Council advances the application through the process, will be referred to Council for consideration.

ANALYSIS

The proposal is generally consistent with the design policies and guidelines contained within the *Official Community Plan, 2012*, and the *Downtown Core Area Plan, 2011* and its appendices. Further analysis of the proposal's consistency with these guidelines is contained below. The requested reduction in the south side yard setback is recommended as supportable as the building, remains largely unchanged with adequate breathing room and the carriageway through the site maintained.

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area (DPA) 2 (Heritage Conservation) Core Business. The objectives of the designation are to conserve and enhance the character of the Downtown, realize the architectural potential of the area, and encourage revitalization of the area through design control of new infill buildings and landscaping. Design guidelines that apply to DPA 2 are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Downtown Core Area Plan* (DCAP), 2012.

Downtown Core Area Plan (2011)

The intent of the guidelines contained within the DCAP are to ensure new development is integrated into the existing neighborhood in a sensitive manner. The guidelines provide direction to animate the street frontage with landscaping and entrances to residential units that are easily identifiable. The proposed entrance to the apartment tower, as well as the entrances to the proposed townhouses on Caledonia Avenue, are in accord with these guidelines.

Design Guidelines for Buildings, Signs and Awnings (1981)

These guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on these general aspects: design approach, relevancy of expression, context, pedestrian access, massing,

scale, roofline, street relationship and landscape plan. The Application is consistent with the Guidelines.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

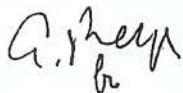
CONCLUSIONS

The proposal is consistent with the design policies and guidelines contained within the *Downtown Core Area Plan*, 2011 and its appendices. The changes that have occurred since the original proposal's approval in 2015 are minor in nature and do not alter the integrity of the design. For this reason, staff recommend Council support the application.

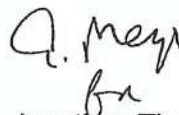
ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00064 for the property located at 785 Caledonia Avenue.

Respectfully submitted,




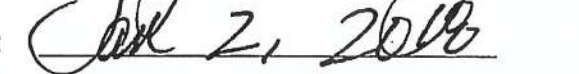
Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

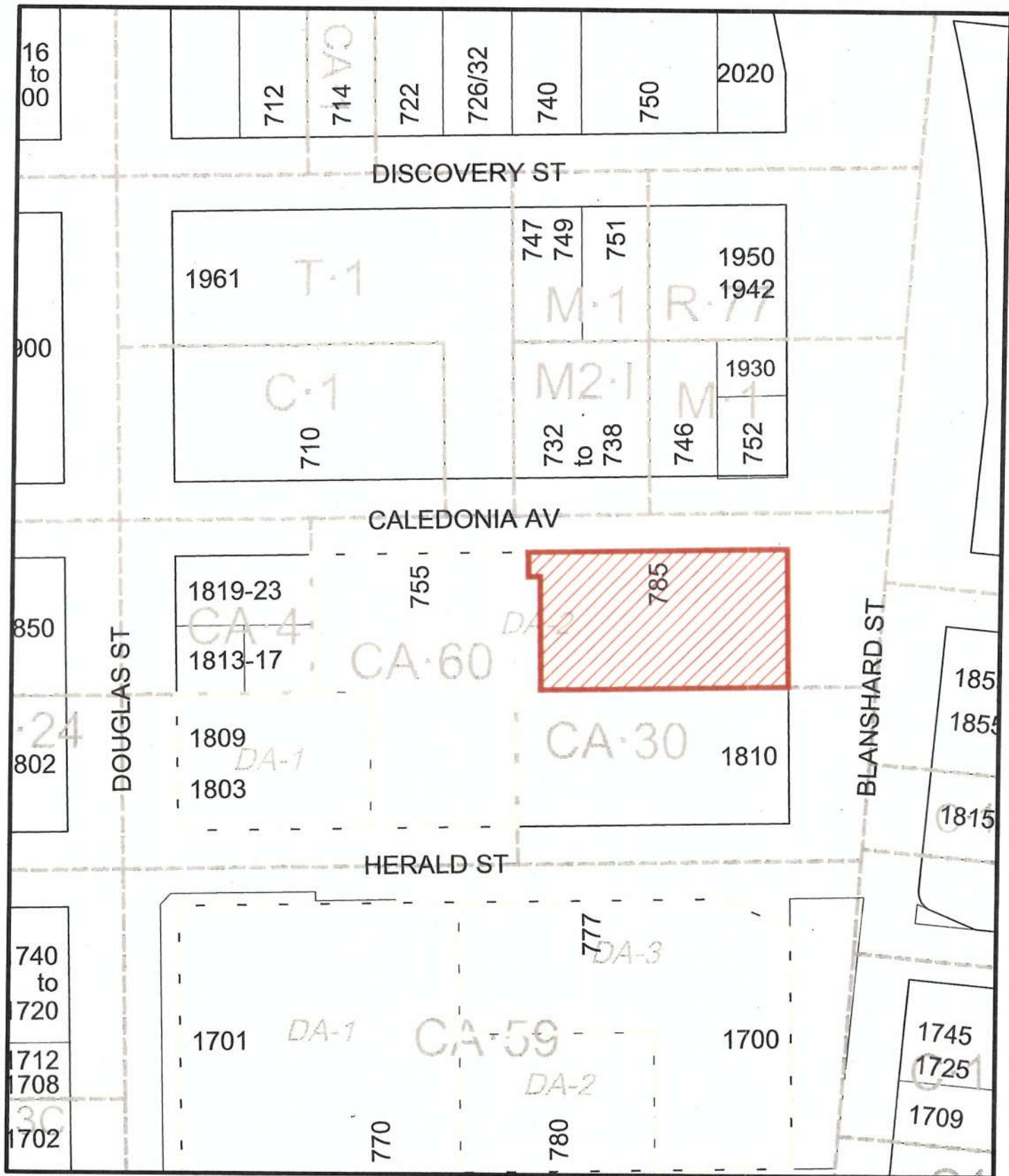
Report accepted and recommended by the City Manager:

Date:

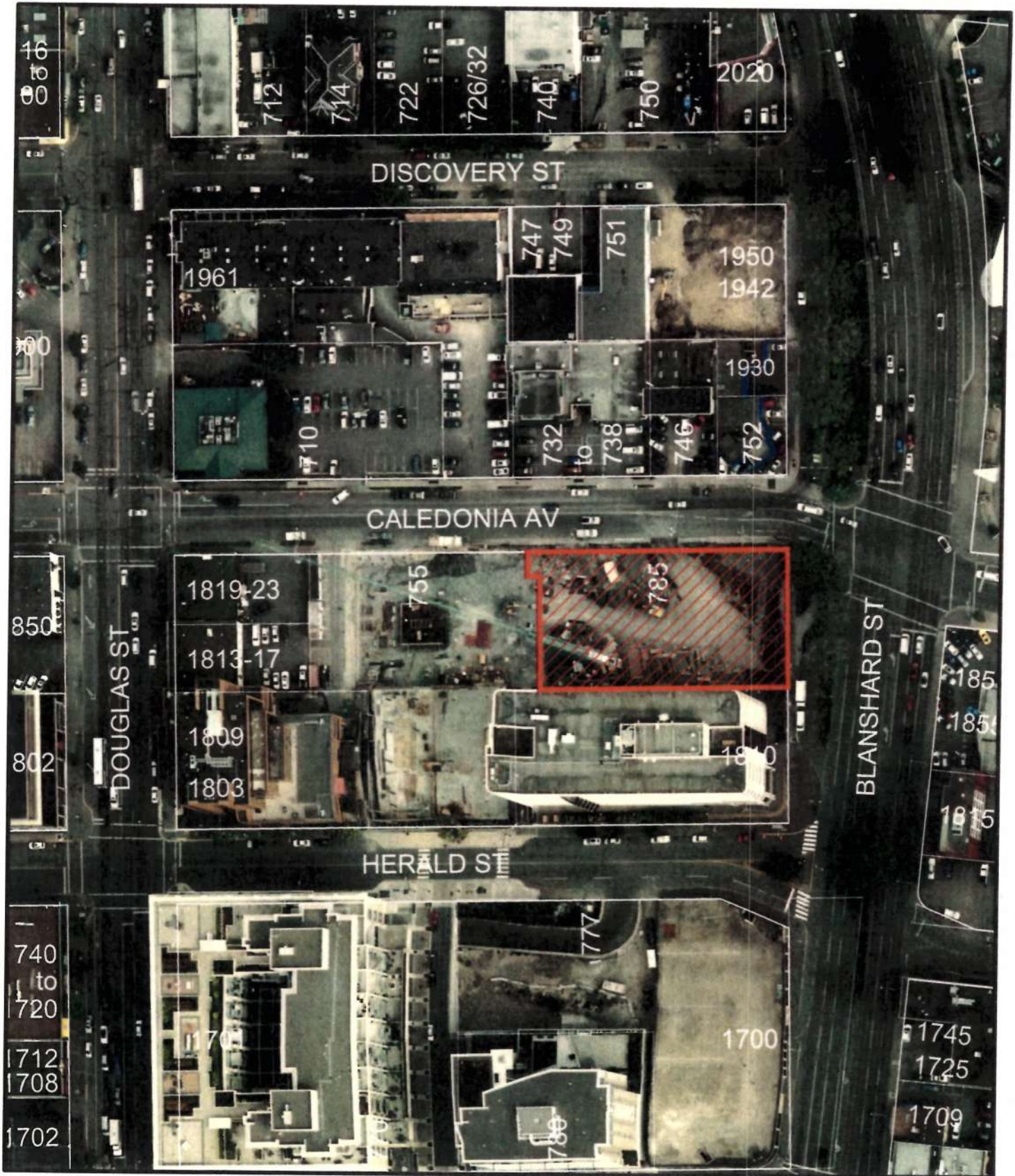



List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from applicant to Mayor and Council dated December 28, 2017
- Attachment D: Plans date stamped November 23, 2017
- Attachment E: Minutes from Council meeting of November 26, 2015
- Attachment F: Correspondence



785 Caledonia Avenue
Development Permit with Variance #00064



785 Caledonia Avenue
Development Permit with Variance #00064



T O W N L I N E

December 28, 2017
City of Victoria
1 Centennial Square
Victoria, BC V8W, 1P6

Dear Mayor Helps and Council;

RE: Development Permit Amendment – 785 Caledonia

**Legal Description: Parcel Identifier: 000-059-897 LOT A, OF LOTS 699 TO 700 INCLUSIVE, AND
OF LOTS 703 TO 707 INCLUSIVE, VICTORIA CITY, PLAN 13333, EXCEPT PART IN PLAN EPP3862**

Townline is pleased to submit for a development permit amendment for our project, Hudson Walk Two, located at 785 Caledonia. The purposed of the permit amendment is to cover changes made to the building during construction which include: the outdoor landscape design; subtle exterior changes and a change to expand the floor space of the commercial space for the building. The building was completed in June 2017 and granted an "okay to occupy" based on the condition that the above noted changes would be finalized through both development permit and building permit amendments.

Outdoor Amenity Revisions

Townline revised the landscape design of the outdoor amenity area which connects the Hudson Walk towers after the start of construction of the second phase. The rationale for changing the design was to better integrate the outdoor program areas with a public art piece that was commissioned by Townline for the project. The revisions to the design retained the intent of satisfying the original program that was approved as part of the original development permit. This includes a dog run, extensive plants, shrubs and trees, a children's play area, seating areas, historic artifacts from the Hudson's Bay Building and a sculptural art piece designed by Mark Ashby and Kate Stefiuk entitled "Trade Blanket". The revisions to the space were made to integrate the art piece into the space which conveys the idea of laying a blanket out over the space.

The now completed amenity space is a vibrant and unique destination which is open to both Hudson District residents and the general public. We have received many compliments on the space and we are pleased that it has become such a successful component of the Hudson District and adds yet another interesting space to downtown Victoria

Building Exterior Changes

During the project Townline and its design team made slight revisions to the exterior design of the building including removal of some exterior brick on the north commercial façade which was done to provide continuity with Hudson Walk One. A revised design to the exterior decorative panels was also submitted, this change was made to marry the design to features in the amenity area. A picture of the decorative panels on the NE side of the building (i.e. Blanshard and Caledonia) is provided, these were



T O W N L I N E

proposed and approved as part of the original development permit application to provide visual interest to the building.

Expansion of Commercial Retail Area and Request for Side Yard Setback Variance

As you may be aware, Townline is working with a prospective tenant interested in operating a brew pub in the commercial space of Hudson Walk 2. While this proposal is contingent on the use being approved under the City's Downtown Bylaw update, the space was reconfigured during construction to allow for this potential use (i.e. increased slab thickness, rough in for freight elevator, etc...). The tenant also requested additional interior space in order to meet the seating requirements for the business plan and asked if an area that was previously approved as a covered outdoor patio could be enclosed to match the rest of the podium.

Townline representatives discussed this change with City staff understanding that development and building permit amendments would be required. At risk, Townline proceeded with enclosing the area while concurrently preparing the revised plans to submit to the City. However, upon further review with City staff, the matter was more complex beyond a delegated development permit amendment and resulted in the delay to obtaining final occupancy for the entire building. This includes the requirement for a side yard setback variance along the south property line from 4.5 to 0.68m as the commercial podium portion of the building was extended along the Blanshard elevation of the building which resulted in a improved façade for the building design.

To secure the commitment to resolve the matter, Townline register a clean hands covenant and provided a security deposit in favour of the City. The changes being requested through the development permit amendment will allow for Townline to finalize the outstanding permitting and finalize the project.

I trust the above outlines the changes being requested to amend our development permit, if you have any questions; please contact me directly at 250.383.2122 or at justin.filuk@townline.ca

Sincerely,

Justin Filuk
Director of Development - Victoria



DAY AND NIGHT VIEW FROM CORNER OF BLANSHARD ST. AT CALEDONIA AVE.



PROJECT DATA

PROJECT SUMMARY:

CIVIC ADDRESS: 785 CALEDONIA AVENUE, VICTORIA, B.C.
 LEGAL ADDRESS: LOT B OF LOTS 723, 724, 725 AND 726 VICTORIA EPP66100
 OWNER: PRT DEVELOPMENT HOLDINGS LTD
 AUTHORITY HAVING JURISDICTION: CITY OF VICTORIA, B.C.

ZONING OVERVIEW:

ZONING: CA-60 (DA 2)
 SETBACKS: FRONT (Blanshard) 6.1 (massing over 10m)
 REAR (South) 0.64m
 SIDE (Caledonia) 5.1 (massing over 10m)
 SIDE (West) N/A
 HEIGHT 41.09m

SITE AREA: Phase 2
 2533.0 m²

TOTAL FLOOR AREA: 7557.34 m²

FLOOR SPACE RATIO: 2.954

BUILDING AREA OVERVIEW: Phase 2

RESIDENTIAL: 7058.14 m²

RETAIL/COMMERCIAL: 499.20 m²

PARKING OVERVIEW:

LOADING OFF-STREET: REQUIRED 0 PROVIDED 2 (Ph 1)

VEHICLE PARKING REQUIREMENTS

APARTMENTS (Phase 2) 0.7 PER UNIT = 0.7 x 106 = 75 REQUIRED 75 PROVIDED 75

VISITORS 10% OF 75 = 7.5 REQUIRED 8 PROVIDED 8

RETAIL (Phase 2) 1 PER 37.5m² = 499.2 m² / 37.5m² = 14 REQUIRED 14 PROVIDED 14

NEIGHBOURING OFFICE BUILDING REQUIRED 25 PROVIDED 25

TOTAL REQUIRED 97 PROVIDED 122

PROPOSED VEHICLE PARKING: Phase 2
 P1 57
 P2 65
 TOTAL 122

BICYCLE STORAGE REQUIREMENTS

RESIDENTIAL: 1 PER UNIT = 106 PROVIDED 131
 CLASS 1 = 100% = 106
 CLASS 2 = 6-SPACE RACKS PER BUILDING PROVIDED 7

RETAIL/COMMERCIAL: 1 PER 205m² FOR FIRST 5000m² GROSS AREA PROVIDED 8
 499.2 m² / 205m² = 2.4
 CLASS 1 = 50% = 1.5
 CLASS 2 = 50% = 1.5 PROVIDED 8

RESIDENTIAL OVERVIEW:

BREAKDOWN PER PHASE: Phase 2 SIZE m²

BREAKDOWN PER UNIT TYPE

1 BEDROOM 66 38-50 m²
 2 BEDROOM 34 55-77 m²
 TOWNHOME 6 90-95 m²
 TOTAL 106

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	08 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	08 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT
3	08 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	12 JAN 2016	REISSUED FOR DP AMENDMENT
6	22 JAN 2016	REISSUED FOR BUILDING PERMIT
7	24 FEB 2016	ISSUED FOR CONSTRUCTION
8	24 APR 2017	REISSUED FOR DP AMENDMENT
9	14 JUN 2017	RECORD DRAWINGS
10	13 JUL 2017	REISSUED FOR DP AMENDMENT
11	12 NOV 2017	REISSUED FOR DP AMENDMENT

RAFI ARCHITECTS INC.



TEL: 604.688.3655
 FAX: 604.688.3522
 EMAIL: rafia@rafiarchitects.com
 WWW: rafiaarchitects.com

SUITE ONE
 1600 HOWE ST
 VANCOUVER B.C.
 V6Z 2Y9 CANADA

Client: TOWNLIFE

Project: HUDSON WALK 2,
 785 Caledonia Ave,
 VICTORIA, B.C.

General Notes
 PROJECT DATA

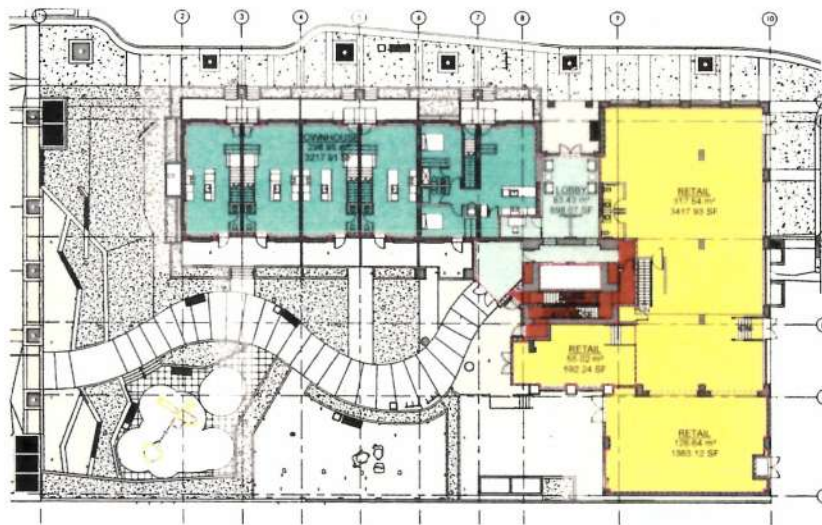
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Received
 City of Victoria

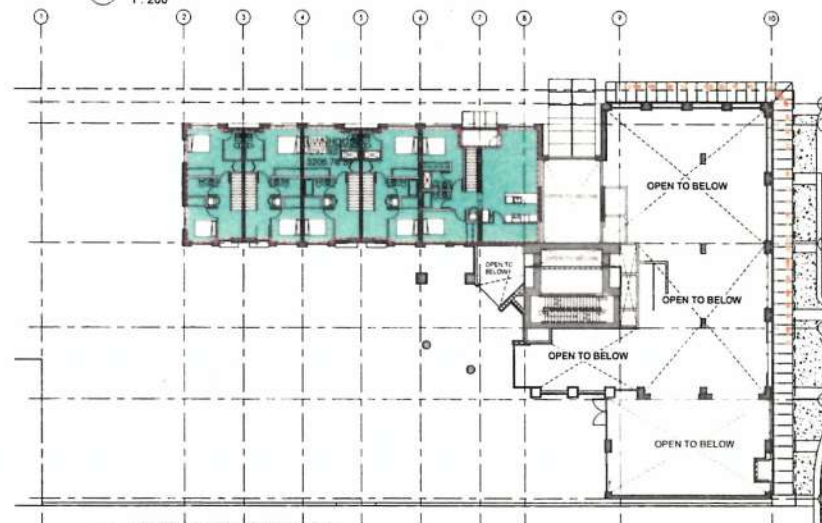
NOV 23 2017

Planning & Development Department
 Development Services Division

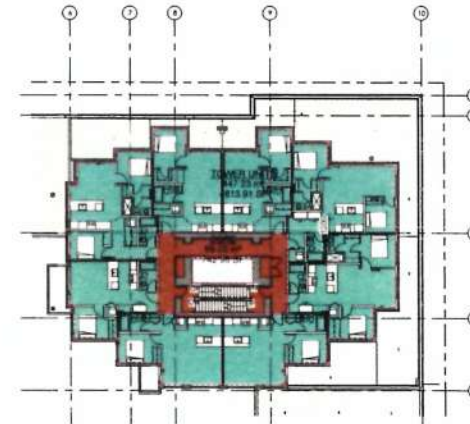
Victoria City Council - 25 Jan 2018



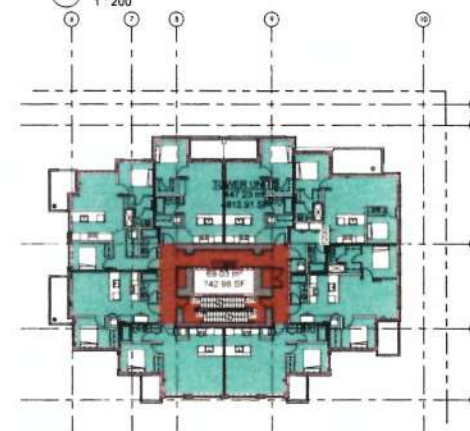
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1:200



2 LEVEL 2 FAR OVERLAY
1:200



3 LEVEL 3 FAR OVERLAY
1:200



4 LEVEL 4 TO 8 FAR OVERLAY
1:200



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Revision Schedule		
Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	09 OCT 2015	REVISION FOR DEVELOPMENT PERMIT
3	10 DEC 2015	REVISION FOR BUILDING PERMIT
4	29 JAN 2016	REVISION FOR BUILDING PERMIT
5	24 FEB 2016	REVISION FOR CONSTRUCTION
6	24 APR 2017	REVISION FOR CONSTRUCTION
7	14 JUL 2017	REVISION FOR CONSTRUCTION
8	31 AUG 2017	REVISION FOR CONSTRUCTION
9	22 NOV 2017	REVISION FOR CONSTRUCTION

Drawing Issue Date		
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	09 OCT 2015	REVISION FOR DEVELOPMENT PERMIT
3	10 DEC 2015	REVISION FOR BUILDING PERMIT
4	29 JAN 2016	REVISION FOR BUILDING PERMIT
5	24 FEB 2016	REVISION FOR CONSTRUCTION
6	24 APR 2017	REVISION FOR CONSTRUCTION
7	14 JUL 2017	REVISION FOR CONSTRUCTION
8	31 AUG 2017	REVISION FOR CONSTRUCTION
9	22 NOV 2017	REVISION FOR CONSTRUCTION

RAFI ARCHITECTS INC.
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 EMAIL: info@rafiarchitects.com
 WEBSITE: rafiarchitects.com
 SUITE ONE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2T9 CANADA

Client: **TOWNLINE**

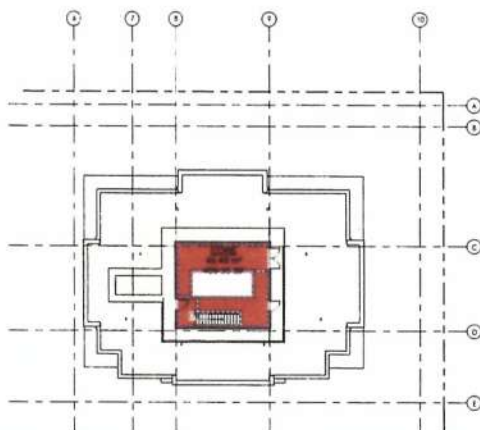
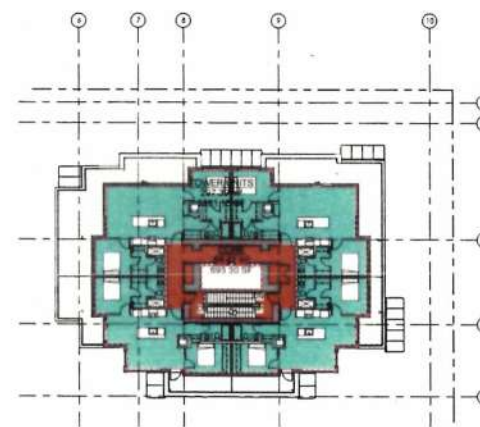
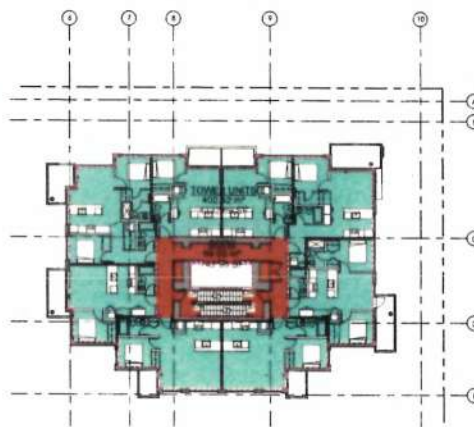
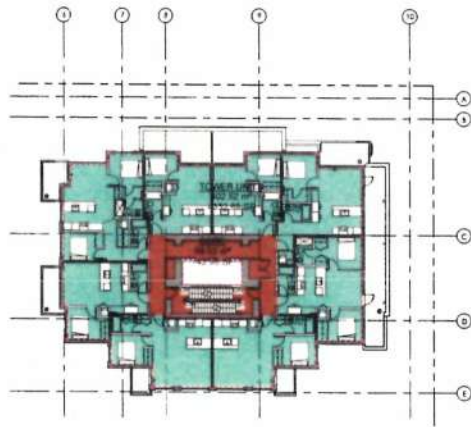
Project: **HUDSON WALK
785 Caledonia Ave
VICTORIA, B.C.**

Document: **FAR OVERLAY**

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File name: [blank]	Rev: [blank]

Received
 City of Victoria
 NOV 23 2017
 Planning & Development Department
 Development Services Division

Victoria City Council 25 Jan 2018



F.A.R. CALCULATION TABLE

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Drawing Issue Date


Revision Schedule

Item #	Date	Description
1	26 AUG 2017	ISSUED FOR DEVELOPMENT PERMIT
2	26 OCT 2017	RECEIVED FOR DEVELOPMENT PERMIT
4	10 DEC 2017	ISSUED FOR BUILDING PERMIT
7	29 JAN 2018	RECEIVED FOR BUILDING PERMIT
8	28 FEB 2018	ISSUED FOR CONSTRUCTION PERMIT
12	24 APR 2017	ISSUED FOR DP AMENDMENT
13	14 JUN 2017	RECEIVED DRAWINGS
16	31 AUG 2017	RECEIVED FOR DP AMENDMENT
17	22 NOV 2017	RECEIVED FOR DP AMENDMENT

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Client  TOWNLINE

HUDSON WALK
785 Caledonia Ave.
VICTORIA, B.C.

