

REPORTS OF COMMITTEES

1. Committee of the Whole – October 5, 2017

5. Rezoning Application No. 00555 for 308 Menzies Street (James Bay)

Motion:

It was moved by Councillor Young, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 000555 for 308 Menzies Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Carried Unanimously

6. Development Permit with Variances Application No. 00026 for 308 Menzies Street (James Bay)

Motion:

It was moved by Councillor Young, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00555, if it is approved, consider the following motion:

"That Council authorizes the issuance of Development Permit Application No. 00026 for 308 Menzies Street, in accordance with:

1. Plans date stamped July 26, 2017 (as amended to address overhead canopy design to the satisfaction of the Director of Sustainable Planning and Community Design.)
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Schedule C, Section 16(c), reduce the required number of parking spaces from fifteen to eight;
 - ii. Zoning Bylaw No. 80-159, Part 4.1.6, reduce the required rear yard setback from six metres to 1.52 metres.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

5.2 Development Permit with Variances Application No. 00026 for 308 Menzies Street (James Bay)

Committee received a report dated September 18, 2017, from the Director of Sustainable Planning and Community Development regarding the Development Permit with Variances application for the property located at 308 Menzies Street. The variances are related to reducing the required number of parking stalls and reducing the rear yard setback.

Motion: It was moved by Councillor Coleman, seconded by Councillor Young, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00555, if it is approved, consider the following motion:

"That Council authorizes the issuance of Development Permit Application No. 00026 for 308 Menzies Street, in accordance with:

1. Plans date stamped July 26, 2017 (as amended to address overhead canopy design to the satisfaction of the Director of Sustainable Planning and Community Development.)
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Schedule C, Section 16(c), reduce the required number of parking spaces from fifteen to eight;
 - ii. Zoning Bylaw No. 80-159, Part 4.1.6, reduce the required rear yard setback from six metres to 1.52 metres.
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 October 5, 2017

To: Committee of the Whole **Date:** September 18, 2017

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

Subject: **Development Permit with Variances Application No. 00026 for 308 Menzies Street**

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00555, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No.00026 for 308 Menzies street, in accordance with:

1. Plans date stamped July 26, 2017 (as amended to address overhead canopy design to the satisfaction of the Director of Sustainable Planning and Community Design).
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Schedule C, Section 16(c), reduce the required number of parking spaces from fifteen to eight
 - ii. Zoning Bylaw No. 80-159, Part 4.1.6, reduce the required rear yard setback from six metres to 1.52 metres.
3. 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 *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.

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 308 Menzies Street. The proposal is to construct a second storey addition to an existing building for office use and to construct two overhead canopies above existing gas bar islands. The proposal includes converting the existing ground floor repair garage into a convenience store and adding a 37m² (400 square foot) addition to the side of the ground floor. The variances are related to reducing the required number of parking stalls and reducing the rear yard setback.

The following points were considered in assessing this Application:

- the parking variance to reduce the required number of parking spaces from fifteen to eight is supportable based on the anticipated changes to the parking bylaw for properties located in a Large Urban Village. Additionally, to offset the parking shortfall, double the amount of required Class 1 (secure and enclosed) and Class 2 (visitor) bicycle parking would be provided.
- the variance to reduce the rear yard setback from six metres to 1.52 metres is supportable. The proposed setback is consistent with the single and two family dwelling side yard setbacks of the adjacent zone, is single storey and does not contribute to shadowing or overlook impacts.

BACKGROUND

Description of Proposal

The proposal is for a second storey addition to an existing gas station building to house office space and to construct two overhead canopies above existing gas bar islands. The proposal also includes converting the existing ground floor repair garage into a convenience store. Specific details include:

- exterior materials comprised predominantly of brick and cement board cladding
- extensive glazing on both street frontages on both floors, and minimal glazing on building façades that face adjacent residential properties
- formalized accesses and parking
- concrete and wood fencing at property boundaries
- two Class 1 (covered) and two Class 2 bicycle parking spaces in excess of the City requirements.

The proposed variances are related to:

- reducing the required number of parking stalls from fifteen to eight
- reducing the rear yard setback from six metres to 1.52 metres.

Sustainability Features

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

Active Transportation Impacts

The Application proposes to provide double the required amount of Class 1 and Class 2 bicycle racks (two Class 1 and two Class 2 bicycle racks) 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. The proposed landscape surrounding the proposed building is designed to be accessible.

Existing Site Development and Development Potential

The site is presently occupied by a single storey gas station and a three bay repair garage.

Under the current C-SS Zone, Special Service Station District, the property could be developed to accommodate a three storey building, not exceeding 11m in height and land uses would be limited to service stations only.

Data Table

The following data table compares the proposal with the existing C-SS Zone, Special Service Station District, for applicable regulations. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the building is legally non-conforming with regard to the existing zone.

Zoning Criteria	Proposal	Zone Standard C-SS, Special Service Station District
Site area (m ²) - minimum	1096.25	n/a
Density (Floor Space Ratio) - maximum	0.36	1.40
Total floor area (m ²) - maximum	391.21	1534.75
Height (m) - maximum	8.00	12.00
Storeys - maximum	2.00	n/a
Site coverage % - maximum	35.50	n/a
Open site space % - minimum	14.10	n/a
Setbacks (m) - minimum:		
Front	13.2 Building 5.9 Gas Bar**	6.00
Rear (east)	1.52*	6.00
Side (north)	2.85	2.40
Flanking Street (south)	12.46 Building 4.5 Gas Bar columns	2.40
Parking - minimum	8*	15
Bicycle parking stalls (minimum)	2 Class 1 2 Class 2	1 Class 1 1 Class 2

Relevant History

The applicant's letter makes reference to the upgrading of the existing four gas pumps on site and the underground fuel tank. Neither of these items are a consideration of this Application and are dealt with through building permits.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on December 14, 2016. A letter dated December 22, 2016 is attached to this report.

ANALYSIS

The *Official Community Plan (OCP)* identifies this property within DPA5, Large Urban Villages. An objective of this designation is to revitalize commercial uses to create complete communities and strengthen commercial viability. Within the Large Urban Village designation, buildings are encouraged to have three to five storey façades that define a street wall with shop windows and building entrances that are oriented to face the street. The service station use of the site prevents the street wall possibility; however, the addition of the second storey and extensive street facing glazing provide a design approach to meet the intent of the OCP direction. The proposed building also incorporates high quality building materials to help meet the OCP objectives around enhancing the appearance of Large Urban Villages.