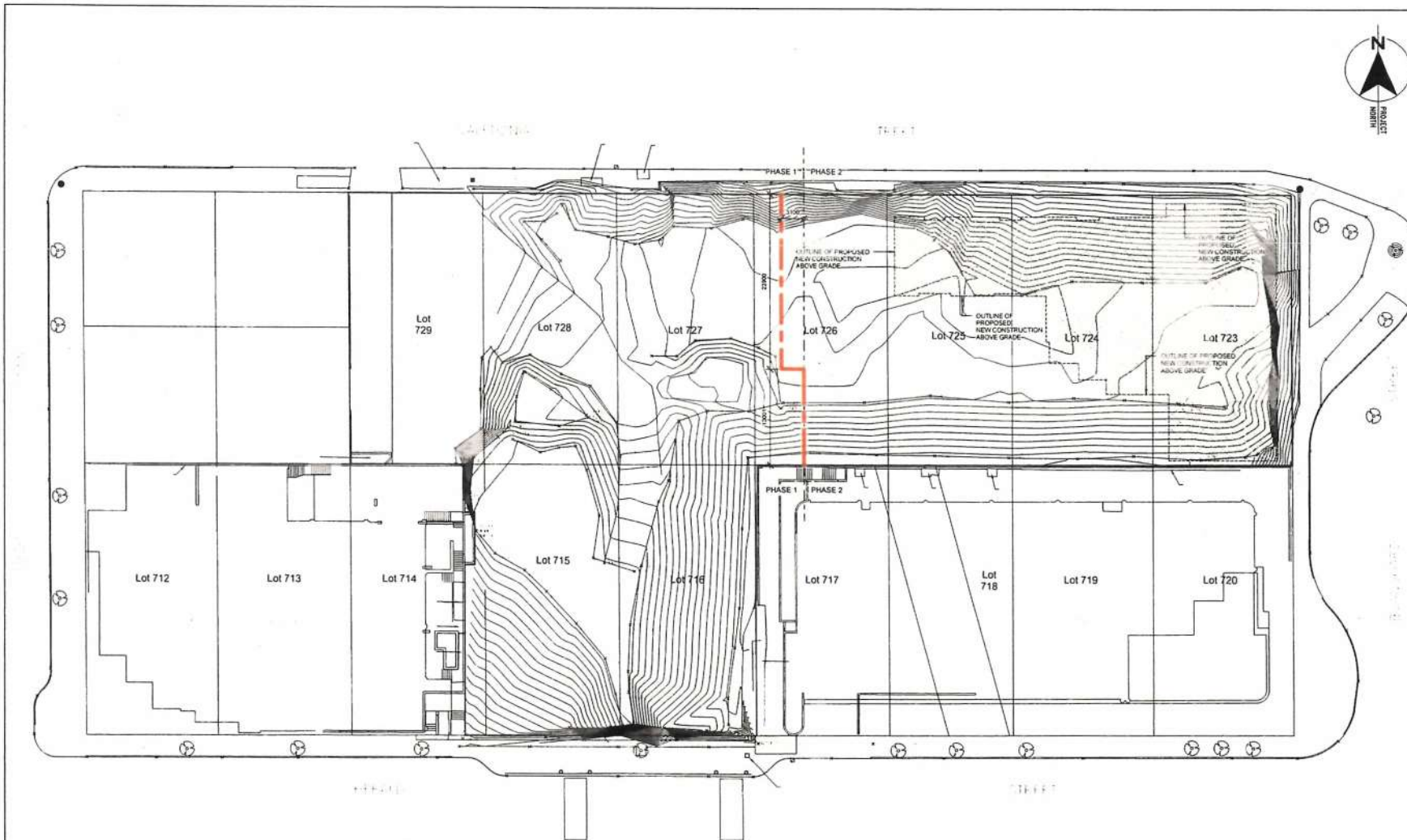
FAR OVERLAY

Date 05/29/15	Project No. 13-26-2
Scale 1" = 200'	Drawing No. A0.07
Drawn By Author	
File name	Rev

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1 SURVEY PLAN
1:250

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	01 AUG 2017	ISSUED FOR DEVELOPMENT PERMIT
2	01 OCT 2017	RESUBMITTED FOR DEVELOPMENT PERMIT
3	19 NOV 2017	ISSUED FOR CLIENT REVIEW
4	01 DEC 2017	ISSUED FOR BUILDING PERMIT
5	19 FEB 2018	ISSUED FOR CONSTRUCTION PERMIT
6	14 APR 2017	ISSUED FOR DP AMENDMENT
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16	14 APR 2017	ISSUED FOR DP AMENDMENT
17	14 APR 2017	ISSUED FOR DP AMENDMENT
18	14 APR 2017	ISSUED FOR DP AMENDMENT
19	14 APR 2017	ISSUED FOR DP AMENDMENT
20	14 APR 2017	ISSUED FOR DP AMENDMENT

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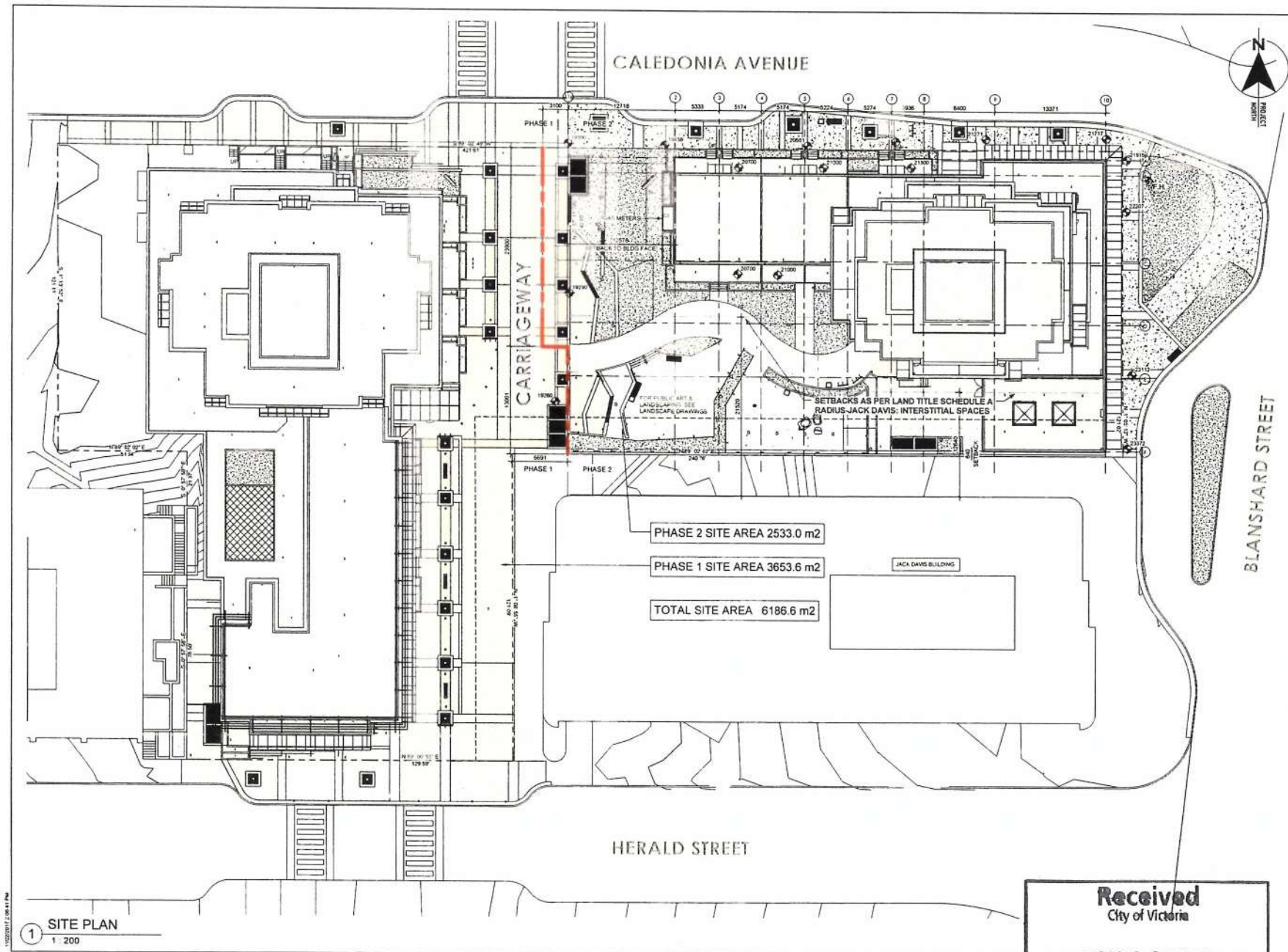
Client TOWNL

Project HUDSON WALK
785 Caledonia Ave
VICTORIA, B.C.

Document SURVEY PLAN

Date 01/03/15	Project No 13-26-2
Scale 1:250	Drawing No A1.01
Client No	Author
File Name	Rev

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1 SITE PLAN
1 : 200

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Drawing Issue Date

Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	10 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
3	10 NOV 2015	REVISED FOR DEVELOPMENT PERMIT
4	10 DEC 2015	REVISED FOR DEVELOPMENT PERMIT
5	27 JAN 2016	REVISED FOR DEVELOPMENT PERMIT
6	29 JAN 2016	REVISED FOR DEVELOPMENT PERMIT
7	29 JAN 2016	REVISED FOR DEVELOPMENT PERMIT
8	27 FEB 2016	ISSUED FOR CONSTRUCTION
9	15 MAR 2016	REVISED FOR CONSTRUCTION
10	14 APR 2017	REVISED FOR CONSTRUCTION
11	12 JUN 2017	REVISED FOR CONSTRUCTION
12	12 NOV 2017	REVISED FOR CONSTRUCTION
13	12 NOV 2017	REVISED FOR CONSTRUCTION

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TOWN OF VICTORIA

HUDSON WALK
785 Caledonia Ave
VICTORIA, B.C.

SITE PLAN

Date	Project No.
05/12/15	13-26-2

Scale	Drawing No.
1 : 200	A1.01

Drawn By	Rev
Autish	

File name

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Drawing Issue Date

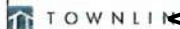
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3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	20 FEB 2016	ISSUED FOR CONTRACT TO
13	24 JUN 2017	ISSUED FOR DP AMENDMENT
14	14 JUL 2017	RECORD DRAWINGS
15	31 AUG 2017	ISSUED FOR DP AMENDMENT
17	21 NOV 2017	ISSUED FOR DP AMENDMENT

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Client _____



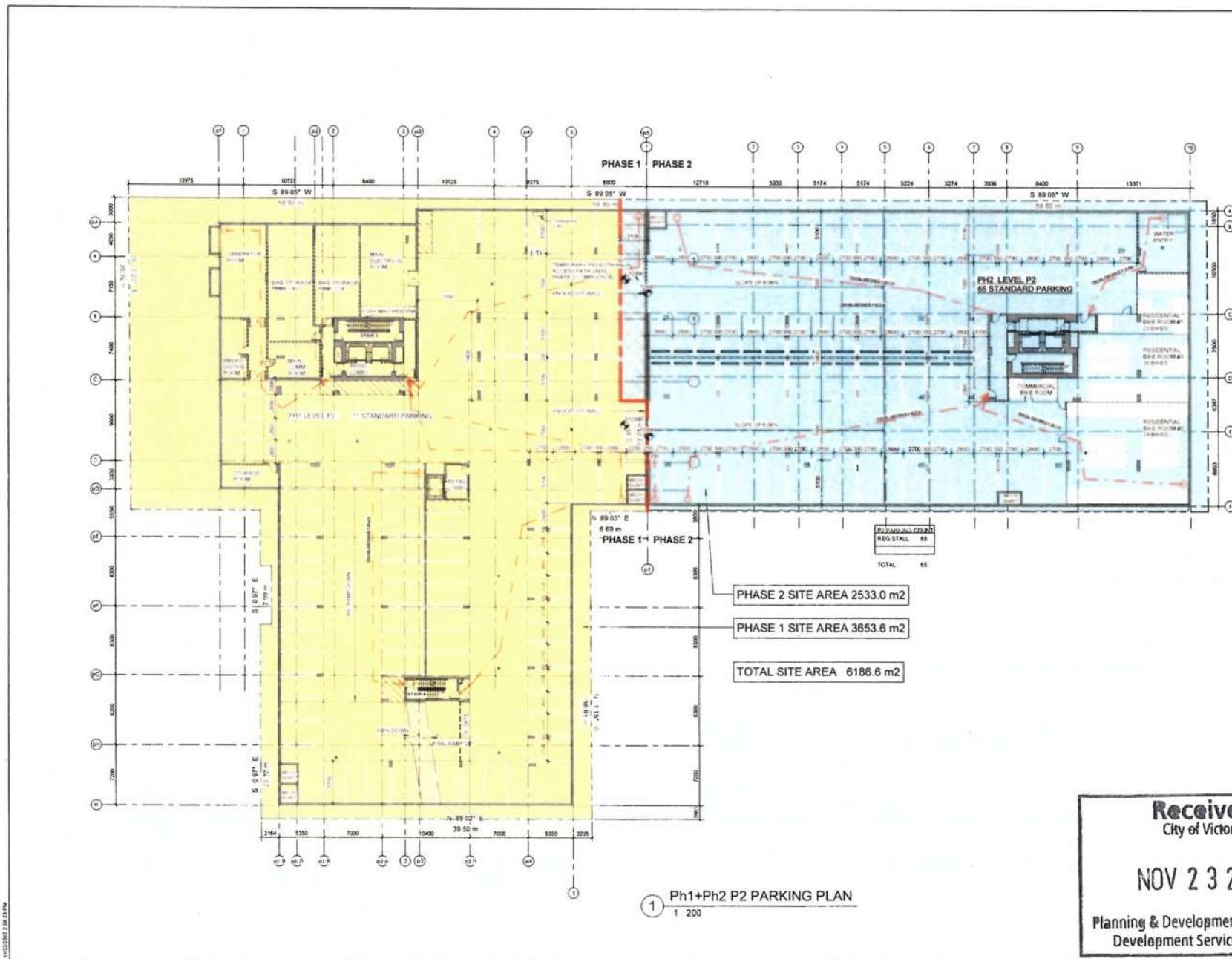
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HUDSON WALK
785 Caledonia Ave
VICTORIA, B.C.

**P1 OVERALL
PARKADE PLAN**

Date 09/13/15	Project No. 13-26-2
Scale 1" = 200'	Drawing No. A1.03
Drawn By BAG	Sheet 23
File Name	

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Revision Schedule		
Rev #	Date	Description
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2	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
3	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
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5	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
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8	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
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12	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
13	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
14	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
15	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
16	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT
17	10 OCT 2015	PRELIMINARY FOR DEVELOPMENT

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TOWNLINE

HUDSON WALK
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P2 OVERALL
PARKADE PLAN

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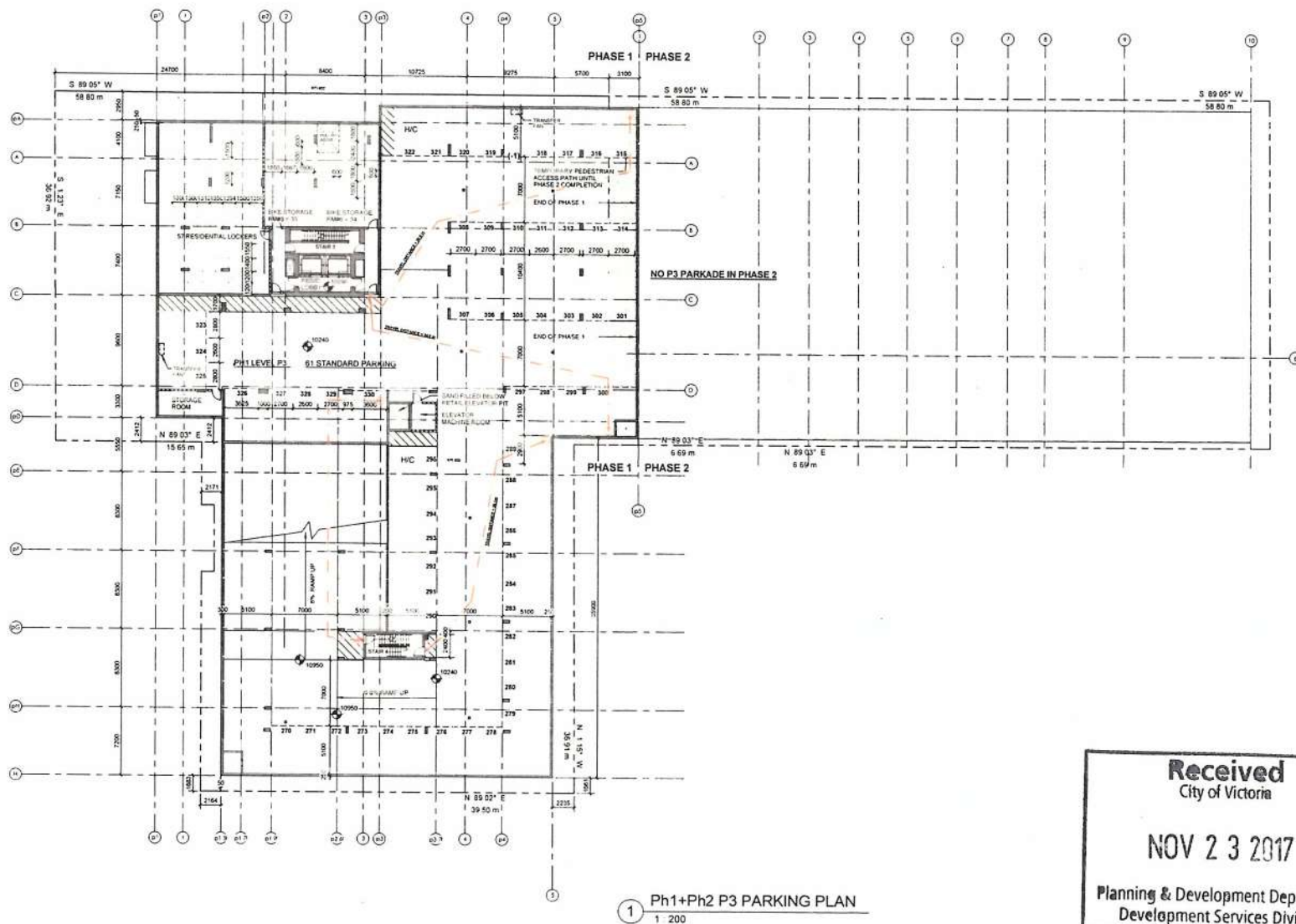
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Scale: 1:200
Author: [blank]
Checker: [blank]

Project No: 13-26-2
Drawing No: A1.04
Rev: [blank]

1 Ph1+Ph2 P2 PARKING PLAN
1 200

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PHASE 1 & 2 P3 PARKING PLAN



1 Ph1+Ph2 P3 PARKING PLAN
1 - 200

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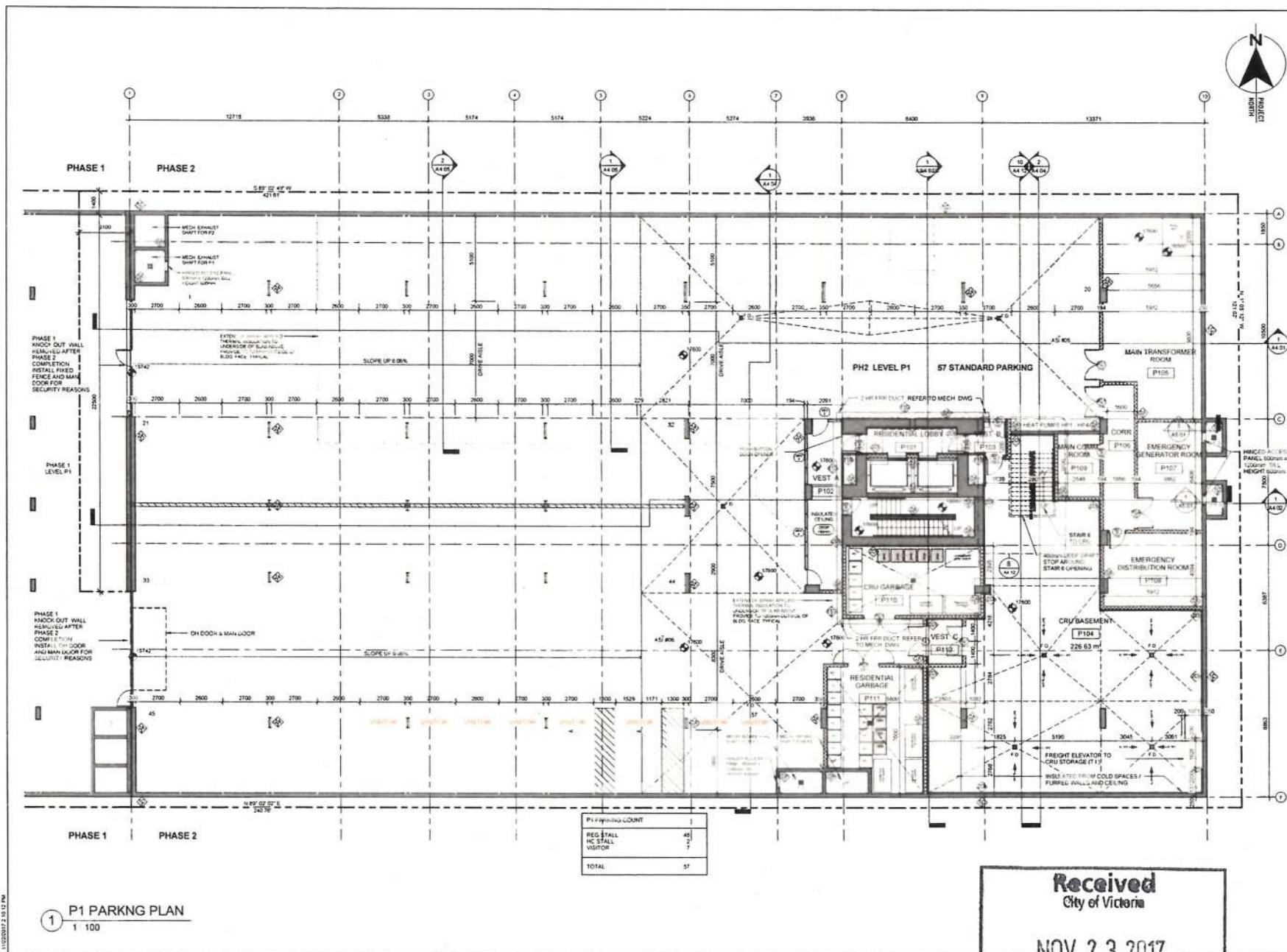
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<p>Revision Schedule</p> <table><thead><tr><th>Rev #</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td>1</td><td>15 OCT 2015</td><td>ISSUED FOR DEVELOPMENT PERMIT</td></tr><tr><td>2</td><td>20 NOV 2015</td><td>ISSUED FOR CLIENT REVIEW</td></tr><tr><td>3</td><td>15 DEC 2015</td><td>ISSUED FOR BUILDING PERMIT</td></tr><tr><td>4</td><td>25 FEB 2016</td><td>ISSUED FOR CONSTRUCTION</td></tr><tr><td>5</td><td>14 JUN 2016</td><td>ISSUED FOR CONSTRUCTION</td></tr><tr><td>6</td><td>31 AUG 2016</td><td>ISSUED FOR CONSTRUCTION</td></tr><tr><td>7</td><td>22 NOV 2016</td><td>ISSUED FOR CONSTRUCTION</td></tr></tbody></table>			Rev #	Date	Description	1	15 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT	2	20 NOV 2015	ISSUED FOR CLIENT REVIEW	3	15 DEC 2015	ISSUED FOR BUILDING PERMIT	4	25 FEB 2016	ISSUED FOR CONSTRUCTION	5	14 JUN 2016	ISSUED FOR CONSTRUCTION	6	31 AUG 2016	ISSUED FOR CONSTRUCTION	7	22 NOV 2016	ISSUED FOR CONSTRUCTION
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5	14 JUN 2016	ISSUED FOR CONSTRUCTION																								
6	31 AUG 2016	ISSUED FOR CONSTRUCTION																								
7	22 NOV 2016	ISSUED FOR CONSTRUCTION																								
<p>RAFI ARCHITECTS INC.</p> <p></p> <p>TEL 604.688.3655 FAX 604.688.3522 EMAIL: info@rafiarchitects.com WEBSITE: rafiarchitects.com</p> <p>SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2T9 CANADA</p>																										
<p>Client: TOWNLINE</p> <p></p> <p>Project: HUDSON WALK 785 Caledonia Ave VICTORIA, B.C.</p> <p>Drawing Title: P3 OVERALL PARKADE PLAN</p> <table><thead><tr><th>Date</th><th>Project No.</th></tr></thead><tbody><tr><td>15-10-15</td><td>13-26-2</td></tr></tbody></table> <table><thead><tr><th>Scale</th><th>Drawing No.</th></tr></thead><tbody><tr><td>1 - 200</td><td>A1.01</td></tr></tbody></table> <table><thead><tr><th>Author</th><th>Rev</th></tr></thead><tbody><tr><td></td><td></td></tr></tbody></table>			Date	Project No.	15-10-15	13-26-2	Scale	Drawing No.	1 - 200	A1.01	Author	Rev														
Date	Project No.																									
15-10-15	13-26-2																									
Scale	Drawing No.																									
1 - 200	A1.01																									
Author	Rev																									

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Issuing Issue Date

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REVISION FOR DEVELOPMENT PERMIT
3	03 NOV 2015	REVISION FOR CLIENT REVIEW
4	10 DEC 2015	REVISION FOR BUILDING PERMIT
5	28 FEB 2016	ISSUED FOR CONSTRUCTION
6	15 MAR 2016	REVISIONS & SITE INSTRUCTIONS
13	14 APR 2017	ISSUED FOR DEVELOPMENT PERMIT
14	14 APR 2017	REVISIONS & SITE INSTRUCTIONS
15	14 APR 2017	REVISIONS & SITE INSTRUCTIONS
16	14 APR 2017	REVISIONS & SITE INSTRUCTIONS
17	14 APR 2017	REVISIONS & SITE INSTRUCTIONS

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TOWNLINE

HUDSON WALK 2
785 Caledonia Ave
VICTORIA, B.C.