Design guidelines that apply to DPA 5 are the *Guidelines for Fences, Gates and Shutters (2010)* and the *Advisory Design Guidelines for Buildings: Signs and Awnings (1981)*. The proposal includes overhead canopies above the existing fuel pump islands which extend into the front and flanking street setbacks. Given the urban village setting, staff do not support the canopy design as shown on the plans and recommend instead a light standard similar to other service stations located in urban village and residential areas. The applicant has indicated that they are willing to work with staff to address the canopy design issues with revisions to the canopy design prior to the issuance of the Development Permit.

The OCP speaks to providing a careful transition between different land uses, which the proposal achieves with its massing and location. It is smaller than both the adjacent multi family buildings and its second storey is set back 6.7 metres from the buildings to the west and north (approximately 22 feet). Additionally, windows on the proposed building are both limited and staggered in relation to the adjacent property windows. Shadowing is also limited with the minimal height of the second storey addition and proposed setbacks. The proposal also includes improved fencing around the property, which has been an issue for neighbouring properties.

Local Area Plans

The OCP provides current planning direction; however, the James Bay Neighbourhood Plan offers supporting guidance. It includes the subject property within a designated Commercial Centre and promotes the growth and vitality of this centre.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no impacts to public trees with this Application.

CONCLUSIONS

The proposed second storey addition to the existing service station and conversion of the ground floor maintenance garage into retail space is consistent with commercial revitalization goals for the James Bay Urban Village in the OCP. The impact on neighbouring properties is minimal and the associated site improvements are of benefit to the community. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00026 for the property located at 308 Menzies Street.

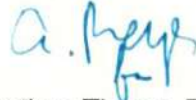
Respectfully submitted,



Miko Betanzo
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: Sept. 26, 2017

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped July 26, 2017
- Attachment D: Letter from applicant to Mayor and Council dated December 20, 2016
- Attachment E: Community Association Land Use Committee comments dated December 22, 2016.

ATTACHMENT A

SUPERIOR ST

421

43

477

487

491

495

332

328

320

MENZIES ST

418

430

444

308

MICHIGAN ST

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IRVING PARK

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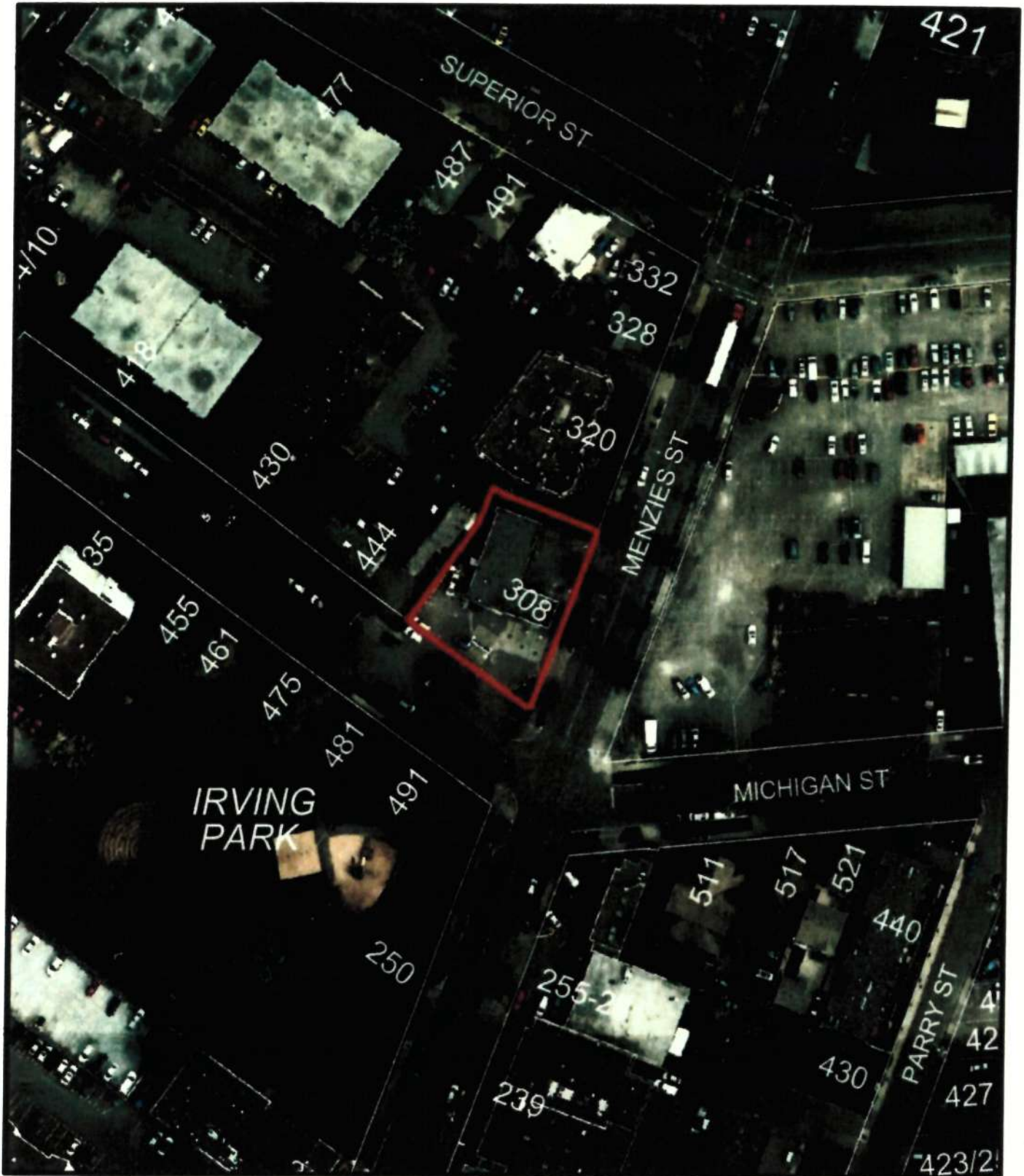
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308 Menzies Street
Development Permit with Variances No 00026

ATTACHMENT B



308 Menzies Street
Development Permit with Variances No 00026



As per the plan, the original plan is
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Received
 City of Victoria
 JUL 26 2017
 Planning & Development Department
 Development Services Division

ISSUED FOR REZONING

308 MENZIES STREET
 VICTORIA, BRITISH COLUMBIA
 PROJECT NUMBER: 16-473

19 JULY 2017

alan **lowe** architect inc.