P1 PARKING PLAN

Date: 05/04/15
Scale: 1" = 100'
Drawn By: [Signature]
Title: [Signature]

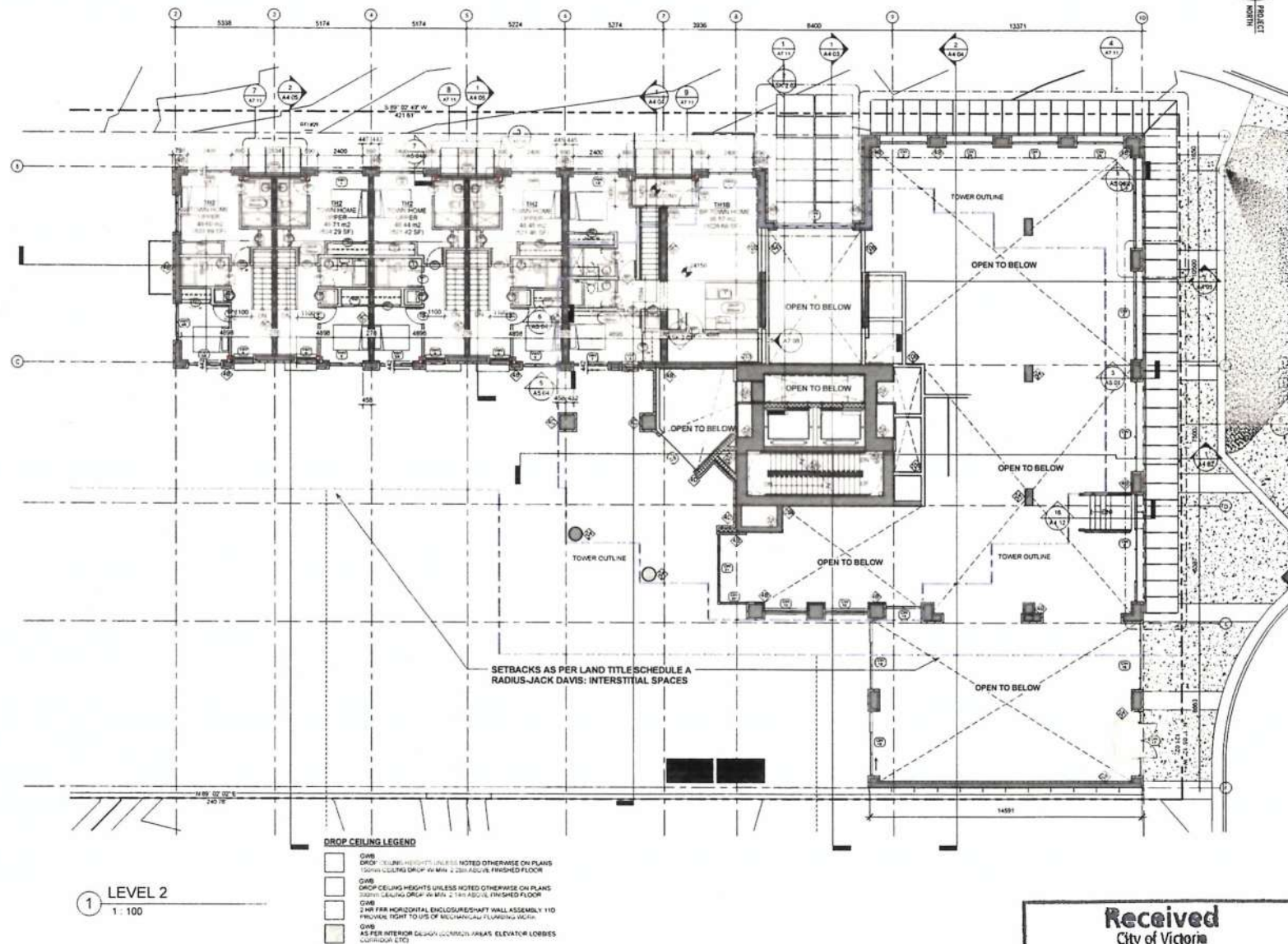
Project No: 13-26-2
Drawing No: A2.01
Rev: [Signature]

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Issued/Issue Date

Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	08 OCT 2016	PERMISSION FOR DEVELOPMENT PERMIT
3	20 NOV 2016	PERMISSION FOR CLIENT REVIEW
4	10 DEC 2016	PERMISSION FOR DEVELOPMENT PERMIT
5	17 JAN 2017	PERMISSION FOR DEVELOPMENT PERMIT
6	19 JAN 2017	PERMISSION FOR BUILDING PERMIT
7	20 FEB 2017	PERMISSION FOR CONSTRUCTION PERMIT
8	14 APR 2017	PERMISSION FOR DEVELOPMENT PERMIT
9	14 APR 2017	PERMISSION FOR DEVELOPMENT PERMIT
10	14 APR 2017	PERMISSION FOR DEVELOPMENT PERMIT
11	14 APR 2017	PERMISSION FOR DEVELOPMENT PERMIT
12	22 MAY 2017	PERMISSION FOR DEVELOPMENT PERMIT

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TOWNLINE

Project
**HUDSON WALK 2,
785 Caledonia Ave,
VICTORIA, B.C.**

Drawing Title
L2 FLOOR PLAN

Date 15-05-15	Project No. 13-26-2
Scale As indicated	Drawing No. A2.01
Drawn By BMS	Rev.
File Name	

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Drawing Issue Code


Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT
3	10 DEC 2015	ISSUED FOR DEVELOPMENT PERMIT
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	27 JAN 2016	ISSUED FOR AMENDMENT
6	28 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT
7	15 MAR 2016	ISSUED FOR ELECTRICAL PERMIT
8	24 APR 2016	ISSUED FOR AMENDMENT
9	15 JUN 2017	ISSUED FOR AMENDMENT
10	31 AUG 2017	REISSUED FOR DRP
11	22 NOV 2017	REISSUED FOR DRP

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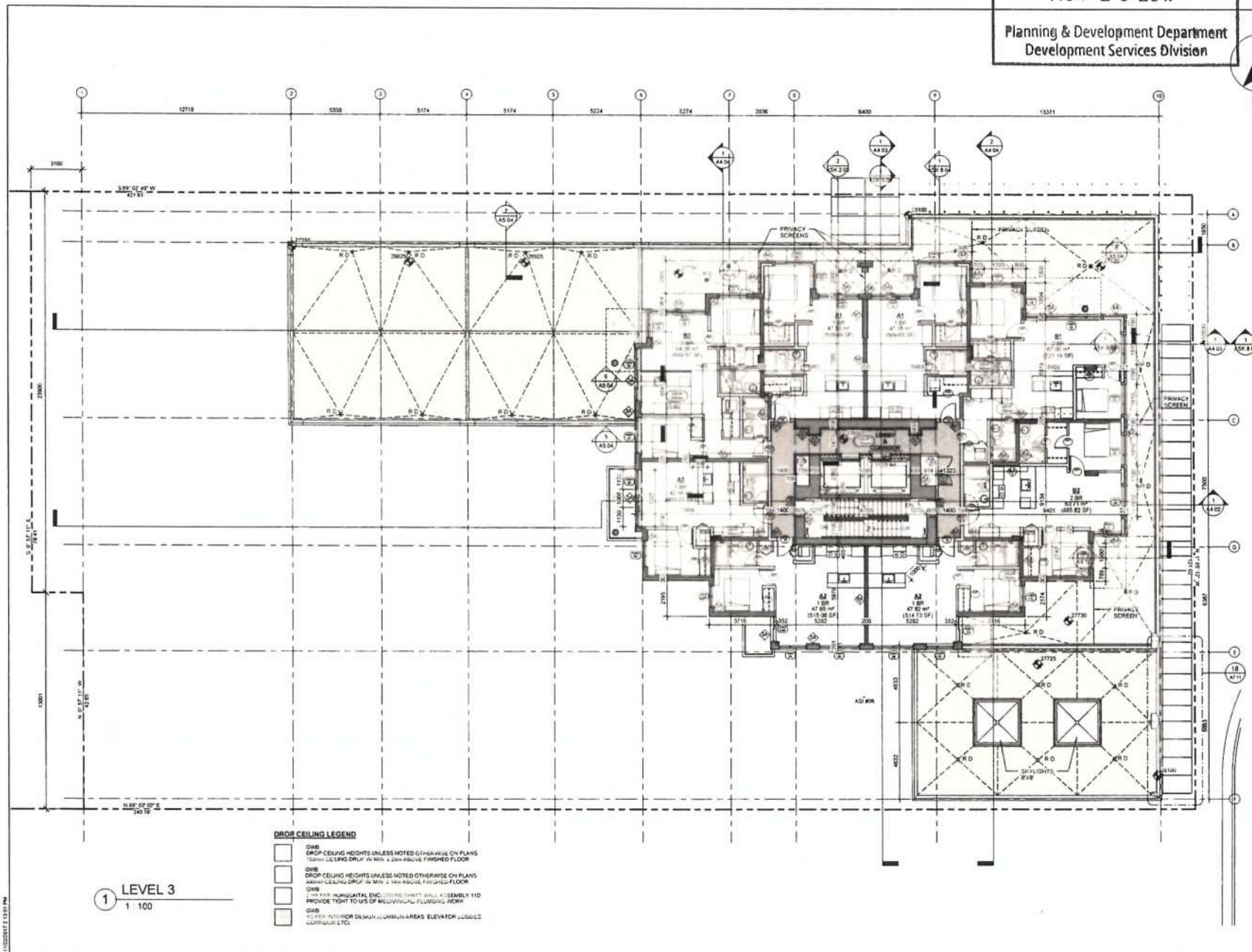
Client  TOWNLINE

Project
HUDSON WALK 2
785 Caledonia Ave.
VICTORIA, B.C.

Commercial Tree
L3 FLOOR PLAN

Date	Project No
06-11-15	13-26-2
Scale	Drawing No
As indicated	A2.05
Drawn By	
Author	
File name	

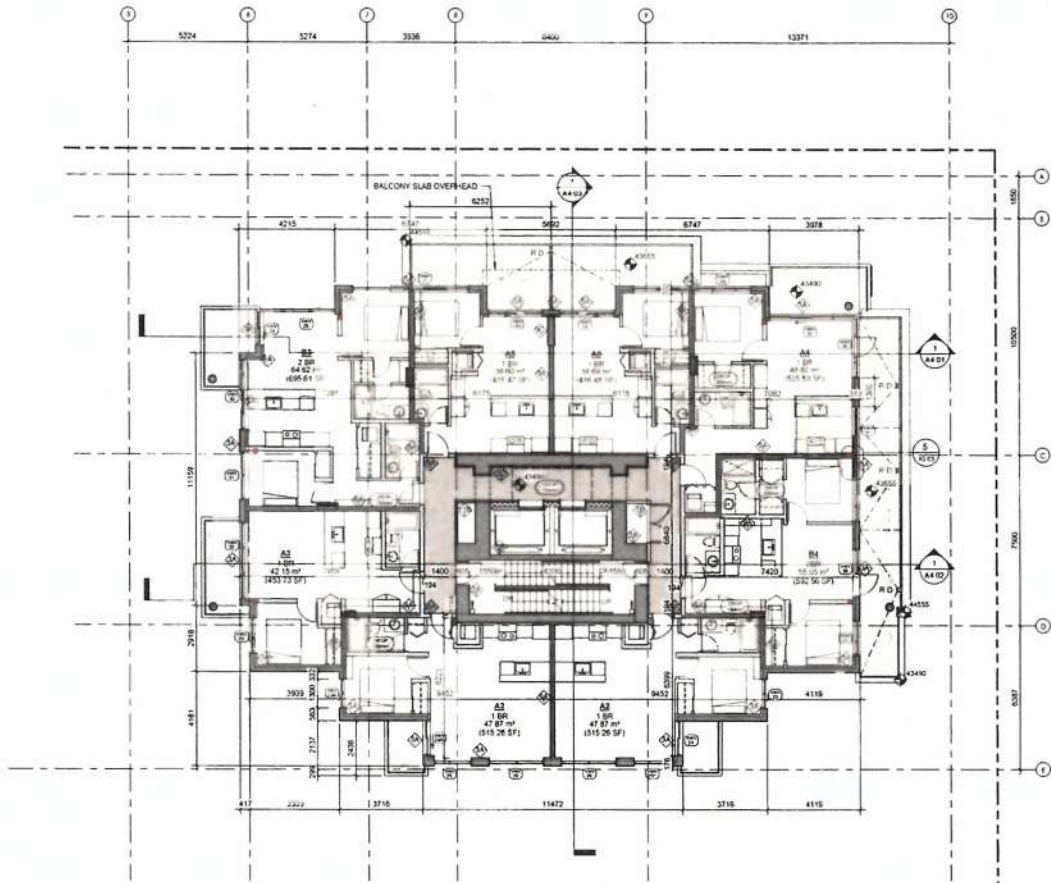
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1 LEVEL 9
1:100

DROP CEILING LEGEND

- ☐ GAB: EXPOSED CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS
TYPICALLY LEAVING DROP AT MIN. 2.2M ABOVE FINISHED FLOOR
- ☐ GAB: DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS
TYPICALLY LEAVING DROP AT MIN. 2.2M ABOVE FINISHED FLOOR
- ☐ GAB: 2.2M FLOOR HORIZONTAL ENCLOSURE (PART WALL) ASSEMBLY 110
PROVIDE TIGHT TO UPS OF MECHANICAL PLUMBING WORK
- ☐ GAB: AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR LOBBIES, CORRIDOR ETC)



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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	15 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	PERMITTED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	REVISIONS AT CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
5	26 FEB 2016	ISSUED FOR BUILDING PERMIT
13	24 APR 2017	ISSUED FOR UP AMENDMENT
14	14 JUN 2017	RECORD DRAWINGS
15	31 AUG 2017	PERMITTED FOR UP AMENDMENT
17	22 NOV 2017	PERMITTED FOR UP AMENDMENT

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TOWNLINE

HUDSON WALK 2,
785 Caledonia Ave,
VICTORIA, B.C.

L9 FLOOR PLAN

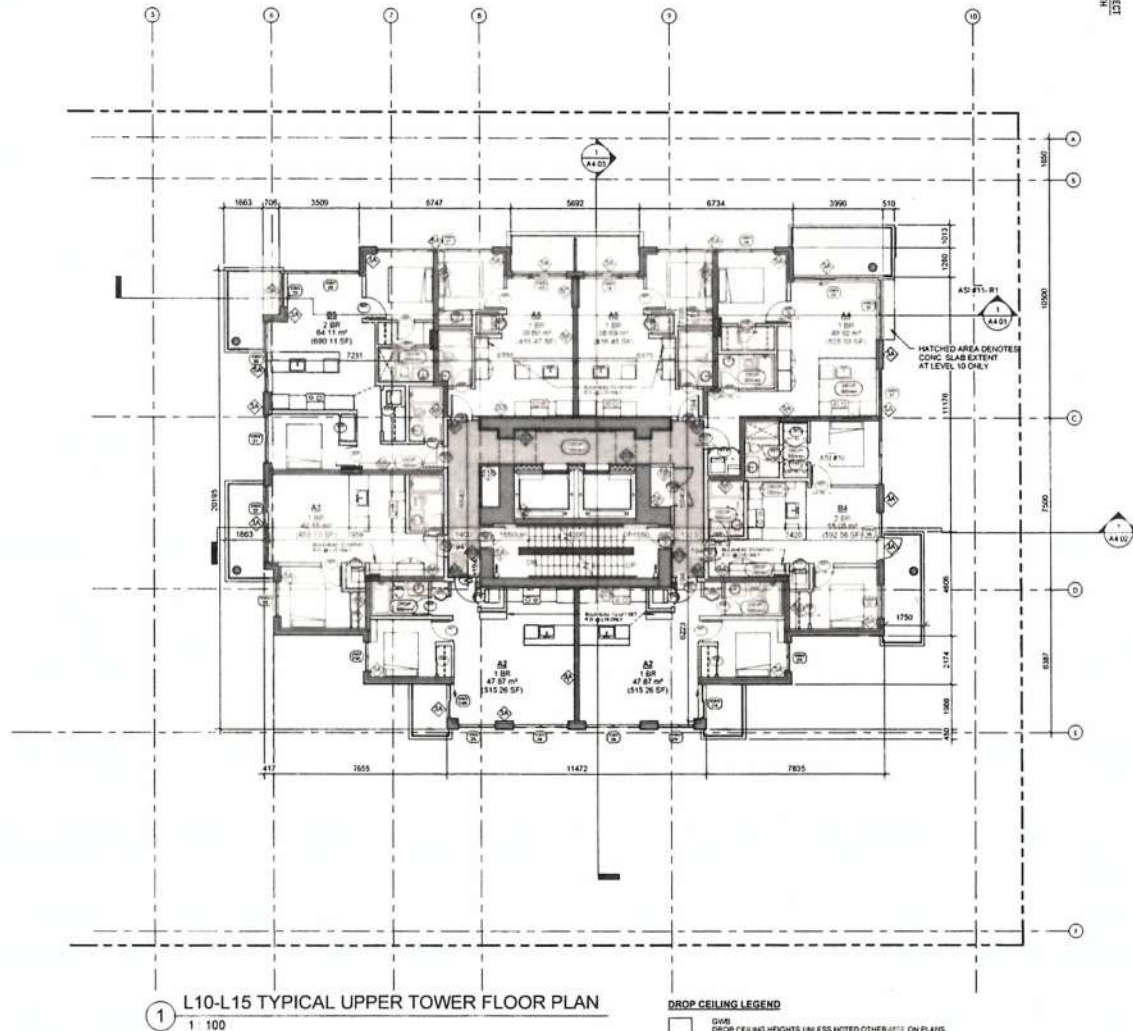
Date	13-26-2
Drawn By	A2.01
Checked By	
Author	
File Name	

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DROP CEILING LEGEND

[Symbol]	QWB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE: ON PLANS 150mm CEILING DROP IN MIN. 2.2m ABOVE FINISHED FLOOR
[Symbol]	QWB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE: ON PLANS JOINTS CEILING DROP IN MIN. 2.2m ABOVE FINISHED FLOOR
[Symbol]	QWB 2 MIN PER HORIZONTAL ENCLOSURE SHAFT WALL ASSEMBLY 110 PROVIDE TIGHT TO UPS OF MECHANICAL PLUMBING WORK
[Symbol]	QWB AS PER INTERIOR DESIGN COMMON AREAS, ELEVATOR LOBBIES (CORRIDORS ETC)

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Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	26 OCT 2015	RECEIVED FOR DEVELOPMENT PERMIT
3	12 DEC 2015	ISSUED FOR CONSTRUCTION PERMIT
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98	12 DEC 2015	ISSUED FOR BUILDING PERMIT
99	12 DEC 2015	ISSUED FOR BUILDING PERMIT
100	12 DEC 2015	ISSUED FOR BUILDING PERMIT

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TOWNLINE

Client

HUDSON WALK 2,
785 Caledonia Ave,
VICTORIA, B.C.

L10-L15 TYPICAL UPPER TOWER FLOOR PLAN

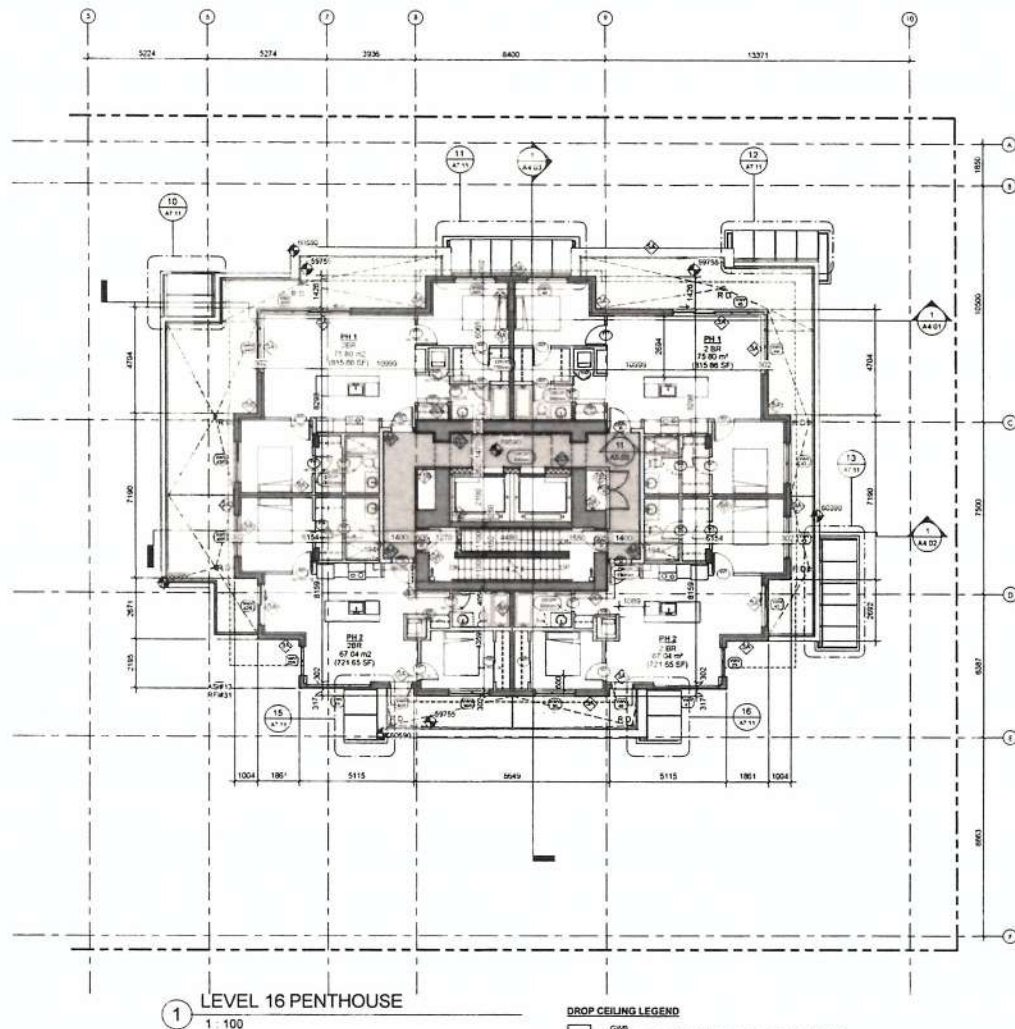
Date	05/07/15	Project No.	13-26-2
Scale	As indicated	Drawing No.	A2.00
Drawn By		Author	
File Name		Rev	

Victoria City Council - 25 Jan 2018

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- DROP CEILING LEGEND**
- ☐ GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS 250mm CEILING DROP IN MIN. 2.2m ABOVE FINISHED FLOOR
 - ☐ GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS 250mm CEILING DROP IN MIN. 2.14m ABOVE FINISHED FLOOR
 - ☐ GWS DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS 250mm CEILING DROP IN MIN. 2.14m ABOVE FINISHED FLOOR
 - ☐ GWS PROVIDE FRONT TO REAR OF MECHANICAL PLUMBING ROOMS
 - ☐ GWS AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR LOBBIES, CORRIDORS ETC)



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Drawing Issue Date

Rev #	Date	Description
1	16 AUG 2017	ISSUED FOR DEVELOPMENT PERMIT
2	15 OCT 2017	ISSUED FOR DEVELOPMENT PERMIT
3	13 NOV 2017	ISSUED FOR CONSTRUCTION PERMIT
4	10 DEC 2017	ISSUED FOR CONSTRUCTION PERMIT
5	26 FEB 2018	ISSUED FOR CONSTRUCTION PERMIT
6	17 JUL 2018	ISSUED FOR CONSTRUCTION PERMIT
7	14 JUN 2017	ISSUED FOR CONSTRUCTION PERMIT
8	17 AUG 2017	ISSUED FOR CONSTRUCTION PERMIT
9	22 NOV 2017	ISSUED FOR CONSTRUCTION PERMIT

Revision Schedule

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TOWNLINE

Victoria City Council

**HUDSON WALK 2,
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VICTORIA, B.C.**

**L16 PENTHOUSE
FLOOR PLAN**

Date	Project No.
06/07/16	13-26-2
Scale	Drawing No.
As indicated	A2.00
Drawn By	Author
Checked By	Rev

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City of Victoria

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Issued under ODR

Revision Schedule		
Rev #	Date	Description
1	10 AUG 2015	ISSUED FOR DEVELOPMENT "CHART"
2	06 OCT 2016	ISSUED FOR DEVELOPMENT "PERMIT"
3	03 NOV 2016	ISSUED FOR CLIENT REVIEW
4	10 DEC 2016	ISSUED FOR BUILDING PERMIT
5	28 FEB 2018	ISSUED FOR CONSTRUCTION
6	14 JUN 2017	PERMIT FOR CONSTRUCTION
7	31 AUG 2017	PERMITTED FOR EP
8	22 NOV 2017	PERMITTED FOR EP

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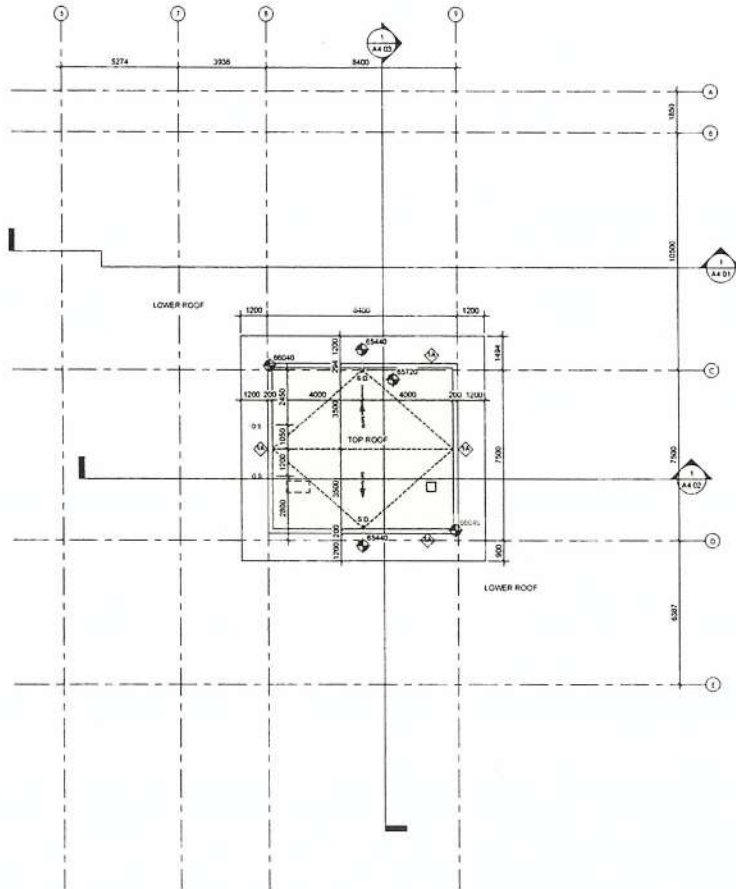
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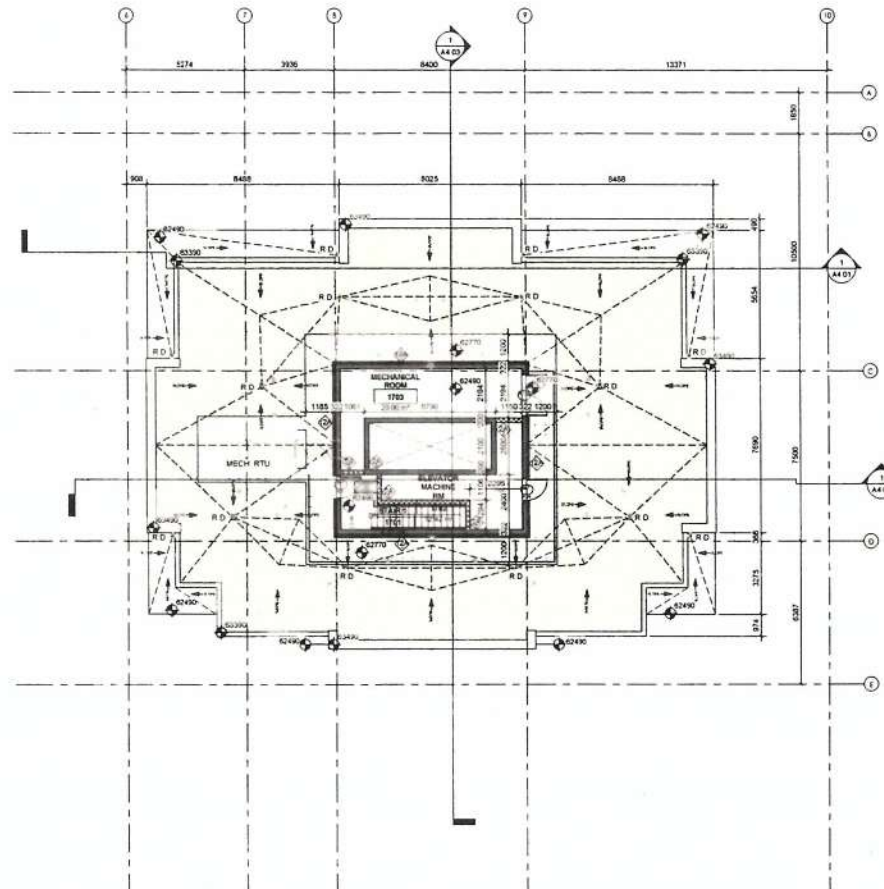
PROJECT
HUDSON WALK 2,
785 Caledonia Ave,
VICTORIA, B.C.