#203 - 1110 Government St., Victoria, British Columbia
 T 250.360.2668

INDEX OF DRAWINGS

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 A1.0 SITE PLAN
 A1.1 SITE PLAN WITH PROPOSED DEVELOPMENT
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 A1.3 PROPOSED DEVELOPMENT
 A2.0 PROPOSED DEVELOPMENT
 A2.1 PROPOSED DEVELOPMENT
 A3.0 PROPOSED DEVELOPMENT
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 A3.2 PROPOSED DEVELOPMENT
 A4.0 PROPOSED DEVELOPMENT



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COVER
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ATTACHMENT C

A0

* *Journal of Management* has a strong focus on the quantitative analysis of management data.

CIVIC ADDRESS: 700 WARDEN STREET
VICTORIA B.C.

ZONING DATA

ZONING: C-88 SPECIAL SERVICE DISTRICT
SITE AREA: 10.06 AC +/- 100' x 2

JUL 26 1952

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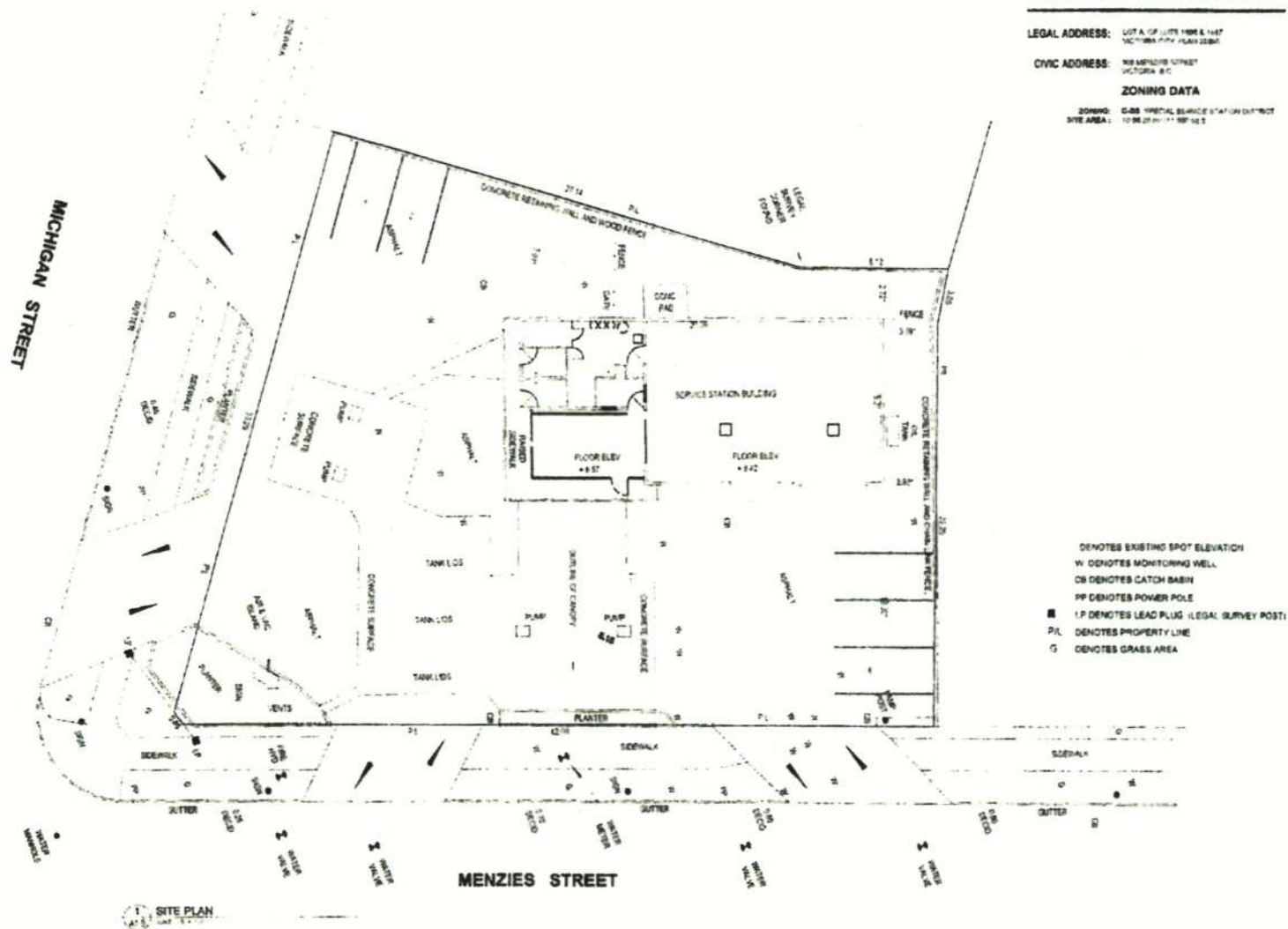
alan architect inc.
214 100 Avenue 14 • St. Laurent
tel: 514 344-0100

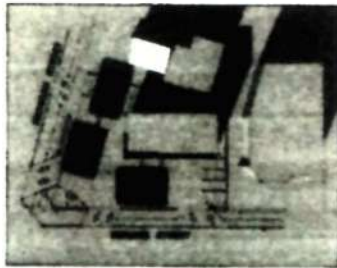
DEVELOPING COUNTRIES
AND THE WORLD

SITE PLAN - EXISTING
FLOOR PLAN - EXISTING

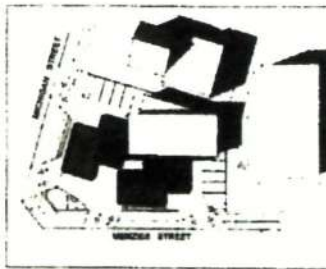
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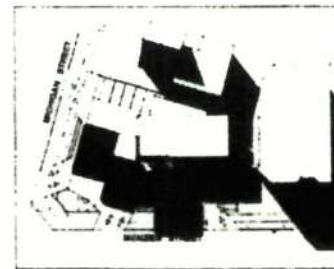




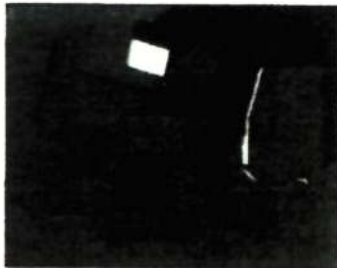
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SEPTEMBER 21 @ 12:00 PM



SEPTEMBER 21 @ 4:00 PM



DECEMBER 21 @ 10:30 AM



DECEMBER 21 @ 12:00 PM



DECEMBER 21 @ 3:00 PM

SHADOW STUDY
A1.2

City of Victoria
Planning & Development Department
Development Services Division

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City of Victoria
JUL 26 2011
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Development Services Division



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3. Project Description: [illegible]
4. Project Status: [illegible]
5. Project Date: [illegible]

alan [illegible] architect inc.
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SHADOW STUDY
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A1.2

1. The applicant shall provide a copy of this plan to the City of Chicago Planning & Development Department for review and approval.

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City of Chicago
JUL 26 2017
Planning & Development Department
Development Services Division



1. REQUIRED AMT. TOTAL	11.75
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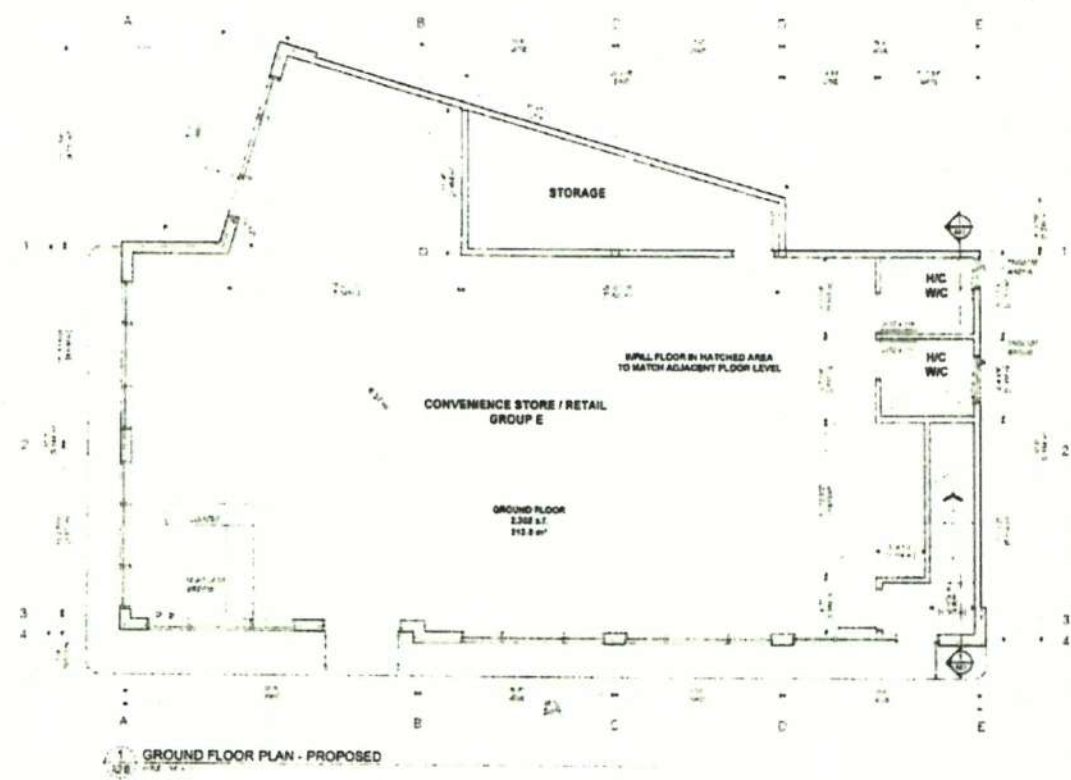
alan architect inc
1111 N. Dearborn St. Suite 100
Chicago, IL 60610

NO. 1111 N. DEARBORN ST.
CHICAGO, IL 60610

GROUND FLOOR PLAN

Project No.	1111
Applicant	1111
City of Chicago	1111

A2.0



As shown on these drawings, the design of the building is in accordance with the City of Chicago Building Code, 2012 Edition, and the City of Chicago Fire Code, 2012 Edition.

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JUL 26 2017
Planning & Development Department
Development Services Division



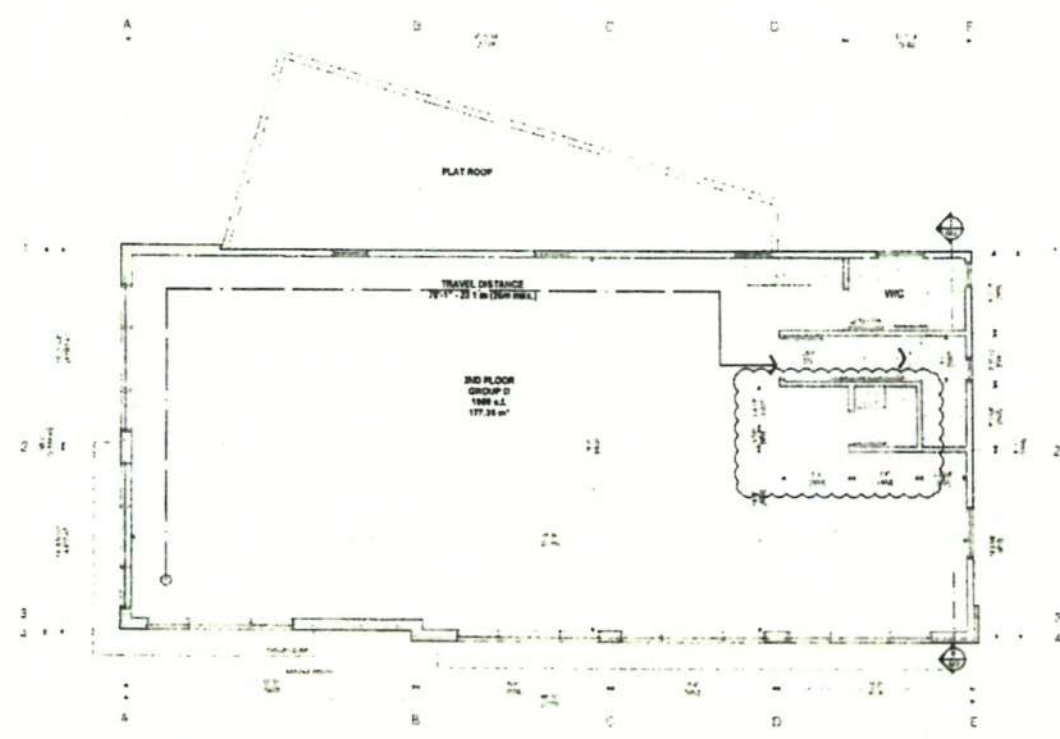
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2. FLOOR AREA	10,000 sq. ft.
3. PERMITTED FLOOR AREA	10,000 sq. ft.
4. TOTAL FLOOR AREA	10,000 sq. ft.

alan architect inc.
1111 North Dearborn Street
Chicago, Illinois 60610

SECOND FLOOR PLAN
PROPOSED

PROJECT NO.	10-17-17
DATE	07/17/17
BY	ALAN ARCHITECT INC.