Schema Title
ROOF / MECH. &
TOP LEVEL

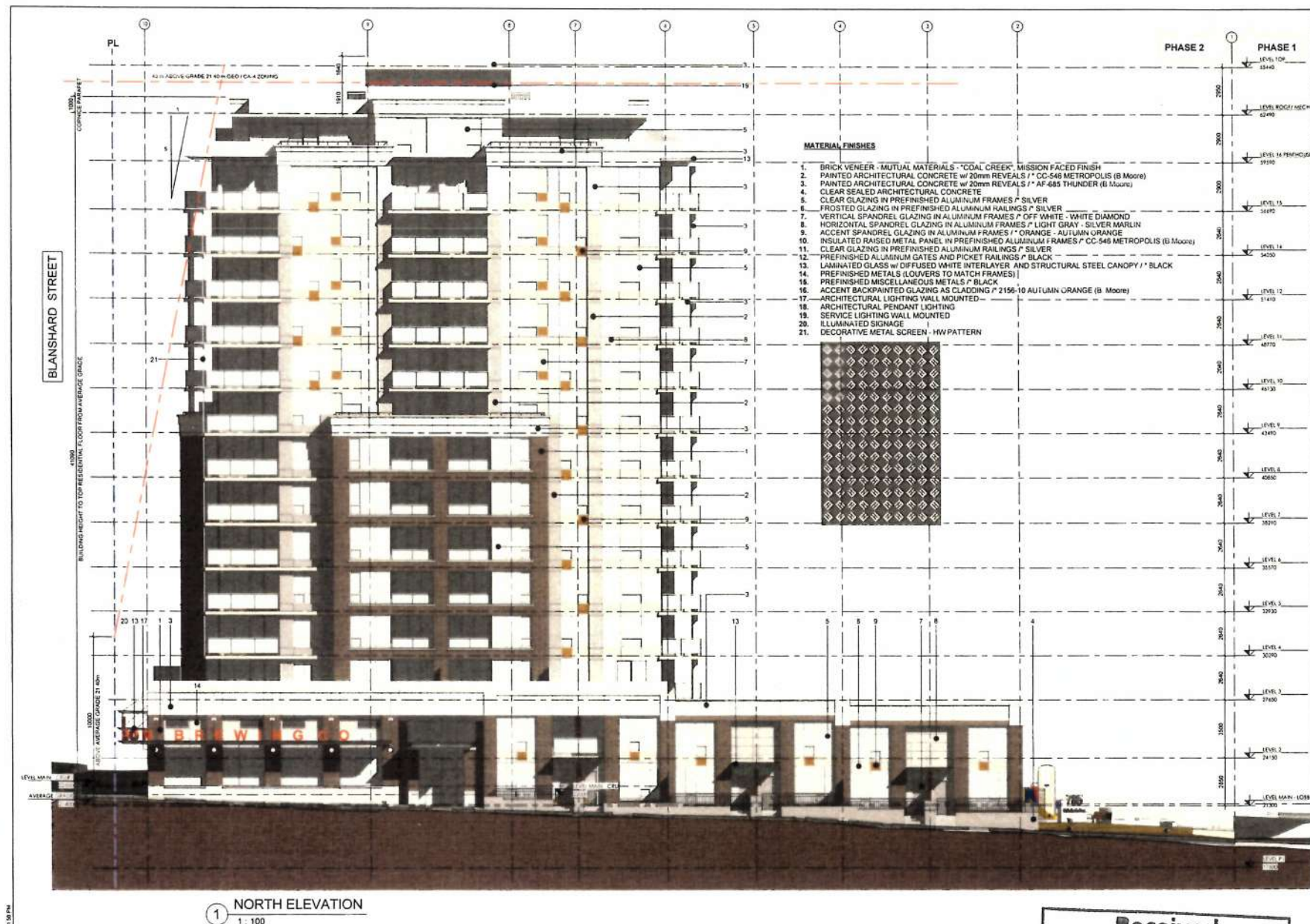
Date	Project No.
05/07/15	13-26-2
Scale	Drawing No.
1 : 100	A2.1
Drawn By	Author
Checked By	Rev



2 LEVEL TOP
1 : 100



1 LEVEL ROOF / MECH.
1 : 100



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Drawing Issue Date

Rev #	Date	Description
1	05 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REVISED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
4	12 DEC 2015	ISSUED FOR BUILDING PERMIT
5	26 FEB 2016	ISSUED FOR CONSTRUCTION
13	24 APR 2017	ISSUED FOR CIVIL AMENDMENT
15	14 JUN 2017	RECORD DRAWINGS
16	17 JUL 2017	AMENDMENT FOR CIVIL
17	22 NOV 2017	AMENDMENT

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TOWNLINE

Project
HUDSON WALK 2,
785 Caledonia Ave.,
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Client
City of Victoria

North Elevation

Date	Project No
05/03/15	13-26-2

Scale	Drawing No
As indicated	A3.01

Author	Rev

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Drawing Issue Date

Rev #	Date	Description
1	28 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	PREPARED FOR DEVELOPMENT PERMIT
3	25 NOV 2015	PREPARED FOR BUILDING PERMIT
4	10 DEC 2015	PREPARED FOR BUILDING PERMIT
5	27 JAN 2016	PREPARED FOR BUILDING PERMIT
6	29 JAN 2016	PREPARED FOR BUILDING PERMIT
7	26 FEB 2016	PREPARED FOR BUILDING PERMIT
8	15 MAR 2016	PREPARED FOR BUILDING PERMIT
9	27 SEP 2016	PREPARED FOR BUILDING PERMIT
10	14 OCT 2016	PREPARED FOR BUILDING PERMIT
11	14 JUN 2017	PREPARED FOR BUILDING PERMIT
12	31 AUG 2017	PREPARED FOR BUILDING PERMIT
13	22 NOV 2017	PREPARED FOR BUILDING PERMIT

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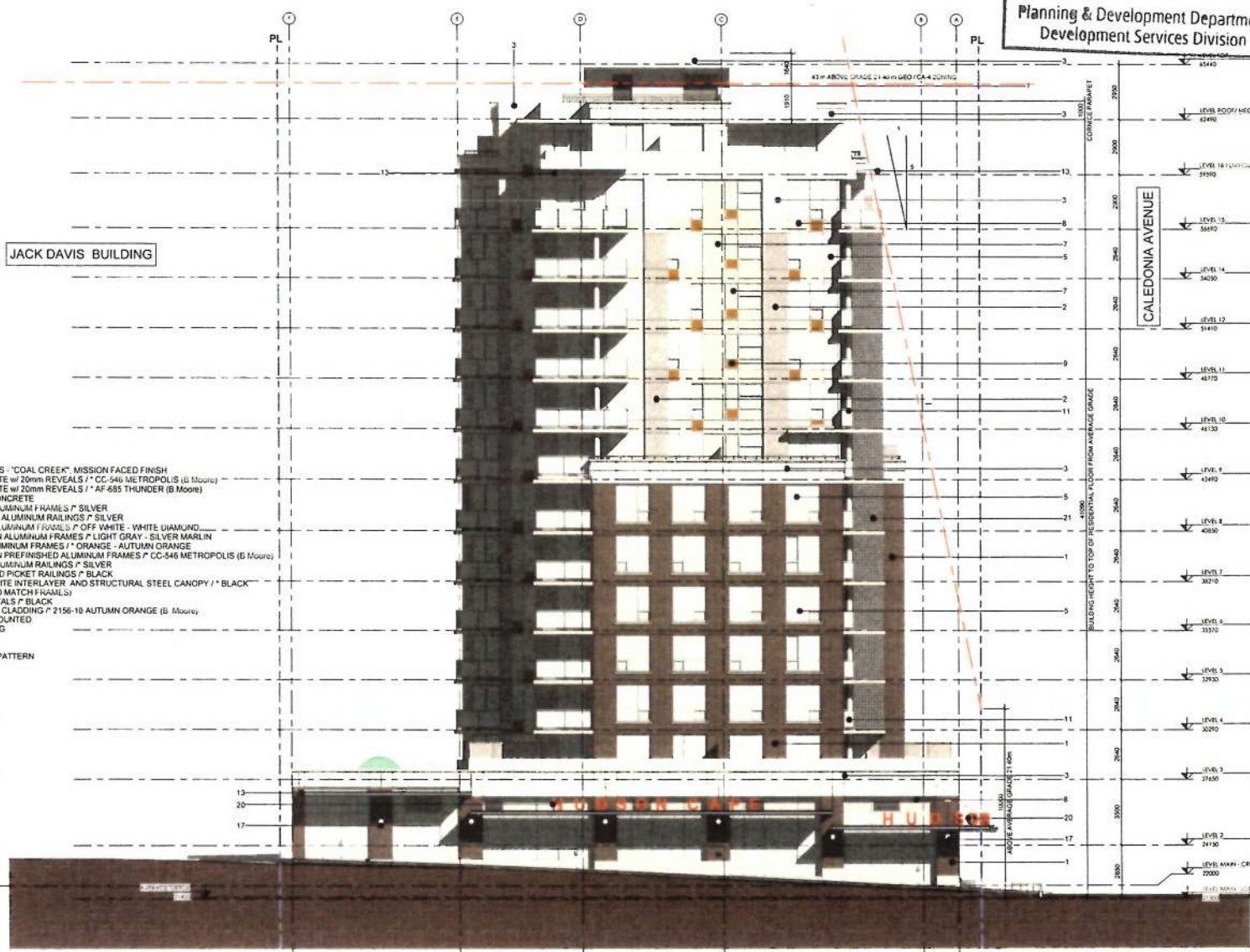
TOWNLINE

Project
HUDSON WALK 2,
785 Caledonia Avenue,
VICTORIA, B.C.

East Elevation

Date	13-26-2
Scale	As indicated
Drawn By	A3.0
Check By	
File Name	

25 Jan 2018

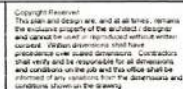


MATERIAL FINISHES

1. BRICK VENEER - MUTUAL MATERIALS - "COAL CREEK" MISSION FACED FINISH
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / "CC-546 METROPOLIS (B Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / "AF-635 THUNDER (B Moore)
4. CLEAR SEALED ARCHITECTURAL CONCRETE
5. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / "SILVER
6. FROSTED GLAZING IN PREFINISHED ALUMINUM RAILINGS / "SILVER
7. VERTICAL SPANDREL GLAZING IN ALUMINUM / "OFF WHITE - WHITE DIAMOND
8. HORIZONTAL SPANDREL GLAZING IN ALUMINUM FRAMES / "LIGHT GRAY - SILVER MARLIN
9. ACCENT SPANDREL GLAZING IN ALUMINUM FRAMES / "ORANGE - AUTUMN ORANGE
10. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / "CC-546 METROPOLIS (B Moore)
11. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / "SILVER
12. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / "BLACK
13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / "BLACK
14. PREFINISHED METALS (LOUVERS TO MATCH FINISHES)
15. PREFINISHED MISCELLANEOUS METALS / "BLACK
16. ACCENT BACKPAINTED GLAZING AS CLADDING / "2156-10 AUTUMN ORANGE (B Moore)
17. ARCHITECTURAL LIGHTING WALL MOUNTED
18. ARCHITECTURAL PENDANT LIGHTING
19. SERVICE LIGHTING WALL MOUNTED
20. ILLUMINATED SIGNAGE
21. DECORATIVE METAL SCREEN - HW PATTERN



1 EAST ELEVATION
1 100



Drawing Issue Date	
Revision Schedule	
Rev #	Description
1	06 AUG 2015 ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015 REDISSUED FOR DEVELOPMENT PERMIT
3	06 DEC 2015 ISSUED FOR CLIENT REVIEW
4	10 DEC 2015 ISSUED FOR BUILDING PERMIT
6	27 JAN 2016 ISSUED FOR PLANNING PERMIT
7	29 JAN 2016 REDISSUED FOR BUILDING PERMIT
8	26 FEB 2016 ISSUED FOR CONSTRUCTION PERMIT
13	24 APR 2017 ISSUED FOR DP AMENDMENT
15	14 JUN 2017 RE-DO DRAWINGS
16	31 AUG 2017 REDISSUED FOR DP AMENDMENT
17	22 NOV 2017 ISSUED FOR DP AMENDMENT

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● 11月5日 ● 11月5日

SUITE ONE
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V6Z 219 CANADA

Client _____



Project
HUDSON WALK
785 Caledonia Ave
VICTORIA, B.C.

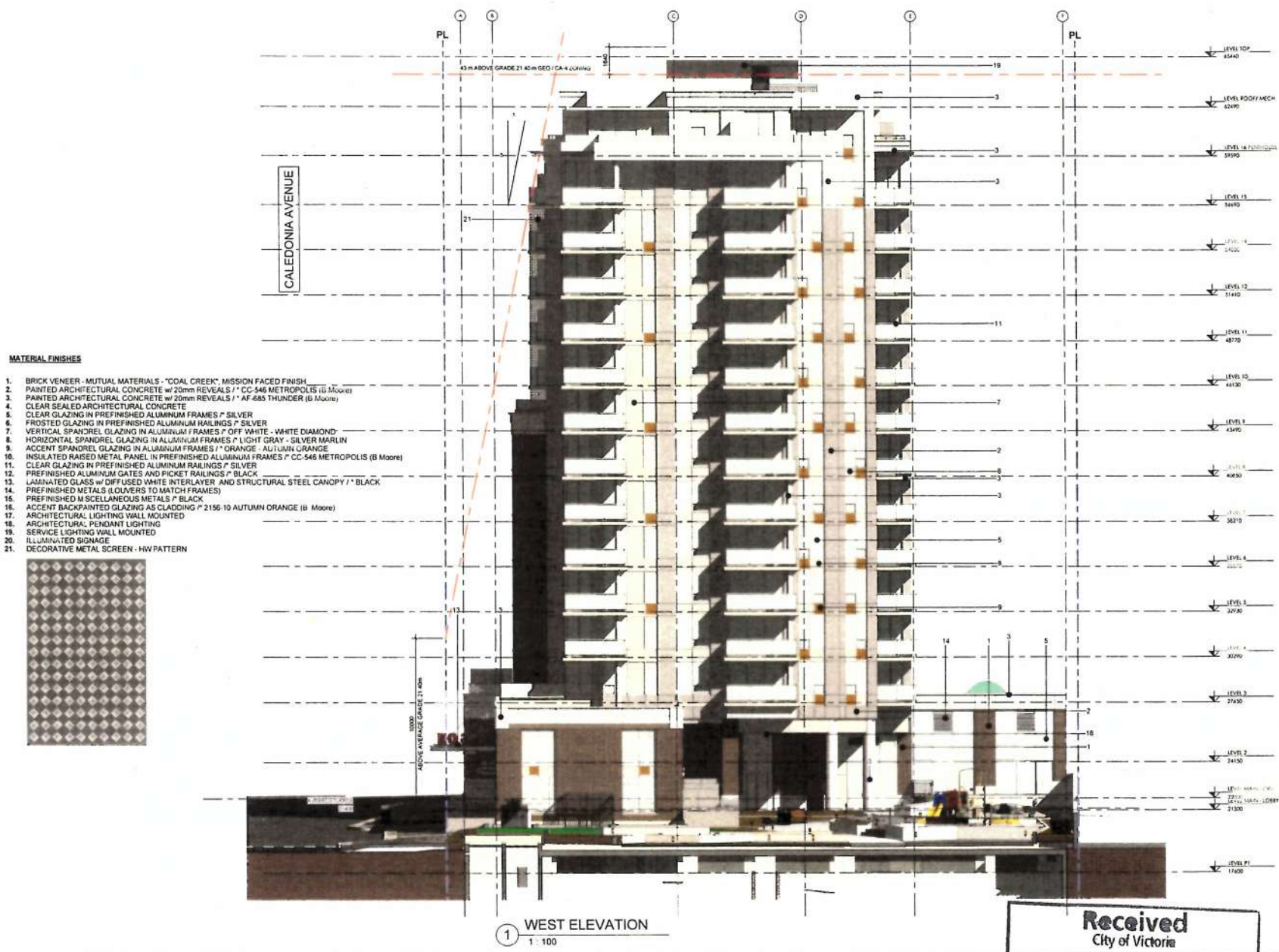
WEST ELEVATION

Date	Project No
06/28/15	13-26-2
Scale	Drawing No
As indicated	A3.03
Drawn By	25
AsEAK	
File name	Rev

Received
City of Victoria

NOV 23 2017

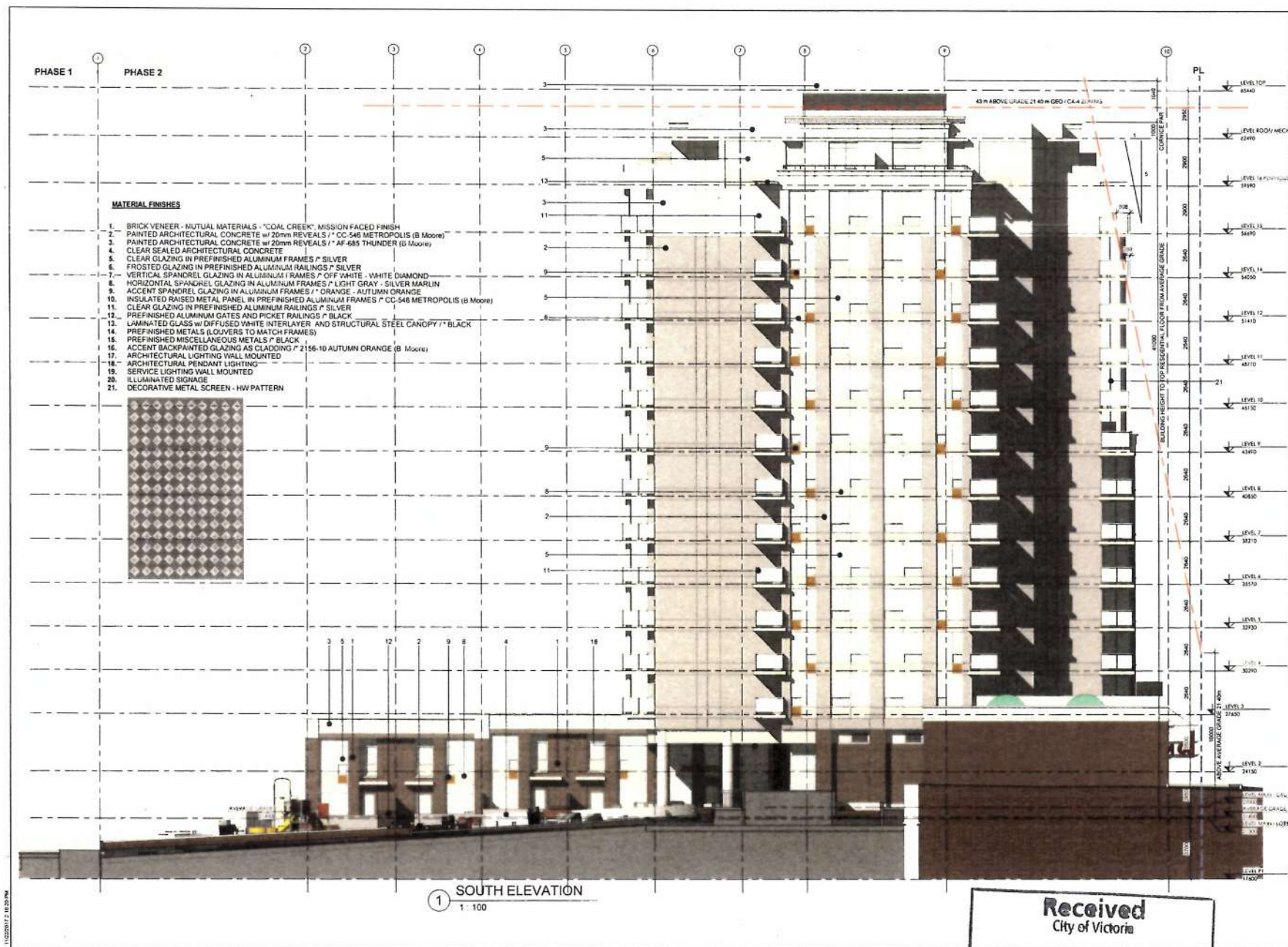
Planning & Development Department
Development Services Division



- MATERIAL FINISHES**
1. BRICK VENEER- MUTUAL MATERIALS - "COAL CREEK"; MISSION FACED FINISH
 2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / * CC-546 METROPOLIS (B Moore)
 3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS / * AF-685 THUNDER (B Moore)
 4. CLEAR SEALED ARCHITECTURAL CONCRETE
 5. CLEAR GLAZING IN PREFINISHED ALUMINUM FRAMES / SILVER
 6. VERTICAL GLAZING IN PREFINISHED ALUMINUM RAILINGS / SILVER
 7. FROSTED SPANGREL GLAZING IN ALUMINUM FRAMES / OFF WHITE - WHITE DIAMOND
 8. HOPKINS SPANGREL GLAZING IN ALUMINUM FRAMES / LIGHT GRAY - SILVER MARLIN
 9. ACCENT SPANGREL GLAZING IN ALUMINUM FRAMES / * ORANGE - AUTUMN GRANGE
 10. INSULATED RAISED METAL PANEL IN PREFINISHED ALUMINUM FRAMES / * CC-546 METROPOLIS (B Moore)
 11. CLEAR GLAZING IN PREFINISHED ALUMINUM RAILINGS / SILVER
 12. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS / BLACK
 13. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY / * BLACK
 14. PREFINISHED METALS (DOORS TO MATCH FRAMES)
 15. PREFINISHED IN SCALLANEOUS METALS / BLACK
 16. ACCENT BACKPAINTED GLAZING AS CLADDING / * 2156-10 AUTUMN GRANGE (B Moore)
 17. ARCHITECTURAL LIGHTING WALL MOUNTED
 18. ARCHITECTURAL, PENDANT LIGHTING
 19. SERVICE LIGHTING WALL MOUNTED
 20. ILLUMINATED SIGNAGE
 21. DECORATIVE METAL SCREEN - HW PATTERN

1 WEST ELEVATION
1 : 100

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Drawing Issue Date

Rev #	Date	Description
1	26 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
4	02 DEC 2015	ISSUED FOR BUILDING PERMIT
5	27 JAN 2016	ISSUED FOR BUILDING PERMIT
6	27 JAN 2016	ISSUED FOR BUILDING PERMIT
7	27 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT
8	24 APR 2017	ISSUED FOR DP AMENDMENT
9	14 JUN 2017	ISSUED FOR DP AMENDMENT
10	31 JUL 2017	ISSUED FOR DP AMENDMENT
11	22 NOV 2017	ISSUED FOR DP AMENDMENT

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TOWNLINE

Victoria City Council

HUDSON WALK 2, 785 Caledonia Ave., VICTORIA, B.C.

SOUTH ELEVATION

Date	Project No.
05/05/15	13-26-2

Scale	Drawing No.
As indicated	A3.0

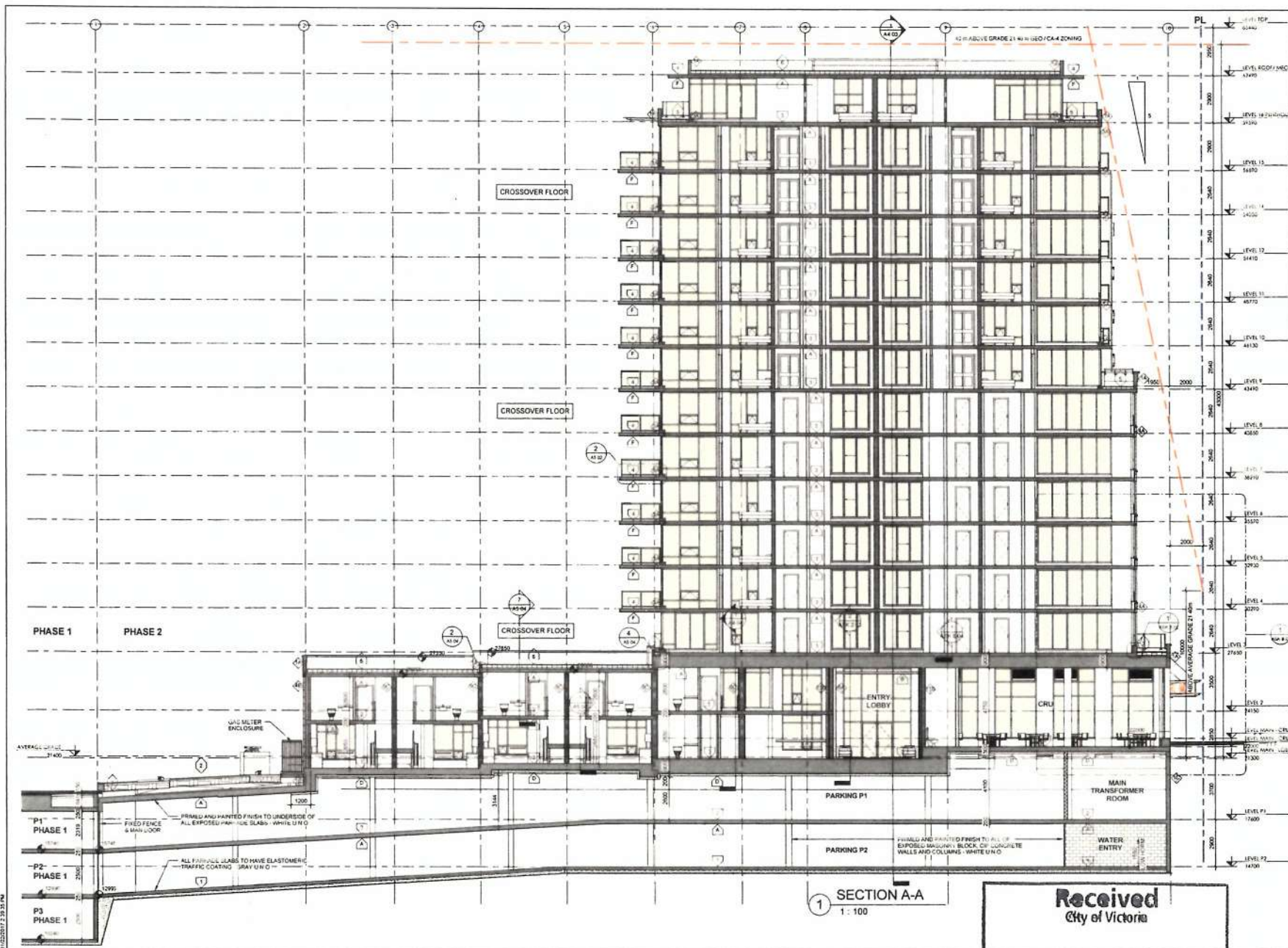
Drawn By	Author

File Name	Rev

Received
City of Victoria

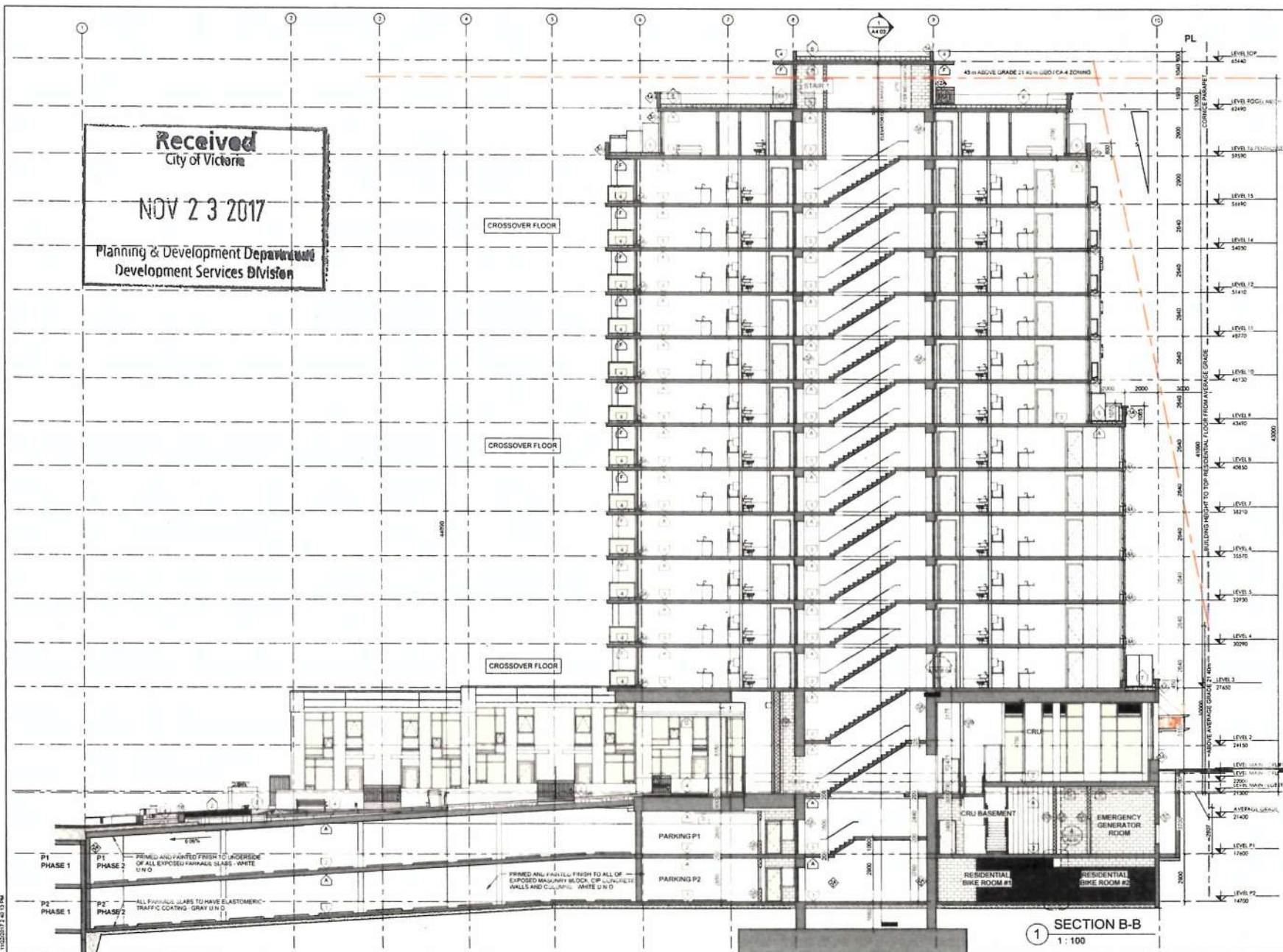
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<p>Revision Schedule</p> <table> <tr> <th>Rev #</th><th>Date</th><th>Description</th></tr> <tr> <td>1</td><td>06 AUG 2014</td><td>ISSUED FOR DEVELOPMENT PERMIT</td></tr> <tr> <td>2</td><td>05 OCT 2015</td><td>ISSUED FOR DEVELOPMENT PERMIT</td></tr> <tr> <td>3</td><td>03 NOV 2015</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr> <td>4</td><td>10 DEC 2015</td><td>ISSUED FOR BUILDING PERMIT</td></tr> <tr> <td>5</td><td>26 FEB 2016</td><td>ISSUED FOR CONSTRUCTION PERMIT</td></tr> <tr> <td>6</td><td>24 APR 2016</td><td>ISSUED FOR CP AMENDMENT</td></tr> <tr> <td>7</td><td>14 JUN 2017</td><td>ISSUED FOR CP AMENDMENT</td></tr> <tr> <td>8</td><td>11 AUG 2017</td><td>ISSUED FOR CP AMENDMENT</td></tr> <tr> <td>9</td><td>22 NOV 2017</td><td>ISSUED FOR CP AMENDMENT</td></tr> </table>			Rev #	Date	Description	1	06 AUG 2014	ISSUED FOR DEVELOPMENT PERMIT	2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT	3	03 NOV 2015	ISSUED FOR CLIENT REVIEW	4	10 DEC 2015	ISSUED FOR BUILDING PERMIT	5	26 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT	6	24 APR 2016	ISSUED FOR CP AMENDMENT	7	14 JUN 2017	ISSUED FOR CP AMENDMENT	8	11 AUG 2017	ISSUED FOR CP AMENDMENT	9	22 NOV 2017	ISSUED FOR CP AMENDMENT
Rev #	Date	Description																														
1	06 AUG 2014	ISSUED FOR DEVELOPMENT PERMIT																														
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT																														
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW																														
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT																														
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9	22 NOV 2017	ISSUED FOR CP AMENDMENT																														
<p>RAFI ARCHITECTS INC.</p> <p>TEL: 604.688.3655 FAX: 604.688.3522 EMAIL: info@rafiarchitects.com rafiarchitects.com</p> <p>SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2Y9 CANADA</p>																																
<p>Client: TOWNLINE</p> <p>Project: HUDSON WALK 2, 785 Caledonia Ave, VICTORIA, B.C.</p> <p>Section: SECTION A-A</p>																																
<p>Date: 13-26-2</p> <p>Scale: 1:100</p> <p>Drawn By: Author</p> <p>File Name:</p>	<p>Project No: 13-26-2</p> <p>Drawing No: A4.0</p> <p>Rev:</p>	<p>Received City of Victoria</p> <p>NOV 23 2017</p> <p>Planning & Development Department Development Services Division</p>																														

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Drawing Issue 008

Rev #	Date	Description
1	05 AUG 2014	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	ISSUED FOR DEVELOPMENT PERMIT
3	20 NOV 2014	ISSUED FOR CLIENT REVIEW
4	20 FEB 2014	ISSUED FOR CONSTRUCTION
5	14 APR 2015	ISSUED FOR DP AMENDMENT
6	14 JUN 2017	ISSUED FOR DP AMENDMENT
7	22 NOV 2017	ISSUED FOR DP AMENDMENT

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TOWNLINE

Project: HUDSON WALK #2,
785 Caledonia Ave.,
VICTORIA, B.C.

Section Title: SECTION B-B

Date	Project No.
15/03/15	13-26-2

Scale	Drawing No.
1:100	A4.07

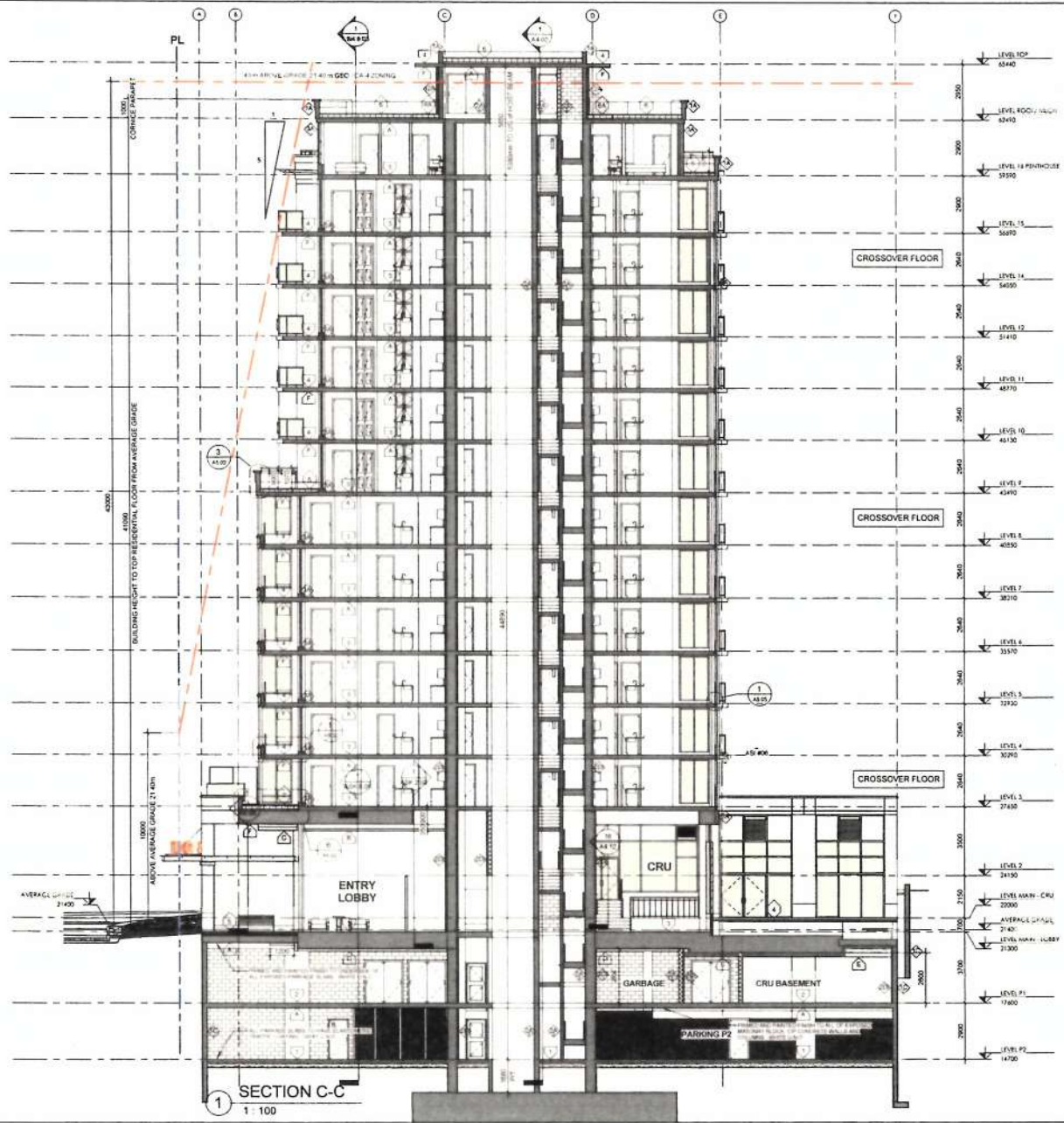
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Author: [Signature]
File Name: [Signature]

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Drawing Issue Date

Revision Schedule

Rev	Date	Description
1	06 AUG 2016	ISSUED FOR DEVELOPMENT PERMIT
2	25 OCT 2016	REISSUED FOR DEVELOPMENT PERMIT
3	25 NOV 2016	ISSUED FOR CLIENT REVIEW
4	26 FEB 2016	ISSUED FOR CONSTRUCTION
5	15 MAR 2016	ISSUED FOR CONSTRUCTION
6	24 APR 2016	RECEIVED AT (P/RECEIVED)
7	14 JUN 2017	RECEIVED (AMENDMENT)
8	31 AUG 2017	RECEIVED FOR DP AMENDMENT
9	12 NOV 2017	REISSUED FOR DP AMENDMENT

RAFI ARCHITECTS INC.

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PROJECT NO. 1600 HOWE ST UNIT 101 AT 41

Client **TOWNLINE**

Project **HUDSON WALK 2,
785 Caledonia Ave,
VICTORIA, B.C.**

Version Title **SECTION C-C**

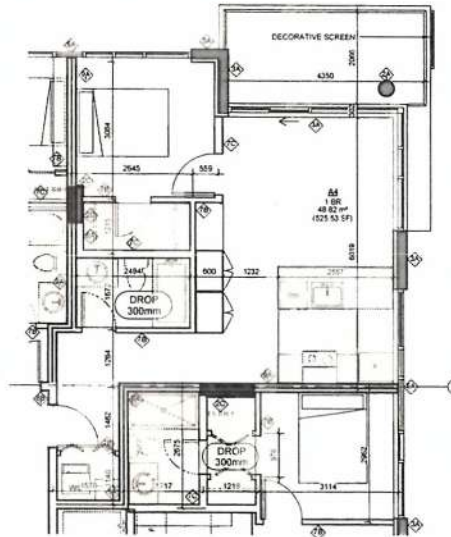
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10/06/16	13-26-2

Scale	Drawing No.
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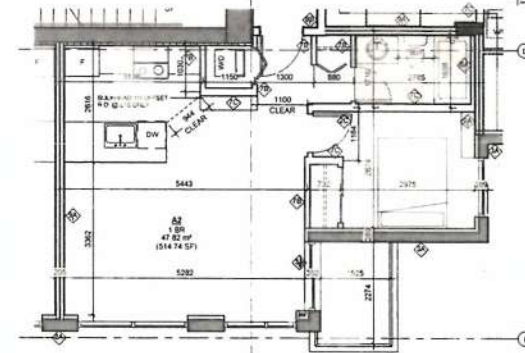
Drawn By
Audited
File name

Date 02/15/16	Project No 13-26-2
Scale 1"=60'	Drawing No A4.04
Drawn By Audrey	
File name	

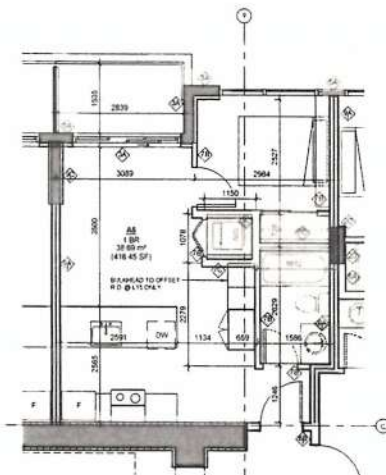
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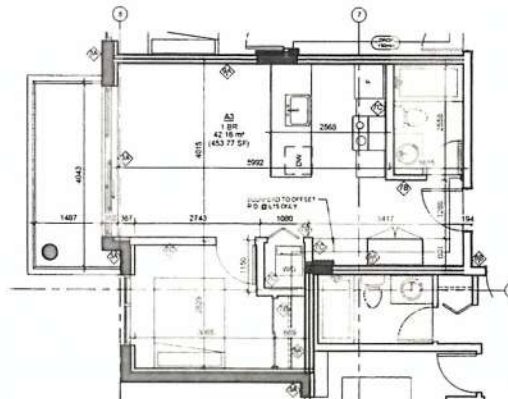
UNIT A4 - INFO
1 BEDROOM 50.39 m2 (542 SF)
6 UNITS TOTAL
L9-L15



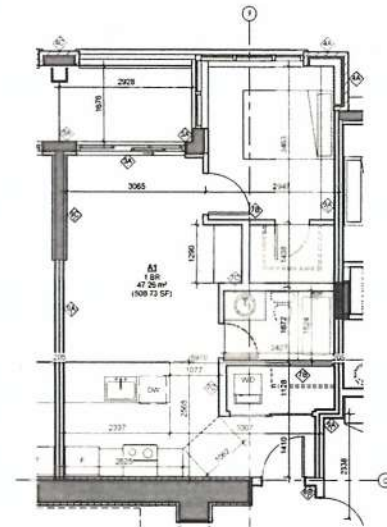
UNIT A2 - INFO
1 BEDROOM 48 40 m2 (521 SF)
24 UNITS TOTAL
L3-L15



UNIT A5 - INFO
1 BEDROOM 38.67 m² (416 SF)
12 UNITS TOTAL
L9-L15



UNIT A3 - INFO
1 BEDROOM 42.34 m2 (456 SF)
12 UNITS TOTAL
L3-L15



UNIT A1 INFO
1 BEDROOM 47.33 m2 (509 SF)
12 UNITS TOTAL
L3-L8

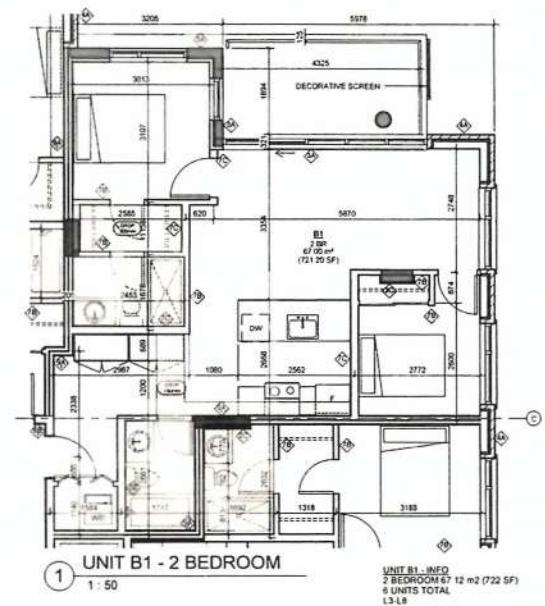
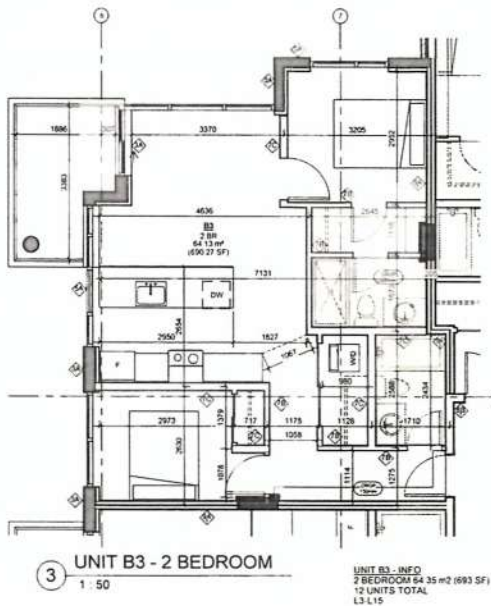
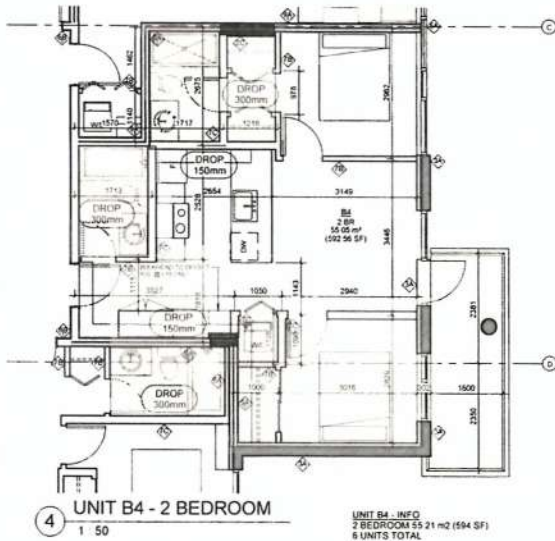
Victoria City Council - 25 Jan 2018

- DROP CEILING LEGEND**
- GAB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS FROM CEILING DROP TO MIN 2' 0" ABOVE FINISHED FLOOR
 - QMB DROP CEILING HEIGHTS UNLESS NOTED OTHERWISE ON PLANS FROM CEILING DROP TO MIN 2' 0" ABOVE FINISHED FLOOR
 - QMB 2 HR FRK HORIZONTAL ENCLOSURE/SHUTT WALL ASSEMBLY 110 MINIMUM RISE TO TOP OF ENCLOSURE/SHUTT WALL
 - GAB AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR COBBLES, OUTDOOR ETC)

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Drawing Issue Date

Rev #	Date	Description
1	08 AUG 2015	ISSUED FOR DEVELOPMENT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT
3	05 NOV 2015	REISSUED FOR CLIENT REVIEW
4	10 DEC 2015	REISSUED FOR BUILDING PERMIT
5	26 FEB 2016	REISSUED FOR CONSTRUCTION
6	13 MAR 2016	REISSUED FOR CONSTRUCTION
7	24 APR 2016	REISSUED FOR CONSTRUCTION
8	14 JUL 2017	REISSUED FOR CONSTRUCTION
9	31 AUG 2017	REISSUED FOR CONSTRUCTION
10	22 JUN 2017	REISSUED FOR CONSTRUCTION

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FAX: 604.688.3522
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SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2Y9 CANADA

Client: **TOWNLINE**

Project: **HUDSON WALK #2, 785 Caledonia Ave, VICTORIA, B.C.**

Drawing Title: **UNIT PLANS 2 BEDROOM UNITS**

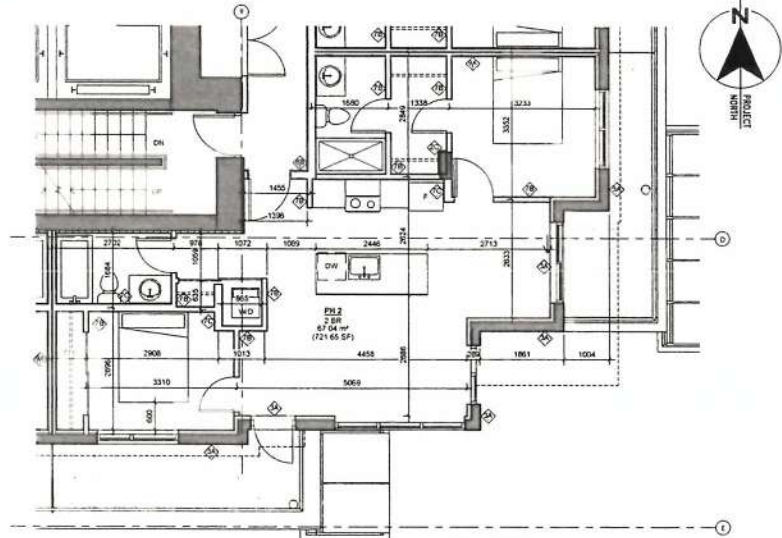
Date: 07/07/2017	Project No: 13-26-2
Scale: As indicated	Drawing No: A6.01
Drawn By: [Signature]	File Name: [Signature]
File Name: [Signature]	Rev: [Signature]

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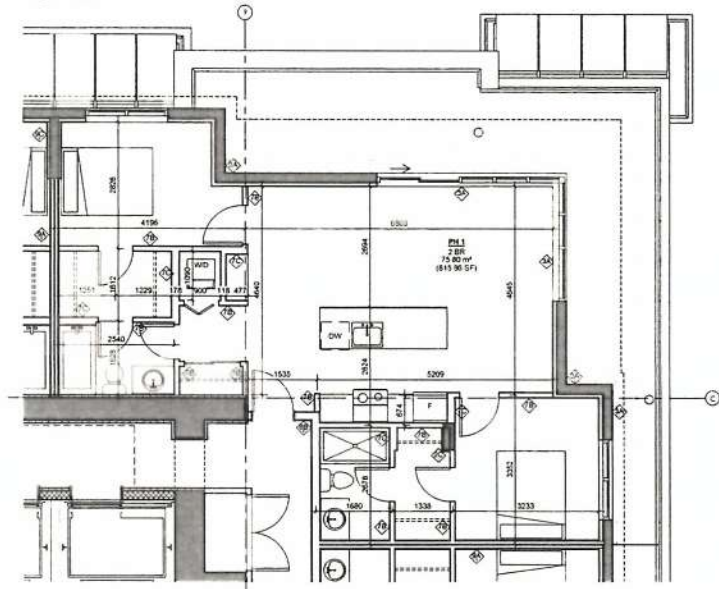
NOV 23 2017

Planning & Development Department
Development Services Division



UNIT PH2 - 2 BEDROOM
1:50

UNIT PH2 - INFO
1 BEDROOM 67.07 m2 (722 SF)
2 UNIT TOTAL
L16



UNIT PH1 - 2 BEDROOM
1:50

UNIT PH1 - INFO
1 BEDROOM 75.83 m2 (815 SF)
2 UNIT TOTAL
L16

DROP CEILING LEGEND

OWB
2" PER HORIZONTAL ENCLOSURE PARTIAL WALL ASSEMBLY (1) PROVIDE TIGHT TO US OF MECHANICAL PLUMBING WORK.