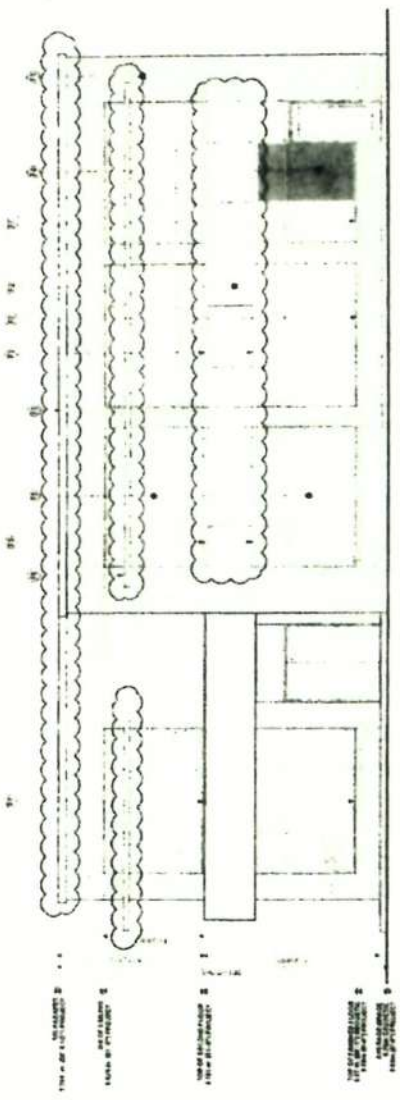
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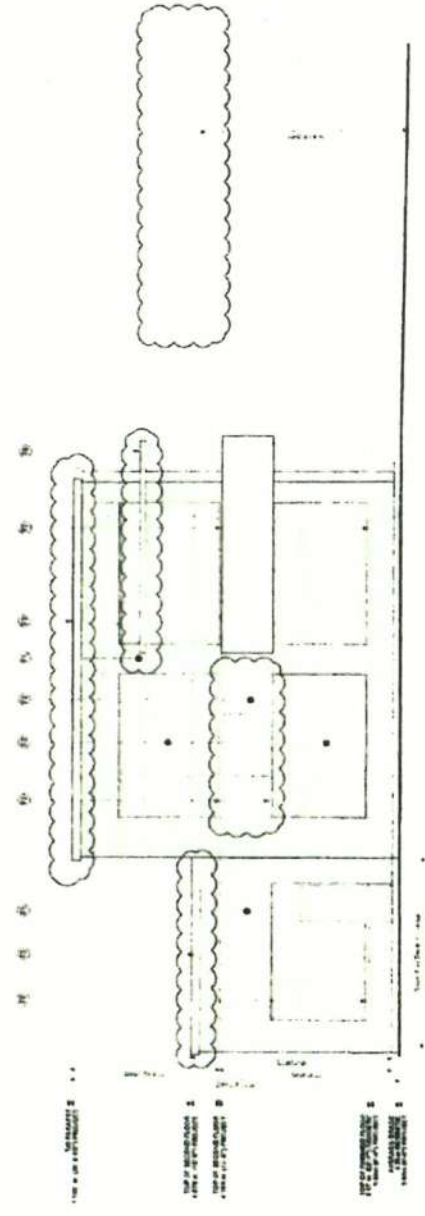
1 SECOND FLOOR PLAN

For all other work, please refer to the
 Plans, Specifications and Contract Documents.
 The Engineer is not responsible for the
 accuracy of the data or the results of the work.

Received
 JUL 26 A.M.
 Planning & Surveying, and Development
 Department, City of Chicago



1. EAST ELEVATION - MENZIES STREET



2. SOUTH ELEVATION - MICHIGAN STREET

EXTERIOR FINISHES & NOTES:

- 1. EXTERIOR FINISHES - SEE PLAN.
- 2. EXTERIOR FINISHES - SEE PLAN.
- 3. EXTERIOR FINISHES - SEE PLAN.
- 4. EXTERIOR FINISHES - SEE PLAN.
- 5. EXTERIOR FINISHES - SEE PLAN.
- 6. EXTERIOR FINISHES - SEE PLAN.
- 7. EXTERIOR FINISHES - SEE PLAN.
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- 10. EXTERIOR FINISHES - SEE PLAN.

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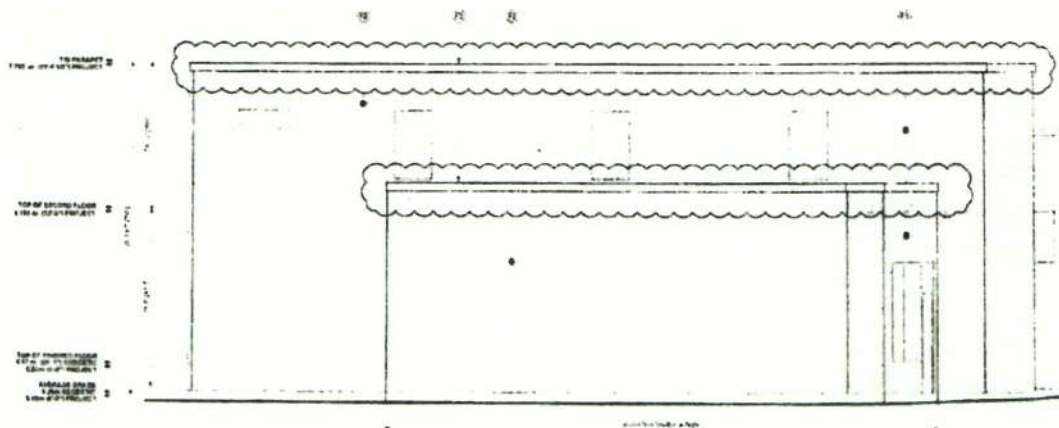
ELEVATIONS