OWB
AS PER INTERIOR DESIGN (COMMON AREAS, ELEVATOR LOBBIES, ETC.)



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Drawing Issue ONLY

Revision Schedule		
Rev #	Date	Description
1	16 AUG 2017	SUBMITTED FOR DEVELOPMENT PERMIT
2	05 OCT 2017	REISSUED FOR DEVELOPMENT PERMIT
3	03 NOV 2017	REISSUED FOR CLIENT REVIEW
4	10 DEC 2017	REISSUED FOR BUILDING PERMIT
5	16 FEB 2018	REISSUED FOR BUILDING PERMIT
6	15 MAR 2018	REISSUED FOR BUILDING PERMIT
7	14 JUN 2017	REISSUED FOR BUILDING PERMIT
8	14 JUN 2017	REISSUED FOR BUILDING PERMIT
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10	14 JUN 2017	REISSUED FOR BUILDING PERMIT
11	14 JUN 2017	REISSUED FOR BUILDING PERMIT
12	14 JUN 2017	REISSUED FOR BUILDING PERMIT
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14	14 JUN 2017	REISSUED FOR BUILDING PERMIT
15	14 JUN 2017	REISSUED FOR BUILDING PERMIT
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17	14 JUN 2017	REISSUED FOR BUILDING PERMIT
18	14 JUN 2017	REISSUED FOR BUILDING PERMIT
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21	14 JUN 2017	REISSUED FOR BUILDING PERMIT
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99	14 JUN 2017	REISSUED FOR BUILDING PERMIT
100	14 JUN 2017	REISSUED FOR BUILDING PERMIT

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TOWNLINE

Project
**HUDSON WALK #2,
785 Caledonia Ave,
VICTORIA, B.C.**

General Note
**UNIT PLANS
PENTHOUSE UNITS**

Date
13-26-2

Drawn by
A6.0

Project
A6.0

Rev

Victoria City Council 25 Jan 2018



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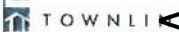
Rev #	Date	Description
1	06 AUG 2015	ISSUED FOR DEVELOPMENT PERMIT
2	05 OCT 2015	REISSUED FOR DEVELOPMENT PERMIT
3	03 NOV 2015	ISSUED FOR CLIENT REVIEW
4	10 DEC 2015	ISSUED FOR BUILDING PERMIT
7	29 JAN 2016	REISSUED FOR BUILDING PERMIT
8	28 FEB 2016	ISSUED FOR CONSTRUCTION PERMIT
9	25 MAR 2016	FINAL SITE UTILITY DESIGN
13	28 APR 2017	ISSUED FOR DP AMENDMENT
15	14 JUN 2017	REVISED DRAWINGS
16	11 AUG 2017	ISSUED FOR DP AMENDMENT
17	22 NOV 2017	REISSUED FOR DP

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Word 2010 67 81 (2013) 1001-1004. doi:10.1007/s11067-013-9245-9



HUDSON WALK
785 Caledonia Ave.
VICTORIA, B.C.

UNIT PLANS
TOWNHOME UNITS

Date	Project No.
07/07/15	13-26-2
Scale	Drawing No.
As indicated	A6.04
Drawn By	
Author	
File name	Rev

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City of Victoria

NOV 23 2017

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HUDSON WALK 2 - VICTORIA, BC

725 Caledonia Ave. Victoria, BC

Owner

CLIENT
Townline Homes
120 - 13575 Commerce Parkway
Richmond, BC
V6V 2L1

Drawing List

LANDSCAPE PLAN

L-1.1 Overall Site Plan 1:100
L-1.2 Planting Plan 1:100

LANDSCAPE DETAILS

L-2.1 Landscape Details AS SHOWN
L-2.2 Play Equipment Details NTS

LANDSCAPE SECTIONS

L-2.3 Landscape Section A 1:50
L-2.4 Landscape Section B 1:50
L-2.5 Landscape Section C 1:50

Legends

Material Legend			
Key	Graphic	Description	Detail Key
◆		CIP Concrete Paving Colour: Integral Coloured Pattern: Saw cut as shown on plan Finish: Light Broom	
◆		Birds Eye Gravel - Dog Park	
◆		Concrete Unit Pavers Size: 24" x 12" x 2" Pattern: Staggered running band Colour: Natural Supplier: Abbotsford Concrete	AS SHOWN
◆		Concrete Unit Pavers Size: 8" x 4" Pattern: Herringbone 45 degrees Colour: Charcoal Supplier: Abbotsford Concrete	AS SHOWN
◆		Hydropressed Concrete Pavers Size: 18" x 18" x 2" Pattern: As shown Colour: Natural Supplier: Abbotsford Concrete	AS SHOWN
◆		Fibra Play Surface Depth to meet required fall protection per CSA. Supplier: Rectech Industries OR other	AS SHOWN
◆		Specialty Paving Concrete coloured paving bands by others	
◆		Exposed Aggregate Concrete Field To City of Victoria Standard	
◆		CIP Concrete Bands To City of Victoria Standard Colour: Natural	
◆		Gravel dip strip	
Softscape Legend			
Key	Graphic	Description	Detail Key
◆		Planting	AS SHOWN
◆		Sodded Lawn	AS SHOWN
Product and Material Notes			
1. All materials to be as specified or pre-approved equivalent. 2. All material and products to be installed per manufacturer's specifications.			



Notes

General Notes

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.

Irrigation Notes

1. All Soft Landscape Areas are to be irrigated with a high efficiency design/built irrigation system to IAABC Standards, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimize evapotranspiration and wind loss.
4. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
5. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
6. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at contractors cost.
7. Lawns shall be irrigated on separate zones from planted areas.
8. Contractor shall be located in mechanical room.
9. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule.
10. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
11. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the first time with the designated representative observing.
12. All piping shall be class 200.
13. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
14. Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required.
15. Solenoid valves shall be first quality, compatible with the controller selected.
16. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock ball cover, sized to suit valves and other components with adequate room for operation and maintenance.

Planting Notes

1. All plants / planting to be per BCNIA and BCSLA standards.
2. Plant selection subject to availability at the time of planting.
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
4. All trees to be staked in accordance with BCNIA Standards.
5. All plants to be sourced from nurseries certified free of P. ramorum.
6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNIA [ANSI] Standard.
7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.

Soil Preparation and Placement Notes

1. All growing medium placed on project to meet or exceed BCNIA and B.C. Landscape Standards latest edition.
2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project, minimum 1 litre physical sample.
3. Submittals shall be made at least seven (7) days before.
4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
5. Sub drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details.
6. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

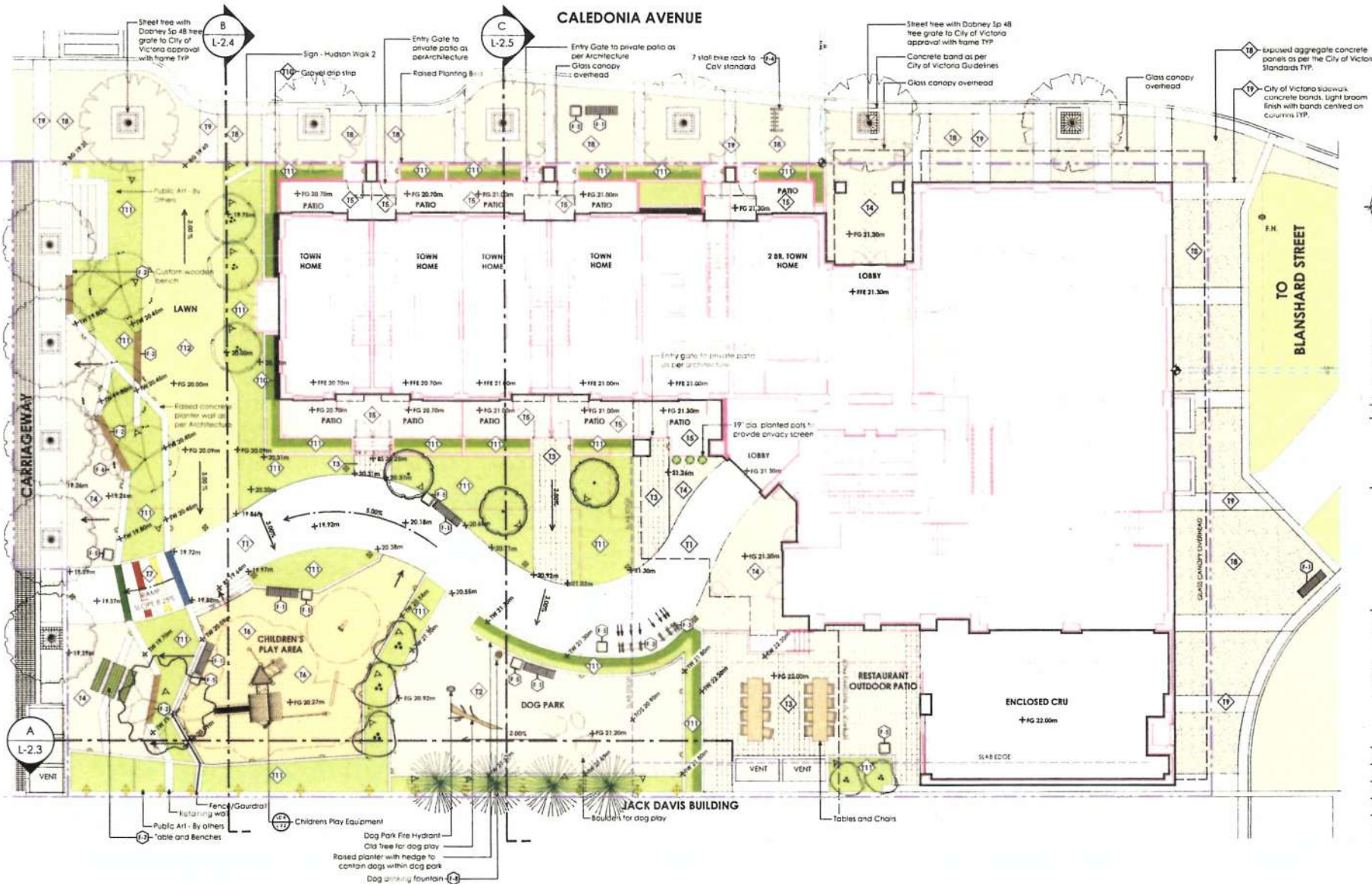
Lighting Legend - FOR REFERENCE ONLY - REFER TO ELECTRICAL

Key	Graphic	Description
◆		Bollard Light
◆		Wall Light
◆		Tree Up Light
◆		Feature Flood Light

LANDSCAPE DRAWINGS - REISSUED FOR TENDER

February 8, 2017

Victoria City Council - 25 Jan 2018



- 7. Mar 30, 2017 Issued for Review
- 6. Feb 08, 2017 Issued for Tender
- 5. Feb 6, 2017 Issued for EIR Amendment
- 4. Jan 19, 2017 Issued for Amendment
- 3. Jan 18, 2017 Issued for Tender
- 2. Jan 10, 2017 Issued for Review
- 1. Dec 22, 2014 Issued for Concept Review



Townline Homes Inc.

Hudson Walk 2
725 Caledonia Ave.
Victoria BC

Overall Site Plan

Project No: 16115
Sheet No: L-1.1

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City of Victoria

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Development Services Division

Victoria City Council - 25 Jan 2018

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Development Services Division



F.H.
TO
BLANSHARD STREET

4 Feb 8 2017 Received for Approval
3 Feb 8 2017 Issued for Client Review
2 Jan 25 2017 Issued for Client Review
1 Dec 22 2016 Issued for Client Review
Rev. date: Item



Project:

Townline Homes Inc.

Hudson Walk 2
725 Caledonia Ave.
Victoria BC

Drawn by: NS

Checked by: JS

Date: February 8, 2017

Scale: 1:100

Working Title:

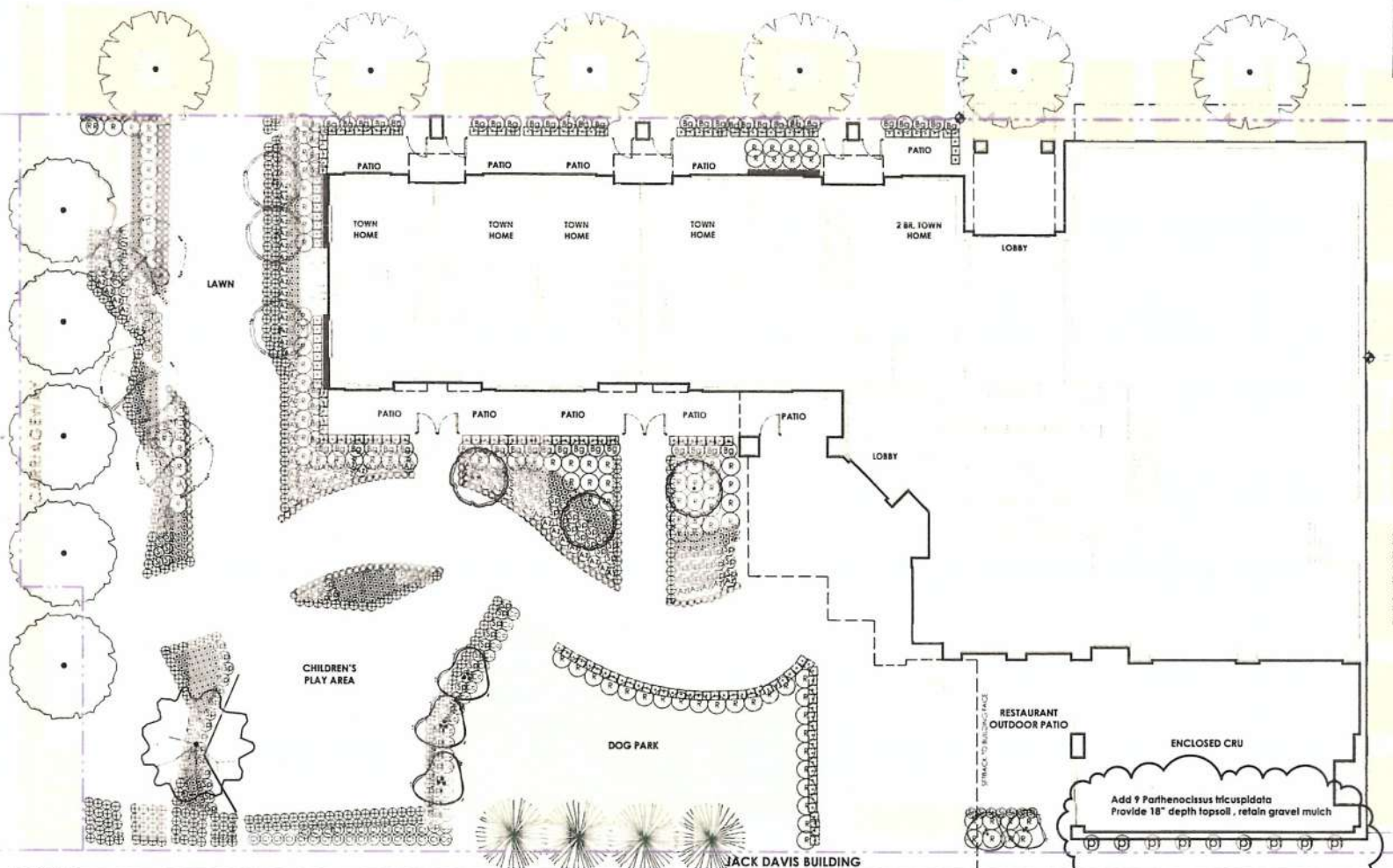
Level 1 Planting Plan

Project No.: 16115
















Sheet No.:

L-1.2

CALEDONIA AVENUE

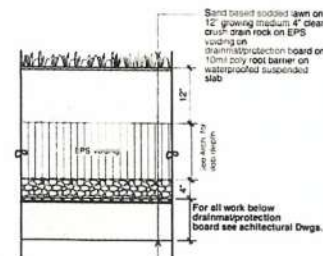


PLANT LIST

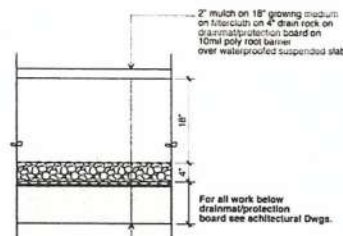
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES						SHRUBS					
	3	<i>Casuarina equisetifolia</i>	Kauri Tree	7cm cal			53	<i>Brachyglottis greyi</i>	Daisy Bush	#1 pot	2 o.c.
	3	<i>Leptospermum laurum</i>	Sharpley Dogwood	2m ht	Mult. stem		80	<i>Adiantum peduncatum</i>	Clasner Azalea	#3 pot	2 o.c.
	3	<i>Manzanita laevis</i>	Witch Hazel	1.5m ht	Mult. stem		415	<i>Leptospermum laurum</i>	Feather Reed Grass	#2 pot	12 o.c.
	1	<i>Magnolia kobus</i>	Kobus Magnolia	7cm cal	B&B		127	<i>Carex acuticarpa</i>	Evergreen Hedge	#2 pot	16" o.c.
	2	<i>Magnolia densa</i>	Star Magnolia	2m ht	B&B, Mult. stem		21	<i>Ceanothus impressus</i>	Victoria Ceanothus	#3 pot	24" o.c.
	4	<i>Picea canadensis</i>	Sitka Spruce	3m ht	B&B		55	<i>Chamaecyparis</i>	Muscovy Orange	#3 pot	24" o.c.
	3	<i>Styphelia octandra</i>	Fragnola	1.5m ht 6cm cal	B&B		149	<i>Empetrum nigrum</i>	Red Raspberry	#2 pot	14" o.c.
							122	<i>Rhododendron</i>	White Rose of Sharon	3" ht	36" o.c. B&B
							87	<i>Solanum elaeagnifolium</i>	Purple Solanum	#1 pot	24" o.c.
							37	<i>Juniperus horizontalis</i>	Juniperus	#3 pot	20" o.c.
							147	<i>Larix laricina</i>	Yew	#1 ht	14" o.c. B&B 10 to 15

NOV 23 2017

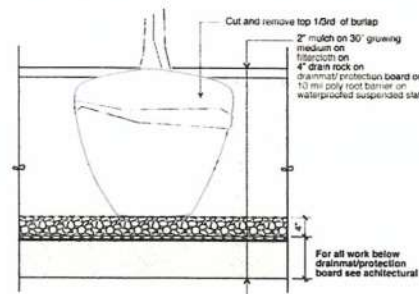
Planning & Development Department
Development Services Division



LD-1
L-2.1 Sodded Lawn on Slab
Scale 1" = 1'-0"

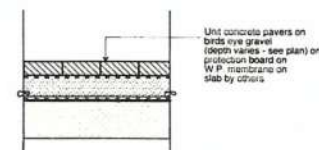


LD-2
L-2.1 Shrub Planting on Slab - Over Parkade
Scale 1" = 1'-0"

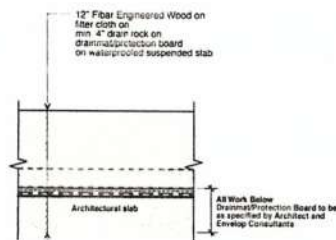


LD-3
L-2.1 Typical Tree Planting on Slab - Over Parkade
Scale 1" = 1'-0"

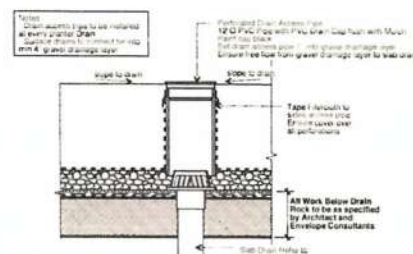
Note: Refer to Specifications for paving pattern and colour



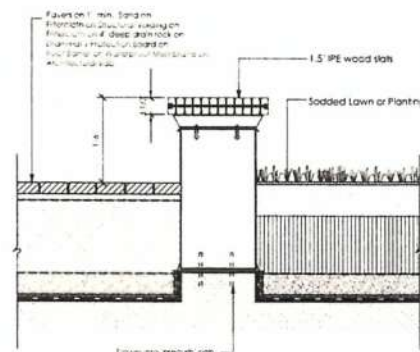
LD-4
L-2.1 Unit Concrete Pavers on Slab
Scale 1" = 1'-0"



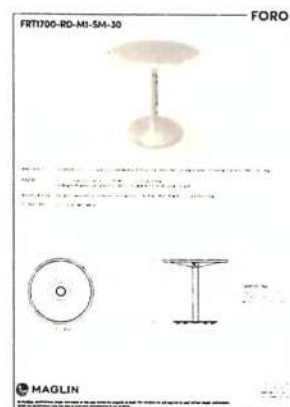
LD-5
L-2.1 Fiber Play Surface on Slab - Over Parkade
Scale 1" = 1'-0"



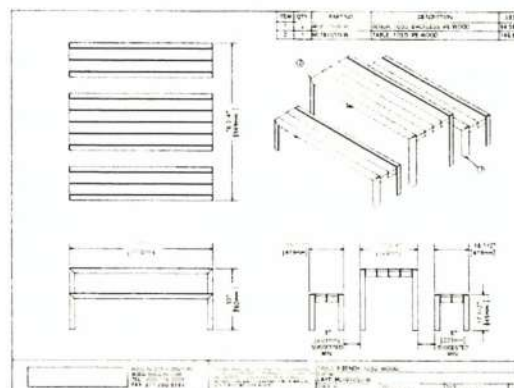
LD-6
L-2.1 Typical Drain / Access Pipe
Scale 1" = 1'-0"



LD-7
L-2.1 IPE Wood Bench Mounted on Concrete
Scale 1" = 1'-0"



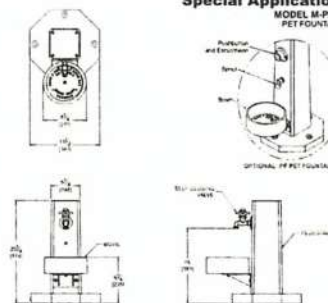
LD-8
L-2.1 Maglin Bistro Table - Surface Mounted
Scale 1" = 1'-0"



LD-9
L-2.1 Maglin Table and Benches - Surface Mounted
Scale 1" = 1'-0"

MURDOCK TRADITIONAL DRINKING FOUNTAINS

**Special Application
MODEL M-PFS
PET FOUNTAIN**



LD-10
L-2.1 Murdock Manufacturing Dog Drinking Fountain M-PFS - Surface Mounted on Concrete Pedestal
Scale 1" = 1'-0"



3 Jan 18 2017 Issued for Construction
2 Jan 18 2017 Issued for tender
1 Dec 22 2016 Issued for Client Review
NO: date Item:
Revisions:



Townline Homes Inc.

Hudson Walk 2
725 Caledonia Ave.
Victoria BC

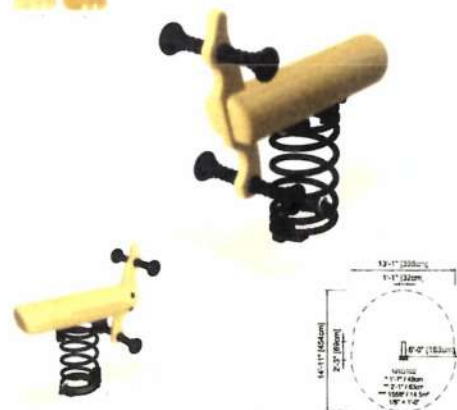
Project No: 16115
Sheet No: L-2.1
Project Name: Landscape Details

Victoria City Council - 25 Jan 2018

A collage of six photographs showing different views of a wooden playground structure. The central image is a large, detailed view of the structure, which features a green roof, a slide, and a spiderweb net. Surrounding this central image are five smaller, cropped photographs showing different parts of the structure, including the roof, the slide, and the spiderweb net.

Best User Age: 2-12 years
 Settings: in-ground installation
 Surface installation also available
 Technical information available at

ADLs Activities of Daily Living	Estimated Activities	Percent of adult population	Percent of adult study group
Prepared	2	5	6
Not prepared	2	5	4
Required	0	0	0



^a = Height of designated slip surface.
^b = Total height of pond.
^c = Area of safety zone.

Best User Age 6 months - 5 years

ASA Attribute	Standard Attribute	Intermediate Attribute	Advanced Attribute
Present	0	0	0
Accessible	0	0	0
Manageable	0	0	0



^a = Highest designated gage surface.
^b = Total height of girder.
^c = Total area of deck panel.



3	Jan 16 2017	issued for Client Review
2	Jan 18 2017	issued for tender
1	Dec 22 2016	issued for Client Review
no.	date:	term:



LD-8 Kompan Wooden Play Equipment
L-2.2 NTS

Townline Homes Inc.

Hudson Walk 2
725 Caledonia Ave.
Victoria BC

Drawn by:	JBT/NG
Checked by:	JT
Date:	January 19, 2017
Scale:	AS SHOWN
Drawing title:	
Play Equipment Detail	

Project No. 16115

Sheet 11:

1.2.2

Received
City of Victoria

NOV 23 2017

Planning & Development Department
Development Services Division

Victoria City Council - 25 Jan 2018

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

1. 755 Caledonia Avenue

1. Hearing - Development Permit with Variances Application No. 00437

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 755 Caledonia Avenue, in Development Permit Area 2, (Heritage Conservation) Core Business, for purposes of constructing a 16-storey mixed-use building and varying the following requirements of the *Zoning Regulation Bylaw* namely:

- Allowing residential use on the first storey
- Permitting minor intrusions of balconies in the upper floor massing setbacks.

Alison Meyer: This is a Development Permit with Variances application for 755 Caledonia Avenue, phase 2 of Hudson Walk; a 15 storey residential tower. Two variances are being requested to permit ground floor residential and minor intrusions into the upper floor balconies.

Mayor Helps opened the public hearing at 7:36 p.m.

Justin Filuk (Townline Group): Provided information about the Hudson Walk Phase 2 application, which will be a purpose-built rental building and will complement the Phase 1 building. The proposal includes ground floor residential units and the presentation showed how these units will appear. Also described was the public space and the children's play area.

Mayor Helps asked about the changes proposed for the play area.

Justin Filuk: Described the previous play area and how this new opportunity allowed them to develop a larger play area.

Councillor Madoff asked about the process used to select the art.

Justin Filuk: The art was selected through a private process, not through the City, as the art piece is on private property.

Councillor Madoff advised there is an option to work with the City and noted that, in the past, the City has created art that is a play item.

Councillor Thornton-Joe asked about the dog run and if it is open to the public.

Justin Filuk: The proposal is for the dog run to be used for Hudson Walk residents.

Rick (Pandora Avenue): Commented that he was disappointed with the first development.

Councillor Thornton-Joe asked about the letter from the Downtown Residents Association who suggested the deck panels be replaced.

Justin Filuk: Provided information about other projects where they've used frosted deck panels and how that changes the use of the decks. As well they'd like to make the two buildings have a similar look.

Mayor Helps closed the public hearing at 7:51 p.m.

2. Development Permit with Variances Approval:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, "That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue in accordance with:

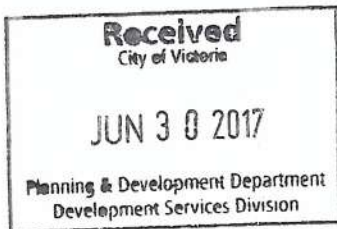
1. Plans date stamped October 5, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - a. Section 6.8.1(e) - Variance to permit residential use on the first storey.
 - b. Section 6.8.3(b) – Variance to permit a massing setback ratio from 5:1 to 6:1 on Blanshard Street and from 5:1 to 5.2:1 on Caledonia Avenue.

3. The Development Permit lapsing two years from the date of this resolution.

Councillor Isitt spoke in support of the proposal though he believes this is the limit in terms of building height.

Carried Unanimously

Council meeting
November 26, 2015



June 2017

Dear Mrs Wain:

I am writing to you (cc: Marianne Alto, Chris Coleman, Ben Isitt, Jeremy Loveday, Margaret Lucas, Pamela Madoff, Charlayne Thornton-Joe and Geoff Young), to give my concerns on the new Townline rezoning proposal at 785 Caledonia Street to allow on site brewing and distillery and to increase in site coverage for a proposed restaurant bar, seeking to amend from CA-4 to CA-4 amended, use of land or buildings and site coverage (%).

My name is Olimpia Cisneros, I am a Mexican woman and recently a proud new Canadian citizen. I do apologize in advance for any grammatical mistake I may have.

I am a double Townline tenant: one as a resident at the Hudson Mews and another as a tenant of the Victoria Public Market. My restaurant is called "mamà Oli", maybe you have visited my kitchen.

I first forwarded my concerns to Mr Sutherland this January 2017. I met him at the CALUC meeting where Townline representative Mr Filuk, was presenting the proposal to the community.

As a tenant of the Mews, I am aware of the noise we get every time a private event takes place at the VPM; and also, I am very aware of the difficulty for us, tenants, to rent a parking spot within our condominium. Parking is difficult for our visiting friends and family, too.

We have a parking crisis here and it is hard on us.

To give up parking spots for a distillery and a restaurant, is not an attractive option for me; even if Townline representative, Justin Filuk, says this will not affect us, I doubt it. This is downtown. We already have a parking crisis and it can be worst if a brew pub distillery and a massive 300 restaurant seat are added to this zone.

I believe noise and lack of parking will be also the everyday companion of residents at the Hudson Walk II as it is to me on a daily basis.

As a tenant of the Victoria Public Market, I am reaching out to you out of sadness and depression. To see the things that happen in the market, to see the way I am treated for speaking up, for defending our work space, as I denounced pollution at the market with Work Safe BC.

Present management at the VPM, Quay properties from Vancouver, has tried to evict me (without success) just because I dare to speak up of all the problems and abuses I have been witness and suffered during almost 4 years of stressful work.

I am one of the few remaining original tenants of the failed Downtown Victoria Farmers Market where we were let down by Townline and the Downtown Victoria Public Market Society.

Soon after we opened the Farmers market, the plan was dismantled and left us, tenants, solely in the hands of an abusive lease with no more vendor association and no input into the management of the market as it was promised by Townline.

To date, under the indifference of Townline managers, 6 businesses have closed due to lack of sales or conflict of interest: Cowichan Bay Seafood, Salt Spring Island Cheese, The Grocer, Flowers at the Hudson, Island Spice Trade BC and Damn Fine Cake; plus, an extra one, this fine restaurant, Smoken Bones, outside the market, in the corner of the old Hudson building, Douglas Street and Herald, now a Townline office.

All lost and gone, all this business closed.

These are big losses to the City of Victoria and Victorians, where so much positive presence, investment and knowledge has been lost.

These wonderful vendors quietly disappeared from the Victoria Public Market, nobody to speak out for them. I will now.

As per my e-mails to owner of Townline, Rick Ilich, I am sure he has been always aware of our struggles and did nothing to help us.

Townline proposal to the City of Victoria were to support and promote a Farmer's Market, a premium venue to support local food initiatives and to provide economic opportunity for small, artisan business like mine. City Hall supported Townline's ideas and Townline failed to follow through on their promises. There is no provision on place from City Hall to make Townline to live up to their promises.

As crisis is mounting at the VPM for lack of foot traffic and sales except for some lucky days and a lunch rush (if lucky), for all the many and mostly restaurants at this unique venue, wrongly and permanently advertised as a farmers market, I know my days are numbered here; but not before bringing to your attention of at least this one and big problem we have been suffering at the VPM for almost four years, seemingly under the indifference of Townline, and now, the reason of my opposition to a distillery and to a site coverage (%) extension.

For Townline to propose a 300 seat restaurant means for us, restaurateurs at the VPM, the same fate as Smoken Bones, Cowichan Bay Seafood, Salt Spring Island Cheese, The Grocer, Flowers at the Hudson, Island Spice Trade BC and Damn Fine Cake, closed for lack of enough customers and support. A 300 seat restaurant, a mere few steps away from the Victoria Public Market, most probably will signify our own demise.

Are we disposable? Does this loss matter to the City?

I oppose to a new distillery on the Hudson Walk II because I don't believe in the proposal of a not noisy, clean and non smelly industrial facility as it is a distillery. I also believe, if problems arise, we tenants, will be bullied and harassed to silence, as my experience is here.

But most important of all, please note, distilleries belong to in an industrial zone and not to a urban area like downtown; in fact, the cost of apartment insurance raise when there is a fire hazard below your property like a restaurant and/or a distillery; but that decision is yours, I only present the facts for my opposition.

As a tenant of the Victoria Public Market, I have found myself (and all workers, too) working in a contaminated space since its inception.

Roast Sandwich Shop owner, Maryanne Carmack, our first manager and one of the creators of the Farmers Market idea, has been steadily polluting the market with the potentially dangerous grease laden vapours emanating from her restaurant since 2013, the year we opened; and it was not until this past May 18th, a few days ago, and forced by WSBC that finally, Roast Sandwich Shop installed a proper hood in their facilities. Rick Ilich, as per all my e-mails sent to him, was aware of the situation and the only response I got from him was from his lawyer, Mr Virgin saying: Do not send him anymore e-mails; and as per that communication, I am warned, I can not walk into the market except to go to the washroom and the loading bay area to throw away the trash. That is humiliating and that is what you get from Townline and Townline managers if you dare to speak up of troubles that need to be solved but for unknown reasons, they are not.

Another stressful problem at the VPM was a disturbing whining noise coming from the HAVC system that I repeatedly denounced to Quay property and Townline and after their indifference, I informed Work Safe BC.

The HVAC System is an enormous apparatus located just right above my kitchen, imposed on me after signing the lease and that services the whole ventilation system of the market.

This terrible noise continued for more than 270 days and was very annoying to my customers and the staff of the market. It was only after many WSBC interventions that this problem was solved.

The records from Work Safe BC attached will explain better the situation to you.

I inform you of this because it clearly demonstrates how Townline does not take health and safety of its tenants and employees seriously

From my managers, I have suffered verbal abuses, racial slurs, bullying and harassment, eviction letters, ostracism, false accusations and all that just because I dared to criticize their failure to act adequately in stopping pollution and attending important needs of the market. Proof of these accusations is available upon request.

I believe the same is going to happen to any other worker or anybody who dare to speak up about problems in the new facilities Townline wants to open.

I'm opposing to a potential case like the one I live every single day of my work here.

As Townline is running free, nobody to supervise them, they are not accountable. As I said before, there is not a provision in place from City Hall to follow up with their

promises to the City of Victoria and its residents. Townline give promises and later, they do as they please, with no obligations at all. That is my sad experience here.

Townline failed to correctly address pollution at the Victoria Public Market for almost 4 years and was found in default of their obligations with Work Safe BC and in contravention of the Health and Safety Act for pollution and still is with other items outstanding. Nothing makes me think they will take care of problems if they arise.

Enclosed are copies of the records from WSBC, an SD card with videos of the steady pollution suffered for almost 4 years and one recording of the punishing noise I was forced to live with for such long and unexplained length of time at the VPM. Lies from management to Work Safe BC can easily be spotted on these pages. Please take a look and judge by yourself.

I also want to ask for, to be given the opportunity to speak up on the public meeting, yet to come.

If you have any question or need more information, please feel free to contact me at my e-mail below.

I do thank you for your time

Sincerely,
Olimpia Cisneros




or, follow this link to videos of pollution at the VPM:
https://drive.google.com/file/d/0B-qdl8OOUIj4NE1GTmQ1bl9LVWs/view?usp=drive_web



MAYOR'S OFFICE

DEC 18 2017

VICTORIA, B.C.

DEC 14 2017

Her Worship
Mayor Lisa Helps
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Reference: 271309

Dear Mayor Helps,

Re: Inter-city Bus Services

Thank you for your letter of October 13, 2017, sharing with me the resolutions of the City of Victoria Council with respect to inter-city bus services in the province. I appreciate the opportunity to respond.

I believe there may be opportunities for inter city buses in various areas of the province and we are exploring the possibilities.

British Columbians deserve safe and reliable transportation options, and I recognize the vital role that Greyhound plays in our province's transportation network, particularly in the North. The ministry works with communities across the province to identify transportation services that work for the needs of the region, and we will continue with this approach.

As you know, Greyhound is a private company operating in a regulated industry. Any service reductions must be approved by the Passenger Transportation Board, an independent tribunal. The Board makes these decisions based on whether there's a public need for the service, whether the applicant is capable of providing the service and whether the application supports sound economic conditions in the industry. The Board has posted a summary of Greyhound's application in its September 13 weekly bulletin, which is available on its website at http://www.ptboard.bc.ca/Bulletins/2017/20170913_Bulletin.pdf

The Board accepted public comments on the application until October 13, 2017, and I am glad that you also shared your resolutions with the Board. It will be holding public hearings in four northern communities in mid December.

As you are most likely aware, new BC Transit services have started along Highway 16 and will connect communities from Terrace to Prince George. These routes will allow people to travel safely to the next largest community and return home the same day.

.../2

-2-

Buses are now running on the Smithers to Moricetown route and on the Burns Lake to Smithers and Burns Lake to Prince George route. Another inter-community transit service between Terrace and the Hazeltons was launched in November.

In addition, the ministry has installed six all-weather bus shelters, with six more under construction.

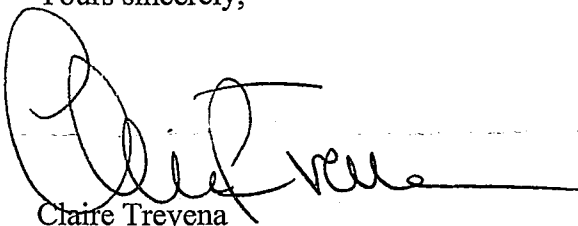
For more information, you may want to visit the Highway 16 Transportation Action Plan Updates at:

<http://www2.gov.bc.ca/gov/content/transportation/transportation-reports-and-reference/reports-studies/planning-strategic-economic/highway16-action-plan/updates>

BC Transit has also introduced new Saturday services between Victoria and Duncan, starting October 14. Three round trips are being offered during the day, enabling residents to make day trips to Victoria or the Cowichan Valley. The Saturday service complements the weekday commuter services BC Transit provides for Cowichan Valley residents who travel to the Capital Region for work. BC Transit introduced the Saturday service in response to customer demand, and you can be sure the corporation will continue to explore opportunities to improve connectivity between communities.

Thank you again for taking the time to write.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Claire Trevena', written over a horizontal line.

Claire Trevena
Minister

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JANUARY 18, 2018

For the Council Meeting of January 25, 2018, the Committee recommends the following:

1. Development Variance Permit Application No. 00199 for 1750 Haultain Street (North Jubilee)

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit No. 00199 for 1750 Haultain Street, in accordance with:

1. Plans date stamped November 15, 2017
2. Development meeting all Zoning Regulation Bylaw requirements, except for:
 - i. reduce the required vehicle parking from five stalls to one stall for a kindergarten use
 - ii. increase the required bicycle parking spaces from zero to three Class 1 (weather-protected) and five Class 2 (short-term visitor) spaces
 - iii. reduce the minimum lot width for a house conversion to a kindergarten from 18m to 15m.
3. Final issuance of the Development Variance Permit subject to receipt of registered Statutory Right-of-Way (SRW) of 1.40m on Haultain Street to the satisfaction of the Director of Engineering and Public Works.
4. The Development Variance Permit lapsing two years from the date of this resolution.”

2. Council Member Motion: Working Together to Make Victoria Accessible for All

That the City of Victoria endorse the following statement of commitment adopted by the Victoria Accessibility Working Group on March 6, 2017:

The City of Victoria values the contributions made by all its citizens and believes that diversity strengthens the community.

The City of Victoria recognizes the wealth of knowledge and lived experience of people with disabilities and their essential role in creating a barrier-free Victoria and thus, will include the viewpoint and needs of persons with disabilities in its decisions.

The City of Victoria is committed to building an inclusive society and providing an accessible environment in which all individuals have access to the City's services and programs in a way that respects the dignity and independence of people with disabilities.

The City of Victoria's policies, practices and procedures will ensure barrier free access for persons with disabilities to City facilities and participation in programs and processes including accessible customer service, information and communication, employment, the built environment and transportation.

The City of Victoria will ensure that all city employees are aware of their role in facilitating accessibility for persons with disabilities.

The City of Victoria will continue to prevent barriers by supporting positive attitudes that address "ableism" - attitudes which devalue and limit the potential of persons with disabilities.

In working towards its goals under this Statement, the City of Victoria is committed to creating a barrier-free city by meeting the requirements of existing and future legislation and by its own policies and goals related to the identification, removal and prevention of barriers to people with disabilities. To this end, all elected City officials and City employees have a role to play in meeting these goals.

3. Letter from the Minister of Energy, Mines and Petroleum Resources

That Council receive the letter from the Minister of Environment and Climate Change Strategy dated October 4, 2017 for information.

4. Direction to Consult with industry on Proposed Approach to BC Energy Step Code

That Council direct staff to engage with development industry representatives and invite comment from the public on the following proposed approach to the BC Energy Step Code:

1. For new Part 9 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018 for all new Part 9 buildings
 - b. Step 3 building bylaw requirement starting in January 2020 for all new Part 9 buildings with the exception of garden suites
 - c. Step 2 building bylaw requirement starting in January 2020 for all new garden suites
 - d. The exploration of a rebate or tiered fee structure program to support Part 9 builders to use an energy advisor, conduct a mid-construction blower-door test, and conduct a post-construction verification blower-door test.
2. For new Part 3 buildings:
 - a. Step 1 building bylaw requirement starting in November 2018
 - b. Step 3 building bylaw requirement starting in January 2020.

And when reporting back to Council provide options for expediting this timeline.

5. Strategic Plan Amendments

That Council accept the proposed changes to the 2015-2018 Strategic Plan as outlined in the attachment to the report dated January 15, 2018, to bring it into alignment with the 2018 budget, except for:

1. Objective 4: Build the Financial Capacity of the Organization – the Apex site
2. Objective 6: Make Victoria More Affordable - community amenity contribution
3. Objective 12: Take Climate Action and Plan for Emergencies – Sea level rise
4. Objective 7: Facilitate Social Inclusion and Community Wellness - 2050 presence of first nations
5. Objective 3: Strive for Excellence in Planning and Land Use
6. Objective 5: Create Prosperity Through Economic Development
7. Objective 11: Steward Water System and Waste Streams Responsibly

That Council accept the following changes to the 2015-2018 Strategic Plan as outlined in the attachment to the report dated January 15, 2018, to bring it into alignment with the 2018 budget:

1. Objective 4: Build the Financial Capacity of the Organization

Apex Site

2018 OUTCOMES:

A decision has been made in regards to the Apex site

2. **Objective 6: Make Victoria More Affordable**
Community Amenity Contribution
2018 ACTIONS
Review Community Amenity Contribution Policy and *adopt* an Inclusionary Housing Policy.
3. **Objective 12: Take Climate Action And Plan for Emergencies**
Ocean Level Rise
2017 ACTIONS:
That for the 2017 ACTION remove 'strikeout' and move to 2018 ACTIONS:
Review drainage in low-lying areas of City in light of ocean rise. Adjust base elevations as necessary.
4. **Objective 7: Facilitate Social Inclusion and Community Wellness**
Presence of First Nations
2050 OUTCOME
That the OUTCOME 2050 date be changed to OUTCOME 2025.
5. **Objective 3: Strive for Excellence in Planning and Land Use**
Heritage
2018 OUTCOMES
Citizens are aware of opportunities for heritage registration and for the development of citizen-led Heritage Conservation Areas, *and are supported and guided by city staff*
6. **Objective 5: Create Prosperity Through Economic Development**
Community Benefit Hub and Procurement
2018 ACTIONS
Separated in consideration of the vote
7. **Objective 11: Steward Water Systems and Waste Streams Responsibly**
Check-Out Bag and Sustainable Waste Management Strategy
2018 ACTIONS
Separated in consideration of the vote

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JANUARY 25, 2018

For the Council Meeting of January 25, 2018, the Committee recommends the following:

1. Rezoning Application No. 00608 for 323 Skinner Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00608 for 323 Skinner Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. Development Permit Application No. 000523 for 323 Skinner Street

That Council, after the Public Hearing for Rezoning Application No. 00608, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000523 for 323 Skinner Street subject to submission of supplementary plans identifying the proposed sustainability features, to the satisfaction of the Director of Sustainable Planning and Community Development, in accordance with:

1. Plans date stamped December 15, 2017.
2. The development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

3. 816 Government Street (Customs House) - Road Dedication

That Council authorize the Mayor and the City Clerk to execute legal documents to the satisfaction of the City Solicitor, allowing for the following at 816 Government Street:

- the dedication as road of 12.5 square metres of land; and
- the discharge of existing SRW CA4632179

4. Council Resolution for Emergency Operations Centre exercise Grant Application

That Council:

1. Authorize staff to apply for a \$25,000 grant through the Community Emergency Preparedness Fund for Emergency Operations Centre (EOC) training and exercise development and delivery.
2. Authorize the Mayor and City Clerk to execute any agreements related to a successful grant application.

5. Attendance at the Board Meeting of the Canadian Capital Cities Organization February 7 & 8, 2018

That Council authorize the attendance and associated costs for Councillor Alto to attend the in-person Board meeting of the Canadian Capital Cities Organization to be held in Ottawa, February 7 and 8, 2018.

6. Attendance at the Federation of Canadian Municipalities Sustainable Communities Conference, Feb. 6-8, 2018

That Council authorize the attendance and associated costs for Mayor Helps to attend the FCM Sustainable Communities Conference to be held in Ottawa, February 6-8, 2018.

7. Contribution toward meeting costs for Victoria Community Association Network

That Council direct staff to:

1. Make provision for the following expenditures in the 2018 Financial Plan Bylaw, funded from new assessed revenue:

- a. in-kind funding to cover security costs relating to meetings of the Victoria Community Association Network at Victoria City Hall, with annual expenditures for this purpose not to exceed \$800;
 - b. a monetary contribution of \$100 toward insurance costs for meetings of the Victoria Community Association Network;
2. Include these expenditures adjusted for the rate of inflation in the draft Financial Plan for 2019 and subsequent years, until such time as Council adopts a different policy with respect to support for meetings of this network.

8. Local Government Leadership Academy Attendance Request

That Council approve costs for registration, accommodation, transportation, and incidentals for Councillor Jeremy Loveday to attend the Local Government Leadership Academy conference from Jan.31-Feb 2. 2018.

9. Johnson Street Bridge Quarterly Update Report

That Council receive the report of January 8, 2018 for information.

10. Letter from the District of West Kelowna

That Council that the correspondence dated December 13, 2017 from the District of West Kelowna be received for information.

11. Rezoning Application No. 00602 & Development Permit with Variances Application No. 00065 for 736 Princess Avenue and Associated Official Community Amendment (Rock Bay)

Rezoning Application No. 00602

That Council direct staff to:

1. work with the applicant on a proposal that complies with the land use and density policies in the Official Community Plan and Downtown Core Area Plan.
2. work with the applicant to determine and secure a level of affordability in the project as a condition of the rezoning.

Development Permit with Variances Application No. 00065

That Council direct staff to work with the applicant to revise the proposal to comply with the OCP and reduce the magnitude of the parking variance and refer the application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Princess Avenue.
2. Overall massing, architectural elements and finishes to ensure the integration with the local neighbourhood.
3. Type of glazing on the building.

12. Development Variance Permit No. 00186 for 1322 Rockland Avenue

That Council decline Development Variance Permit Application No. 00186 for the property located at 1322 Rockland Avenue.

13. Application for a Structural Change to increase the occupant load for a Liquor Primary License (300068), Upstairs Cabaret, 15 Bastion Square

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of Upstairs Cabaret, located at 15 Bastion Square for a structural change to increase the occupant load from 300 to 500 persons.

Providing the following comments on the prescribed considerations:

1. The impact of noise on the community in the vicinity of the establishment has been considered. The consideration of noise related to the Upstairs Cabaret recognized that noise is partly due to the sound system as a constant which is not substantially

impacted by occupant load. The impacts of the increased occupant load were also considered and are consistent with uses contemplated for the area and therefore supportable.

2. If the application is approved, the net impact on the community is expected to be positive economically as the approval supports the request of the business and presumably their long term viability as a local entertainment destination and as a local employer.
3. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received 39 letters in support of the application and 5 letters opposed to the application. The letters of opposition describe issues resulting from patrons leaving the establishment which include, noise, loud use of profanities, vomiting and the overall impact this has on the occupants and business of the Victoria Regent Hotel.
Letters of support commonly noted the proposed capacity is needed to support local talent with adequately sized venues. Respondents also supported the application for the impact it would have on reducing queue times and improved atmosphere, both to the benefit of patrons.
4. Council recommends the issuance of the license.



Council Report
For the Meeting of January 25, 2018

To: Council **Date:** January 19, 2018
From: C. Coates, City Clerk
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1134) No. 18-016

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 18-016.

BACKGROUND


Attached for Council's initial consideration is a copy of the proposed Bylaw No. 18-016.

The issue came before Council on October 26, 2017 where the following resolution was approved:


Rezoning Application No. 00569 and Development Permit with Variances Application No. 00044 for 540 Discovery Street and 2000 & 2010 Government Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00569 for 540 Discovery Street and 2000 & 2010 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,


Chris Coates *for*
City Clerk

Report accepted and recommended by the City Manager:


Date: Jan 19, 2018

List of Attachments:

- Bylaw No. 18-016

NO. 18-016

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by adding "brewpub" as a permitted use in the M-G-3 Zone, Government Light Industrial 3 District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1134)".

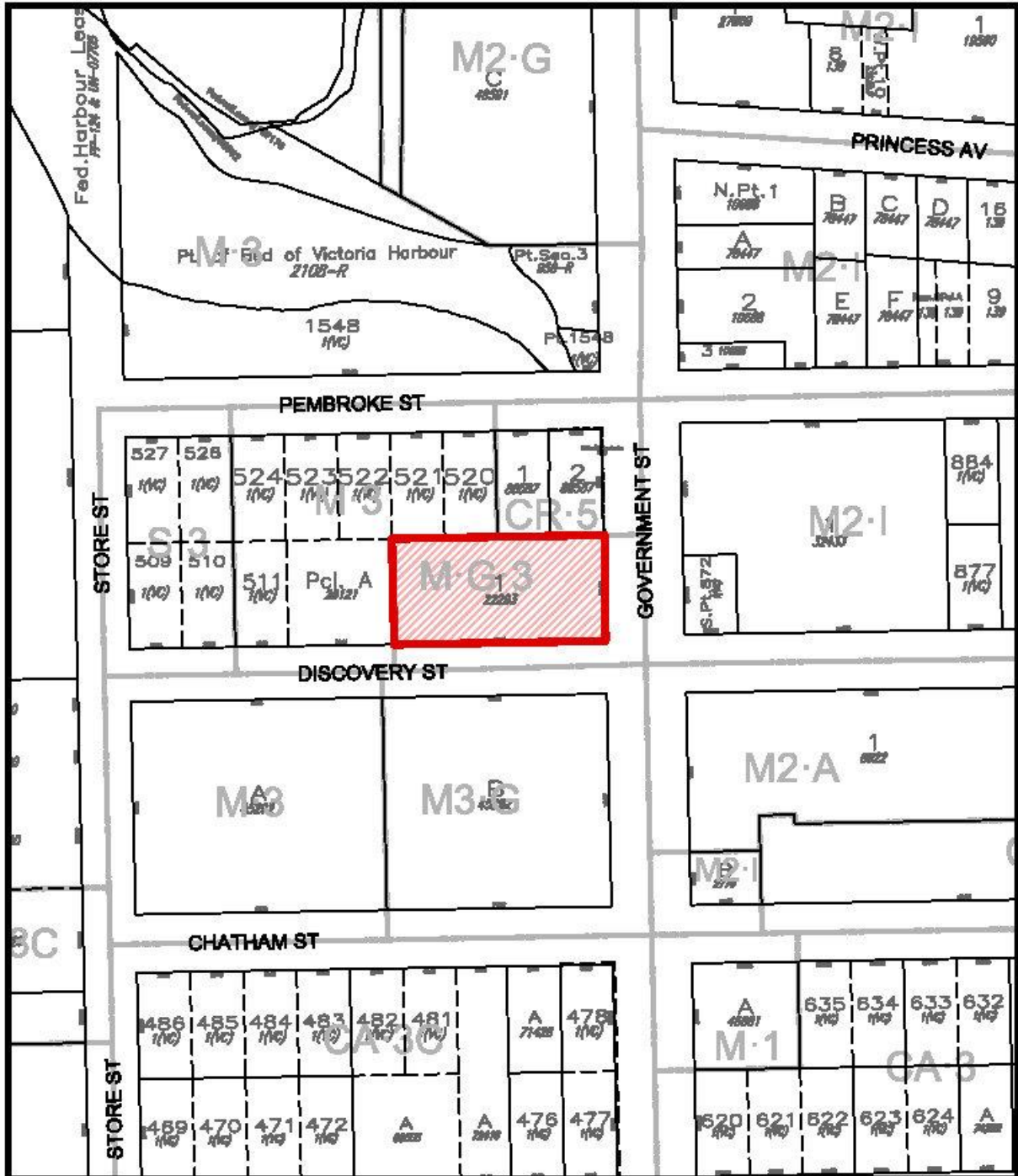
Zoning Regulation Bylaw

- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
- (a) in Part 7.52 – M-G-3 Zone, Government Light Industrial 3 District of Schedule B by repealing section 1(d) and replacing it with the following sections:
- "(d) retail;
(e) brewpub."