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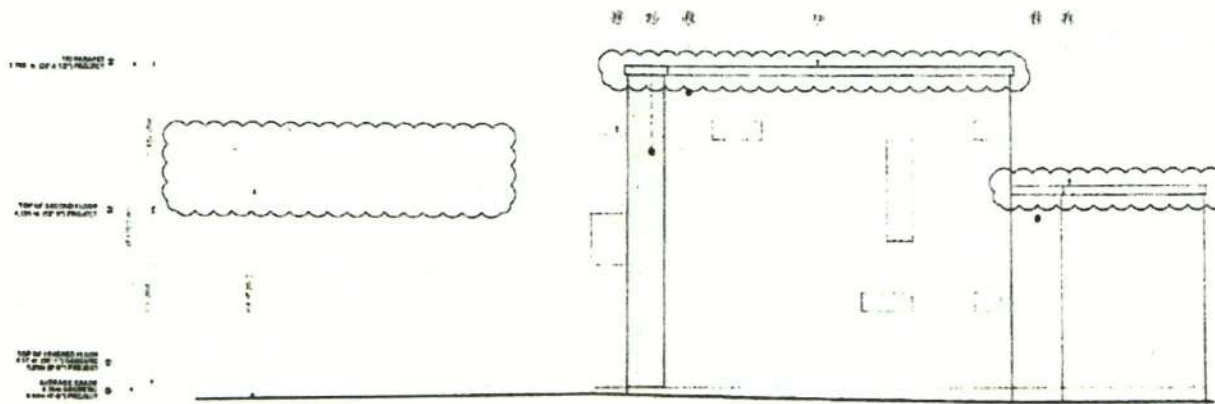
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 Development Services Division



WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISHES & NOTES:

- 1. WALLS: CMU
- 2. ROOF: ASPHALT/FLY
- 3. FLOORING: POLISHED CONCRETE
- 4. EXTERIOR FINISHES: SEE SPECIFICATIONS
- 5. PAINT: EXTERIOR GRADE
- 6. GLASS: 1/2\"/>

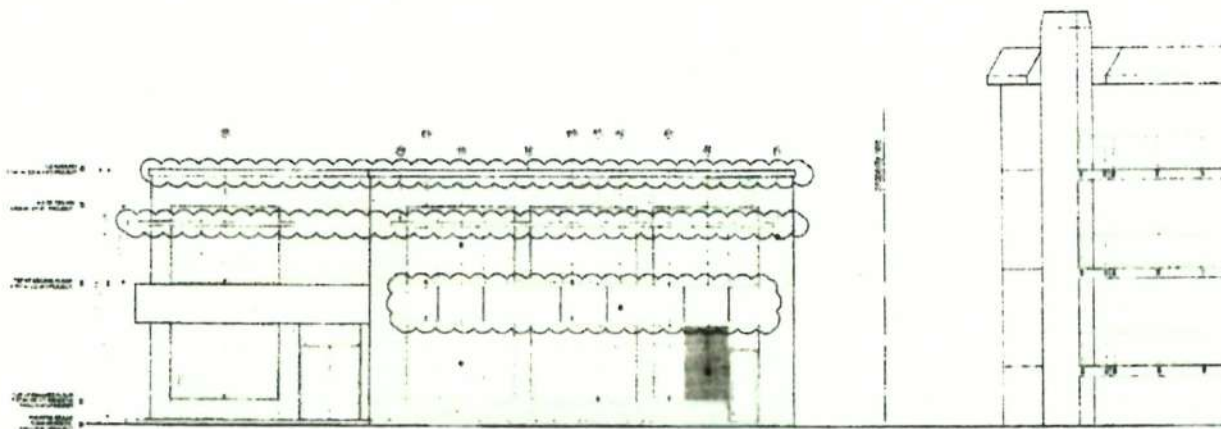
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 5. PAINT: EXTERIOR GRADE
 6. GLASS: 1/2\"/>

alan architect inc
 100 - 10000 100th Ave
 Richmond, BC V6V 1K1

ALAN ARCHITECT INC
 100 - 10000 100th Ave
 Richmond, BC V6V 1K1

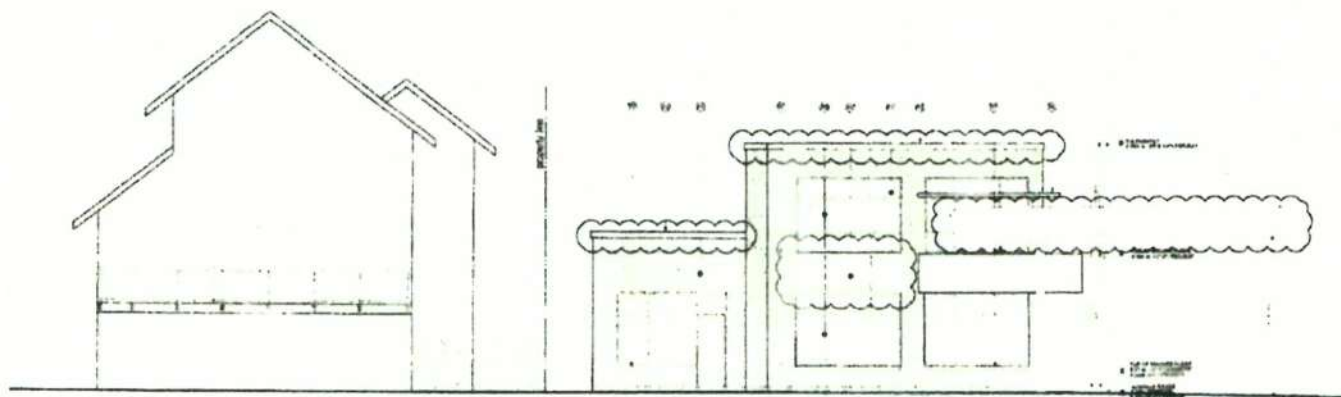
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 100 - 10000 100th Ave
 Richmond, BC V6V 1K1

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FRONT ELEVATION

1 SOUTH ELEVATION - MICHIGAN STREET



SIDE ELEVATION

2 SOUTH ELEVATION - MICHIGAN STREET

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alan architect inc
1000 10th Avenue
Detroit, MI 48207
313.963.1234

STREETSCAPE
1000 10th Avenue
Detroit, MI 48207
313.963.1234

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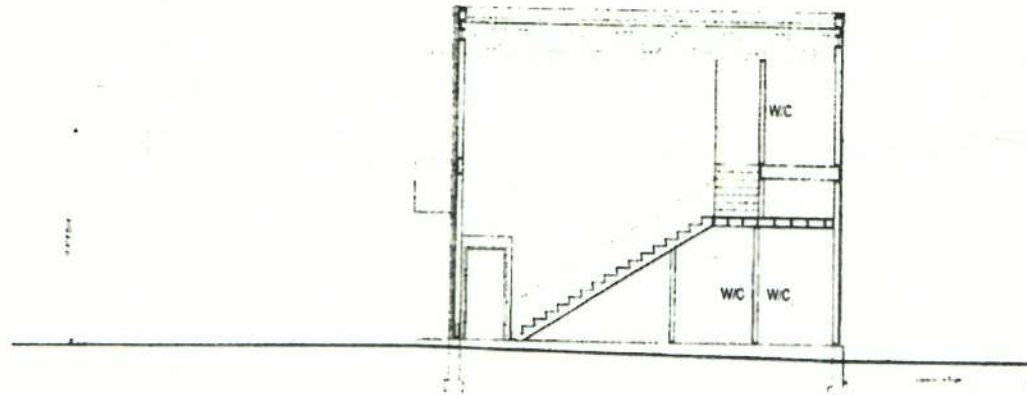
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TOP OF ROOF
FINISH OF ROOF PROJECT