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2018
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

CITY CLERK

MAYOR



540 Discovery Street and
2000 & 2010 Government Street
Rezoning No.00569





Council Report
For the Meeting of January 25, 2018

To: Council **Date:** January 19, 2018
From: C. Coates, City Clerk
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1137) No. 18-011

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 18-011.

BACKGROUND


Attached for Council's initial consideration is a copy of the proposed Bylaw No. 18-011.

The issue came before Council on December 14, 2017 where the following resolution was approved:

Rezoning and Development Permit with Variances Application No. 00578 for 1410 Myrtle Avenue


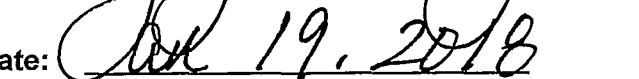
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00578 for 1410 Myrtle Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,


Chris Coates
City Clerk

Report accepted and recommended by the City Manager:

Date:


 19. 2018

List of Attachments:

- Bylaw No. 18-011

NO. 18-011

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by rezoning the land known as 1410 Myrtle Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1137)".
- 2 The land known as 1410 Myrtle Avenue, legally described as Lot 1, Block 3, Section 29-30, Victoria District, Plan 302A and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the	day of	2018
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READ A SECOND TIME the	day of	2018
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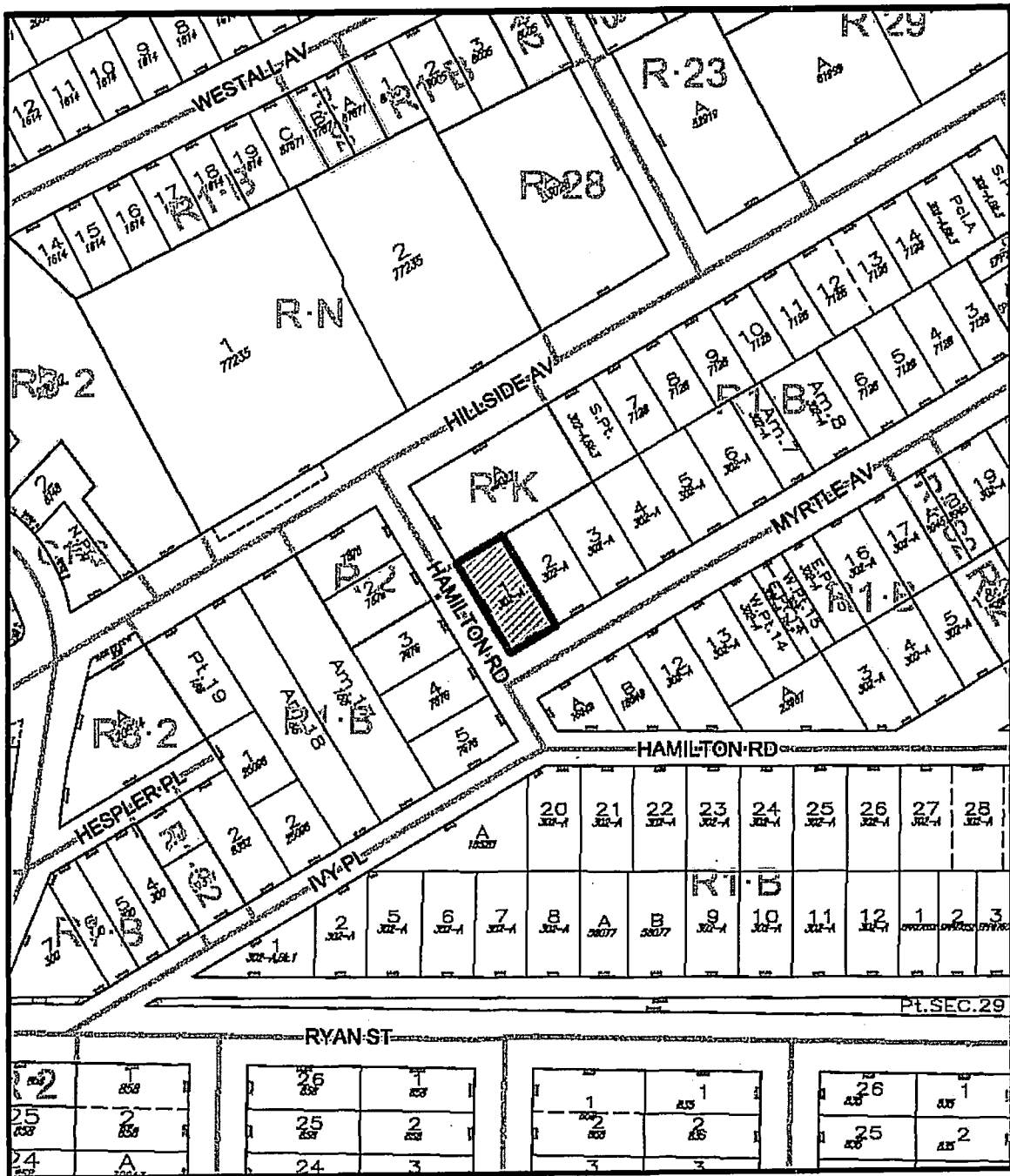
Public hearing held on the	day of	2018
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READ A THIRD TIME the	day of	2018
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ADOPTED on the	day of	2018
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CITY CLERK

MAYOR



1410 Myrtle Avenue
Rezoning No.00578



NO. 18-011

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by rezoning the land known as 1410 Myrtle Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1137)”.
- 2 The land known as 1410 Myrtle Avenue, legally described as Lot 1, Block 3, Section 29-30, Victoria District, Plan 302A and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2018
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

CITY CLERK

MAYOR





Council Report

For the Meeting of January 25, 2018

To: Council **Date:** January 11, 2018
From: Jonathan Tinney, Director of Sustainable Planning and Community Development
Subject: Proposed Minor Amendment to the R1-G Zone, Gonzales Single Family Dwelling District

RECOMMENDATION

That Council give first and second reading and direct staff to set the Public Hearing for the attached Zoning Regulation Bylaw Amendment Bylaw No. 18-026 to amend the R1-G Zone, Gonzales Single Family Dwelling District.

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on the following motion moved by Council on June 9, 2016:

"That Council instruct staff to prepare the proposed Zoning Regulation Bylaw amendment to correct and clarify the following:

1. *Amend the R1-G Zone, Gonzales Single Family District, by amending the wording relating to building setbacks from the waterfront to address minor drafting errors.*
2. *Amend the R1-B-GS4-C1 Zone, Single Family Dwelling with Garden Suite and Limited Commercial Moss Street District, by deleting the "m" after maximum number of storeys.*
3. *Amend the CA-72 Zone, Fort Street Commercial – Residential District, replacing the word "minimum" with "maximum" as it applies to height.*
4. *Amend the R-76 Zone, Oak Bay Avenue Multiple Dwelling District, underlining the defined term "lot lines".*
5. *Amend the R1-S1 Zone, Restricted Small Lot (One Storey) District and R1-S2 Zone, Restricted Small Lot (Two Storey) District, to address minor drafting errors relating to underlining and the unit of measurement for rear setback requirements.*
6. *Amend the M2-I Zone, Douglas-Blanshard Industrial District, to remove reference to "work-live".*
7. *Delete the following redundant zones:*
 - i. *C-3H Zone, Harbour Commercial District*
 - ii. *C-4H Zone, Harbour Activity District.*
8. *Amend the R-2 Zone, Two Family Dwelling District, to include the new regulations for low-density residential zones relating to outdoor features.*
9. *Define the term "Street".*
10. *Amend the definition of "Half Storey" to reference "first storey area" instead of "ground floor*

area”.

11. Amend the definition of “Site Coverage” by replacing the word “structure” with the word “building” and by clarifying that accessory garden structures, balconies and roof projections are excluded from site coverage calculations.”

The proposed amendments to the *Zoning Regulation Bylaw* are being advanced by staff as application volumes permit. However, staff felt that there is a greater degree of urgency in correcting a drafting error in the R1-G Zone, Gonzales Single Family Dwelling District relating to building setbacks from the waterfront, so it is being advanced independently.

Background

Given the age, size and complexity of the *Zoning Regulation Bylaw* staff bring forward recommended improvements to the Bylaw for Councils consideration from time to time. These improvements may relate to minor technical issues (such as the matter identified in this report), or they may respond to more complex issues (for example, the review of Schedule C: Off-Street Parking Requirements) where the Bylaw needs to be amended to bring it in line with current best practice and development standards.

Proposed Amendments to the R1-G Zone, Gonzales Single Family Dwelling District

Subsection 1.6.5 (c) of the R1-G Zone, Gonzales Single Family Dwelling District, relates to the rear yard setback from the waterfront and reads as follows:

c. Rear yard setback – waterfront lot (minimum) 36.5m from the front lot line

The purpose of this regulation is to ensure that buildings do not encroach more than 36.5m from the front lot line towards the waterfront. However, the use of the word “minimum” requires that a building must actually project towards the waterfront beyond a point measured 36.5m from the front lot line. In addition, the use of the defined term setback does not work in the context of this regulation as it means the distance between the front lot line and the main face of the building. This was an error made when drafting the R1-G Zone and to address this issue staff recommend that Council consider the following replacement wording:

c. Notwithstanding any other provisions in this Zone, no building or portion of a building shall be placed or erected on a waterfront lot beyond 36.5m of the front lot line of that lot

The proposed change is consistent with the previous version of the Bylaw and correcting it will ensure a common understanding that buildings, including accessory buildings and garden suites, may not be located immediately adjacent to the public shoreline.

Proposed Gonzales Neighbourhood Plan

The proposed change is consistent with the emerging *Gonzales Neighbourhood Plan* which includes policies relating to the retention and enhancement of the coastal bluff ecosystem along the Gonzales Bay and Ross Bay shoreline.

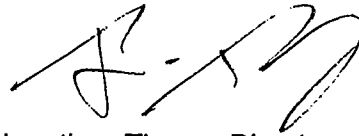
Conclusion

The proposed amendment to the R1-G Zone, Gonzales Single Family Dwelling District, responds to a minor drafting error. The proposed minor revision to the wording of the Bylaw will provide clarity where the existing wording causes confusion and does not fully or accurately address the intent of the Bylaw.

Respectfully submitted,

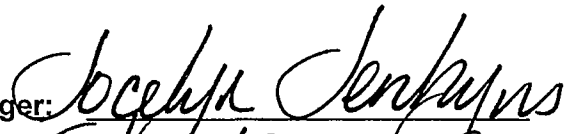


Jim Handy
Senior Planner – Development Agreements
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Jan 18, 2018



Council Meeting Report

For the Meeting of January 25, 2018

To: Council **Date:** January 24, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Consideration of Withholding Building Permit No.054389 for 161-167 Robertson Street to Ensure Consistency with Proposed Amendments to the R1-G Zone, Gonzales Single Family Dwelling District

RECOMMENDATION

That Council direct staff to withhold Building Permit No. 054389, pending consideration of proposed amendments to the R1-G Zone, Gonzales Single Family Dwelling District, as the Building Permit application proposes buildings and outdoor features on a waterfront lot that would be located beyond 36.5 metres from the front lot line.

LEGISLATIVE AUTHORITY

In accordance with Section 463 of the *Local Government Act*, Council may withhold the issuance of a Building Permit where the application is inconsistent with a Bylaw under preparation.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations related to a Building Permit application that has been received for the property located at 161-167 Robertson Street. The application is inconsistent with a bylaw under preparation to amend the R1-G Zone, Gonzales Single Family Dwelling District; the motion passed by Council on June 9, 2016, states:

"That Council instruct staff to prepare the proposed Zoning Regulation Bylaw Amendment to correct and clarify the following:

- 1. Amend the R1-G Zone, Gonzales Single Family Dwelling District, by amending the wording relating to building setbacks from the waterfront to address minor drafting errors.*
- 2. Amend..."* (further unrelated amendments listed)

The report associated with this direction, identified the need to ensure that the bylaw clearly expressed the intent of prohibiting buildings and structures from being located further than 36.5 metres from the front lot line; thereby, ensuring rear yards adjacent to the shoreline are kept free of development unless an alternate Council or Board of Variance approval is achieved.

This initiative is also consistent with:

- the previous version of the R1-G Zone
- the current Gonzales Neighbourhood Plan
- the draft Gonzales Neighbourhood Plan.

On January 23, 2018, the City received a Building Permit application to construct an accessory building, pool and related walls and stairs in close proximity to the shoreline at the subject site. Unfortunately, the applicant had been in discussions with newer staff members who were not aware of the direction to correct the Bylaw and the applicants were not advised accordingly. However, it appears the applicant was aware of the draft Gonzales Neighbourhood Plan which advances policies related to shoreline protection, and there are several documented discussions with the owner on file (some that predate the owner's purchase of the property) detailing potential challenges that would be faced if there was a desire to achieve new siting permissions similar to the property to the west, and that staff would not support a garden suite in close proximity to the shoreline. The site is complicated as there are four existing houses on the property that may have legal non-conforming status.

Under Section 463 of the Local Government Act, once Council passes a resolution to make an amendment to the Zoning Regulation Bylaw, if a Building Permit is received that is inconsistent with the directed amendment, Council may withhold the Building Permit for 30 days pending consideration of the proposed bylaw amendments. Council may also extend withholding the Building Permit for an additional 60 days.

The proposed Zoning Bylaw Amendments will most likely be considered at a Public Hearing on February 8, 2018, at which time Council could formally decide whether to amend the Bylaw or not. If the amendments are approved and Council passes the resolution proposed in this report, the application would be subject to the amended R1-G Zone. In this scenario, the applicant may still pursue some sort of development proposal that sites buildings and structures closer to the shoreline than the Zoning Bylaw specifies, either through a Development Variance Permit application, which Council would consider, or through an application to the Board of Variance.

If Council does not approve the proposed Zoning Bylaw Amendments then all waterfront property owners subject to the R1-G Zone would be able to site buildings and structures in close proximity to the shoreline.

If Council passes the proposed resolution but the bylaw amendments are not adopted, the applicant will be entitled to damages for delay; however, given the Building Permit Application was just received and the likelihood that Council will consider the proposed amendments in two weeks, the delay would be negligible.

If Council wishes to allow the property owner at 161 Robertson to proceed with their application and obtain a Building Permit under the existing Bylaw regardless of the proposed amendments, then they should not pass the resolution directing staff to withhold the Building Permit. Under this scenario, Council may still approve the proposed Bylaw Amendments which would then apply to all other properties in the R1-G Zone.

CONCLUSIONS

In summary, if Council would like the proposed development for 161-167 Robertson to be subject to the proposed amended provisions of the R1-B Zone, which would require new buildings and structures to be located away from the shoreline, then they should direct staff to withhold Building Permit No. 054389. Under this scenario, the applicant may still pursue a form

of development which locates buildings closer to the shoreline than the proposed R1-G Zone Amendments specify, but approval would be subject to Council or Board of Variance consideration.

ALTERNATE MOTION

That Council not pass the resolution directing staff to withhold Building Permit No. 054389.

Respectfully submitted,



Alison Meyer
Assistant Director
Development Services Division



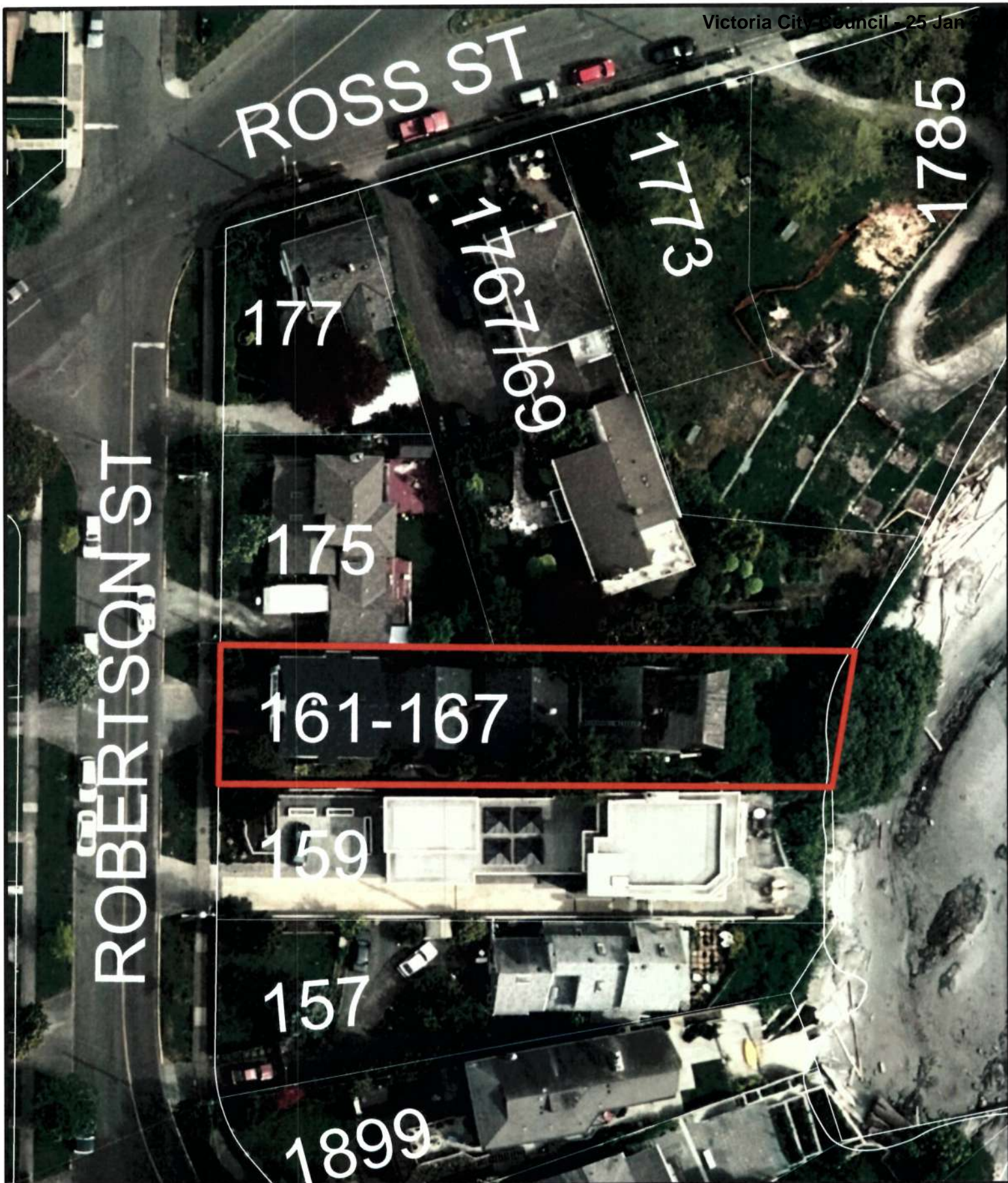
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:

Jan 25, 2018



161 - 167 Robertson



NO. 17-053

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-S2 Zone, Limited Commercial Service Station (Cannabis) District, and to rezone land known as 603 Gorge Road East from the C1-S Zone, Limited Commercial Service Station District to the C1-S2 Zone, Limited Commercial Service Station (Cannabis) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1104)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 4 – General Commercial Zones by adding the following words:

"4.84 C1-S2 Limited Commercial Service Station (Cannabis)"
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.83 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 603 Gorge Road East, legally described as Lot 1, Section 4, Victoria District, Plan 5362 and shown hatched on the attached map, is removed from the C1-S Zone, Limited Commercial Service Station District, and placed in the C1-S2 Zone, Limited Commercial Service Station (Cannabis) District.

READ A FIRST TIME the	23rd	day of	November	2017
READ A SECOND TIME the	23rd	day of	November	2017
Public hearing held on the	14th	day of	December	2017
READ A THIRD TIME the	14th	day of	December	2017
ADOPTED on the		day of		2018

CITY CLERK

MAYOR

PART 4.84 – C1-S2 ZONE, LIMITED COMMERCIAL SERVICE STATION (CANNABIS) DISTRICT

4.84.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the C1-S Zone, Limited Commercial Service Station District; and
- b. Storefront cannabis retailer provided that only one storefront cannabis retailer is permitted to operate on a single lot.

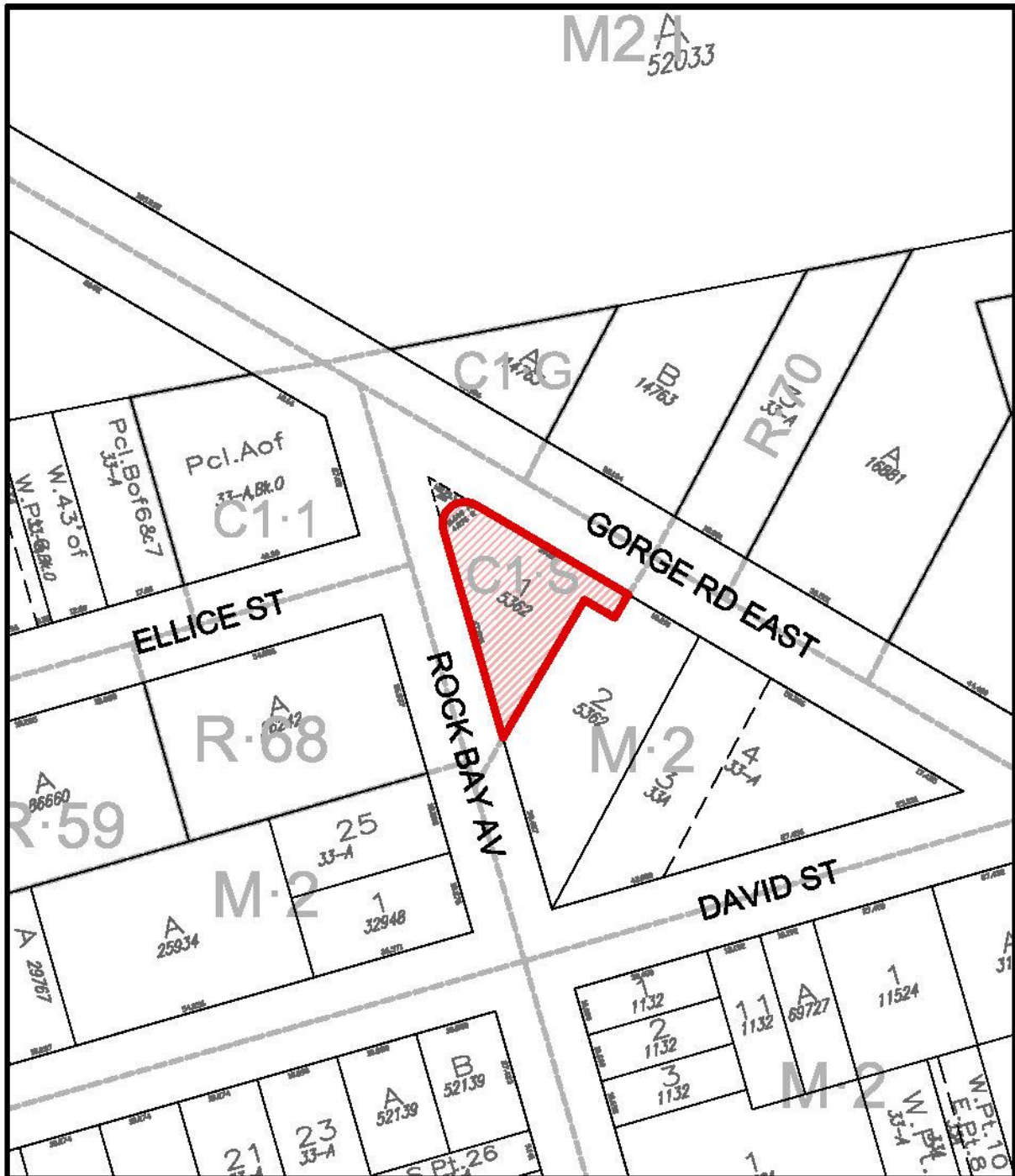
4.84.2 Size & Location of Uses

A storefront cannabis retailer must:

- a. not occupy more than 50m²; and
- b. be located on the ground floor.

4.84.3 General Regulations

- a. Subject to the regulations in this Part 4.84, the regulations in the C1-S Zone, Limited Commercial Service Station District apply in this Zone.



603 Gorge Road East
Rezoning No.00533



NO. 18-010

TEMPORARY BORROWING BYLAW, 2018

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to provide for the borrowing of money that may be necessary to meet the current lawful expenditures of the City.

Contents

- 1 Title
- 2 Definition
- 3 Borrowing authorized
- 4 Form of borrowing
- 5 Time of repayment
- 6 Tax revenue to be used for repayment

Under its statutory powers, including section 177 of the *Community Charter*, the Council of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "TEMPORARY BORROWING BYLAW, 2018".

Definition

- 2 In this Bylaw, "Director" means the City's Director of Finance.

Borrowing authorized

- 3
 - (1) The Director may borrow, on behalf of the City, on the credit and for the purposes of the City, from any bank, credit union, corporation, or other person, as the Director may from time to time consider appropriate, an amount of money not exceeding \$10 million.
 - (2) The Director must not borrow the money described in subsection (1) at a rate of interest that exceeds the prime rate of interest charged by the Royal Bank of Canada at the time when the lender imposes a rate of interest.

Form of borrowing

- 4
 - (1) The Director may borrow by means of bank overdrafts.
 - (2) Where the borrowing is other than by way of bank overdrafts, the form of an obligation to be given as an acknowledgement of the liability must be a promissory note, demand note, or a banker's acceptance, sealed with the seal of the City and signed by the Mayor and the Director.

5 The money borrowed under this Bylaw and any interest on it must be repaid on or before December 31, 2018.

6 Revenue from all property value taxes must be used as necessary to repay the money borrowed under this Bylaw.

ADOPTED on the _____ day of _____ 2018.

MAYOR