TOP OF SECOND FLOOR
FINISH OF SECOND FLOOR PROJECT

TOP OF FINISHED FLOOR
FINISH OF FINISHED FLOOR PROJECT

FINISH OF ROOF
FINISH OF ROOF PROJECT



SECTION
A-A

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City of Winston

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Development Services Division

Alan architect inc.
1000 10th Avenue NW
Winston-Salem, NC 27102
703.733.1111
www.alanarchitect.com

SECTION

Project No. 10-472
Drawing No. 10-472
A4.0

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1 CANOPY NORTH ELEVATION



2 CANOPY EAST ELEVATION



3 CANOPY SOUTH ELEVATION



4 CANOPY WEST ELEVATION



PROPOSED
CANOPY ELEVATION
2CH GAS BAR

308 MENZIES STREET
@ MICHIGAN STREET

DEALER

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Development Services Division



1 CANOPY NORTH ELEVATION



2 CANOPY EAST ELEVATION



3 CANOPY SOUTH ELEVATION



4 CANOPY WEST ELEVATION



PROPOSED
CANOPY ELEVATION
2CH GAS BAR

308 MENZIES STREET
@ MICHIGAN STREET

DEALER

ATTACHMENT D

alan lowe architect inc.



December 20, 2016

City of Victoria
#1 Centennial Square
Victoria, British Columbia
V8W 1P6

Attention: Mayor Helps and Council

Re: Rezoning proposal at 308 Menzies Avenue, Victoria, British Columbia

Your Worship Mayor Helps and Councillors;

We are pleased to submit this rezoning application for your consideration. The existing gas station/repair garage located at 308 Menzies Avenue is located within the James Bay Large Urban Village area. The repair garage was built in 1967 and our client would like to convert the repair garage to a convenience store in association with the existing gas bar. We are also proposing a second storey office area above the convenience store.

The site in question is zone C-SS Special Service Station District and we would like to rezone the property to the C1-S Limited Commercial Service Station District. The only permitted use in the C-SS zone is a service station. The repair garage is a legal non-conforming use as the original plans submitted to the City in 1967 had the repair garage shown on the drawings and it has been in use as such since the building was constructed. The C-SS zone refers to the C1-S zone for all of its other regulations.

As the property is within the James Bay Large Urban Village designation, the uses envisioned for this designation are low to mid-rise multi-residential and mixed use, commercial, including visitor accommodation, live/work and home occupations. The uses within the C1-S zone would be generally consistent with this policy direction.

We have been working with our environmental consultant, Active Earth Engineering Ltd. on the site remediation. A copy of the site profile sent to the Ministry of Environment and their Scenario 4 Release are included with this application

The proposed renovations and addition will add a small 400 square foot addition to the west of the existing building and a 1900 square foot second floor office addition. The existing building and structure will be kept in place and we will be cladding the exterior with brick and hardi-panels. The existing footprint of the building will remain in the same location.

The 4 gas pumps and the underground tank are being upgraded and the gas bar should be in operation again by February 2017. We are proposing an overhead canopy over the two gas bar islands and we will require a setback variance the canopies to overhang past the required setbacks on the Michigan and Menzies. It is typical for gas bars to have canopies over their gas islands to protect customers from the inclement weather. The main structure for the canopies will be within the setbacks.

Our proposal is for the building is less than 0.36:1.0 in floor space ratio compared to the allowable 1.4:1.0 within the zone. Our requested height is 7.96 metres and the allowable height in this zone is 11.0 metres.

We attended a JBNA CALUC meeting on December 14, 2016 to shared our proposal with the neighbourhood association. A copy of the minutes of that meeting will be forwarded to you from the JBNA in the near future.

We feel the proposed addition and renovations to the existing building will update this building and enhance the neighbourhood. It is the only gas station in James Bay and we feel the complimentary uses on this site will be a benefit to the users.

We trust that this proposed rezoning meets the intent of the neighbourhood plan and the official community plan. If you have questions or concerns, please contact our office at 250-360-2888.

Thank you for your time and consideration.

Yours truly,

A handwritten signature in black ink, appearing to read 'Alan Lowe', written in a cursive style.

Alan Lowe, MAIBC
Alan Lowe Architect Inc.



James Bay Neighbourhood Association

jbna@vcn.bc.ca
Victoria, B.C., Canada

www.jbna.org

December 22nd, 2016

Mayor & Council,
City of Victoria

Re: CALUC Community Meeting - 308 Menzies St

The community meeting to consider the Gas Station rezoning proposal at 308 Menzies was held on December 14th (47 attendees). Attached please find an excerpt of the General Meeting minutes regarding the proposal.

Although the gas station is recognized as a needed amenity for James Bay due to the high residential density of James Bay coupled with the closure of many, if not most, gas stations in the City over the past. Concerns were expressed by residents, particularly those living in adjacent properties. Concerns could be summarized as:

- Shadowing on the properties to the north and west
- **Potential night-time disruption depending on hours of operation**
- Possibility of future higher construction
- Security
- Need to better define the boundaries (fence or other) to discourage public use of neighbouring property for short-cut.

In response to the concern of night-time disturbance, Alan Lowe committed to discussing the matter 'voluntary' hour restrictions with the owner and forwarding response to JBNA for forwarding to concerned neighbours. As of date of writing this letter, response not received.

For your consideration,

Marg Gardiner,
President, JBNA
CALUC Co-Chair

Cc: Alan Lowe, Alan Lowe Architect Inc.
CoV Planning

EXCERPT from JBNA December 14th, 2016 Minutes

JAMES BAY NEIGHBOURHOOD ASSOCIATION

MINUTES - General Meeting December 14th, 2016 – 47 present

5. CALUC: Community Meeting Rezoning 308 Menzies (gas station) at Michigan
Alan Lowe, Architect

Marg Gardiner reported on the Development Review Committee (DRC) pre-meeting:

On November 1st, JBNA DRC Committee members, Tim VanAlstine, Wayne Shillington, Trevor Moat and Marg Gardiner met with Alan Lowe to review the project. The project is to rezone the gas station with a service bay into a gas station with offices and commercial activities (offices on second floor and convenience store on adapted main floor). Lower floor = 1867 sqft, second would be 1592 sqft.

Issues discussed: community concern re a chain convenience store or any 24hr store, width of sidewalk for mobility scooter access, bike parking for both employees and customers, and possibility of pollinator garden or other plantings in the planters to support food production in the community. It was also recommended that nearby neighbours to the west and north be consulted in advance of a community meeting.

Community Meeting presentation:

Alan Lowe described the proposal including the work currently underway to remove existing under-ground gas tanks and replace with new tanks. Existing repair/garage does not meet current zoning. The repair/garage will be removed and in its place will be a convenience store. A second storey will be added to provide for office while lower floor will be the convenience store. The building will not extend further towards Michigan. At rear (west) of existing building an additional one-storey structure will be attached to the existing building. Storefronts will replace the existing garage doors and store front windows will correspond on the new second floor. Hardy-board will be installed on the rear of the building. Zoning change required to accommodate the new storey and convenience store; will be changed from C-SS to C1-S. The existing building will be renovated, not demolished. Station manager asked customers to sign a petition of support and 100 customers signed, supporting the change.

Q – Michigan neighbour – crumbling fence inadequate to separate properties – will new fence be constructed.

A – Yes a new fence will be constructed – will be 6 feet high

C - Neighbour wants it of solid construction

Q – Michigan neighbour - windows, backyard will be impacted by second storey, will allow no light. Pollinator garden shouldn't be there as soil needs to be tested, our soil is contaminated, has been tested, could not be determined if from garage or fuel. Minimum distance between properties 4.4 meters, will the addition in the back not bring the building closer. Am very concerned about shadowing.

A – setbacks, 4.5 meter set back is for next to a R-1 property - does not apply due to the existing set back requirement. May lose a bit of morning sun.

C - Neighbour requesting shadow studies be done.

Q – Menzies strata north neighbour – second storey will block sun from south side, very concerned. North side of station property has problems where people collect (urinate etc). Concerns are shadowing and security.

A – a fence will be constructed to property line on Menzies, and the small area to the north of the building will be gated off.

Q – Michigan resident – 2 storeys now – could it be increased to 5 storeys at a later date.
A – No not allowed to go up 5 storeys, parking limits this.

Q – Soil and tank removal

A – Golden Assoc. an environmental consultant work on this.

Q – Michigan resident – will hours be expanded.

A – don't know but doesn't expect this will be 24 hours, will most likely close by midnight.

Q – is there an appetite for the owner to make a commitment now to residents on hours of operation?

A – Alan will approach owner

C – Marg (Chair) asked the 2 residents to leave e-mail addresses so that Alan's response could be forwarded to them.

Q – will traffic flow change

A – doubtful – expect same use as now gas up and go.

Q – Menzies resident – what kind of earth work to get tanks out? Will there be pounding?

A – will use an excavator – equipment to test soil. Once clearance to place the new tank. There will be no blasting or pile driving.

Residents beyond the 100m community meeting notice area

Q – Does C1 zone require the gas station to be part of the facility or optional? Could it change from convenience store only from gas station?

A – the owner wants both the gas station and convenience, doesn't see it not continuing to be a gas station as only one in JB.

C – Nearby neighbour – Doesn't make any sense to neighbour of how convenience store will sustain itself if not open 24 hrs, and feels that the convenience store and gas bar can be achieved with existing one storey. No need for the second storey. Too large for neighbourhood.

Q – Will the offices be used for only the gas station and convenience store?

A – Will be used for his operations.

Q – Can the office space be rented out?

A – Yes the office space could be rented out.

Q – Nearby neighbour – could do more than 2 storeys now you say 3 storeys

A – Can build to 12 meters or 36 to 38 feet.

Q – is it a new owner?

A – Owner is Mr. Shan – general manager is here tonight

Q – Victoria Adams – can it be combined for commercial and residential use.

A – yes technically can but owner did not direct that

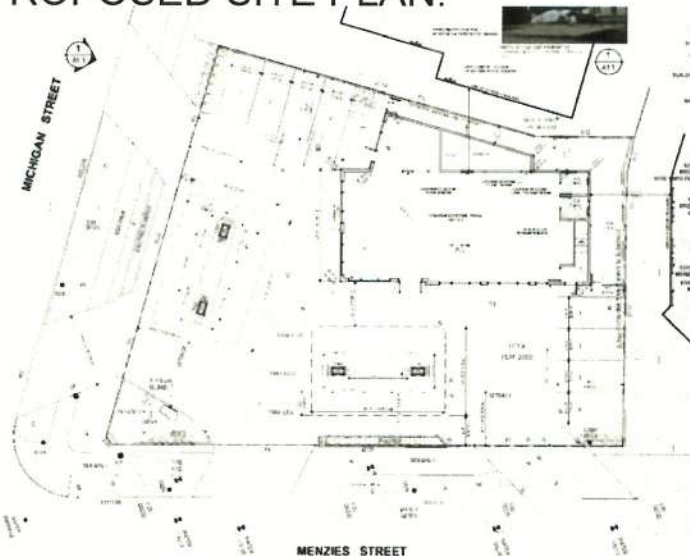
C – Since residences are near-by, ask that lighting be directed downwards to minimize impact on homes

C – Lighting on site be directed away for the residential properties.

Application for
DEVELOPMENT PERMIT
WITH VARIANCE for
308 Menzies Street
Victoria B.C.



PROPOSED SITE PLAN:



Existing Site Condition



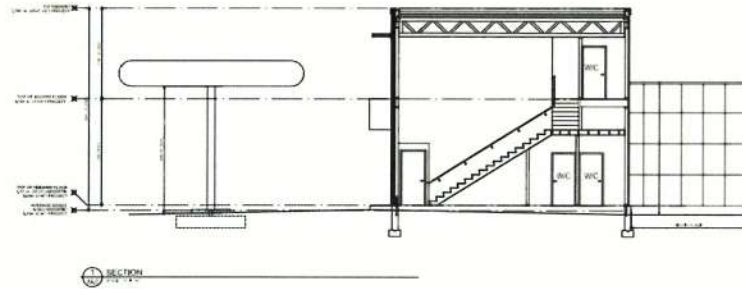
Proposed Site Condition



SOUTH ELEVATION - MICHIGAN STREET



Overhead Canopies



FRONT and SOUTH ELEVATIONS:

