

G. REPORTS OF COMMITTEE

G.1 Committee of the Whole

G.1.a Report from the April 5, 2018 COTW Meeting

Rezoning Application No. 00619 & Development Permit Application No.000520 for 356 Harbour Road

Rezoning Application No. 00619

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00619 for 356 Harbour Road, that first and second reading of the Zoning Regulation Bylaw amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Registration of reciprocal access easements on title to the satisfaction of the City Solicitor.

Development Permit Application No.000520

That Council, after the Public Hearing for Rezoning Application No. 00619, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000520 for 356 Harbour Road, in accordance with:

1. Plans date stamped January 25, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.2 356 Harbour Road - Rezoning Application No. 00619 and Development Permit Application No. 000520 (Vic West)

Councillor Thornton-Joe returned to the meeting at 10:23 a.m.

Council received a report dated March 22, 2018, from the Director of Sustainable Planning and Community Development regarding an application to add brewery, distillery, and liquor retail store as an accessory use to the permitted land uses to the property at 356 Harbour Road.

M. Betanzo - Senior Planner joined the meeting at 10:22 am.

Moved By Councillor Madoff

Seconded By Councillor Lucas

Rezoning Application No. 00619 for 356 Harbour Road

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00619 for 356

Harbour Road, that first and second reading of the Zoning Regulation Bylaw amendment be

considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Registration of reciprocal access easements on title to the satisfaction of the City Solicitor.

Development Permit Application No. 000520 for 356 Harbour Road

That Council, after the Public Hearing for Rezoning Application No. 00619, if it is approved consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000520 for 356 Harbour Road, in accordance with:

1. Plans date stamped January 25, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of April 5, 2018

To: Committee of the Whole

Date: March 22, 2018

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

Subject: Rezoning Application No. 00619 for 356 Harbour Road

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00619 for 356 Harbour Road, that first and second reading of the Zoning Regulation Bylaw amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Registration of reciprocal access easements on title to the satisfaction of the City Solicitor.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, buildings and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 356 Harbour Road. The proposal is to amend the CD-9 Zone, Dockside District, to add brewery, distillery and liquor retail store as an accessory use to the permitted land uses outlined in Development Area DA-D, sub-area D2 of the zone

The following points were considered in assessing this application:

- the application is consistent with *Official Community Plan, 2012 (OCP)*, Core Songhees Urban Place Designation, which supports commercial and mixed-use buildings from three to six-storeys, and the revitalization of the former railyards and heavy industrial sites for this purpose
- the application is consistent with intent of the recent rezoning, approved by Council in January, 2017.

BACKGROUND

Description of Proposal

This Rezoning Application is to add brewery, distillery and liquor retail store as an accessory use to the permitted land uses within Development Area DA-2, sub-area D2 of the CD-9 Zone, Dockside District.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application (No. 000520) for this property.

Active Transportation Impacts

Active transportation impacts are reviewed with the concurrent Development Permit Application (No. 000520) for this property.

Public Realm Improvements

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

Land Use Context

The area is characterized by mixed commercial uses along the Harbour Road frontage and mixed residential uses to the rear (West) of the subject property. The subject property is on Harbour Road, the immediate neighbours include:

- North: Farmer Construction
- South: Biomass facility for Dockside Green
- East: Harbour Road and the Point Hope Ship Yard
- West: Vacant (envisioned as two to three-storey residential forming the "Greenway Mews" in the *Dockside Green Urban Design Guidelines* (2016).

Existing Site Development and Development Potential

The site is currently in the CD-9 Zone, Dockside District, Development Area DA-D, sub-area D2 and is currently vacant. Under the current CD-9 Zone, the property could be developed with residential, commercial and light industrial uses up to a maximum height of 26.51m; however, development must also be consistent with the mandatory requirements outlined in the *Dockside Green Urban Design Guidelines* which stipulates low-rise commercial or light industrial buildings for this area.

Data Table

The following data table compares the proposal with the existing CD-9 Zone, Dockside District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-9 (DA-D, D2)
Total floor area (m ²) - maximum	1121.70	16570
Office Floor Area (m ²) - maximum	188	11800
Retail Floor Area (m ²) - maximum	25.06	300
Production Area (m ²) - maximum	454*	n/a
Geodetic Height (m) - maximum	13.63	26.51
Parking - minimum	22	21
Bicycle parking stalls (minimum)	3 x Class 1 (secure and enclosed) 14 x Class 2 (bicycle racks)	2 x Class 1 (secure and enclosed) 1 x Class 2 (bicycle racks) (+ additional 10 per MDA, total 11)

Relevant History

As indicated in the applicant's letter dated October 31, 2017, it was the intent of the Zoning Regulation Bylaw amendment, approved by Council in January, 2017, to permit brewery, distillery and liquor retail uses for both of the newly created sub areas within development area DA-D; however, this was not captured in the subsequent Zoning Regulation Bylaw amendment. Instead the new uses were only attributed to the D1 sub-area and not the D2 sub-area which contains the subject property.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria West CALUC which waived its requirement to review the Rezoning Application as indicated in their letter dated September 28, 2017.

ANALYSIS

The subject lands are identified in the OCP as being located within the Core Songhees Urban Place Designation. Land uses consistent with this designation include residential, commercial (office, retail, visitor accommodation), institutional and light industrial. As previously indicated during the 2017 rezoning for the undeveloped Dockside Green lands, the proposed additional permitted uses are consistent with the uses contemplated for the Core Songhees area. It was noted that light industrial uses were contemplated in this location and, therefore, regulations would be included in the amended CD-9 Zone to limit the size of any manufacturing component associated with a distillery or brewery to ensure that they remain small-scale in nature, and compatible with the neighbourhood. The regulations developed as part of the previous Zoning Regulation Bylaw amendment are not subject to change as part of the current Rezoning Application. Instead, only the addition of brewery, distillery and liquor retail store uses to

Development Area DA-D, sub-area D2, as defined and regulated in the previous Bylaw amendment, is proposed. For this reason, Staff recommend for Council's consideration that this Rezoning Application be supported.

Registered Easements

Many of the accesses throughout Dockside Green are shared amongst neighbouring properties. This arrangement helps to minimize paved surfaces and reduce conflicts between pedestrian and vehicular traffic. Additionally, shared access efficiently utilizes infrastructure and promotes a pedestrian and human scaled environment over vehicle priority. Should Council consider approving the concurrent Development Permit Application, a reciprocal access agreement must be registered on title to the satisfaction of City Staff to ensure access to this and neighbouring properties. Appropriate language has been provided in the motion to achieve this requirement.


CONCLUSIONS

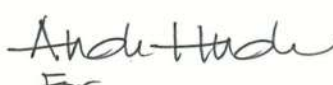
The addition of brewery, distillery and liquor retail store uses to Development Area DA-D, sub-area D2, in the CD-9 Zone, Dockside District, is in line with the intentions of the previous rezoning for the Dockside Green lands (January, 2017), and the objectives of the OCP. As such, Staff recommend for Council's consideration that the proposed Zoning Regulation Bylaw amendment be supported.

ALTERNATE MOTION


That Council decline Rezoning Application No. 00619 for the property located at 356 Harbour Road.

Respectfully submitted,


Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
Development Department

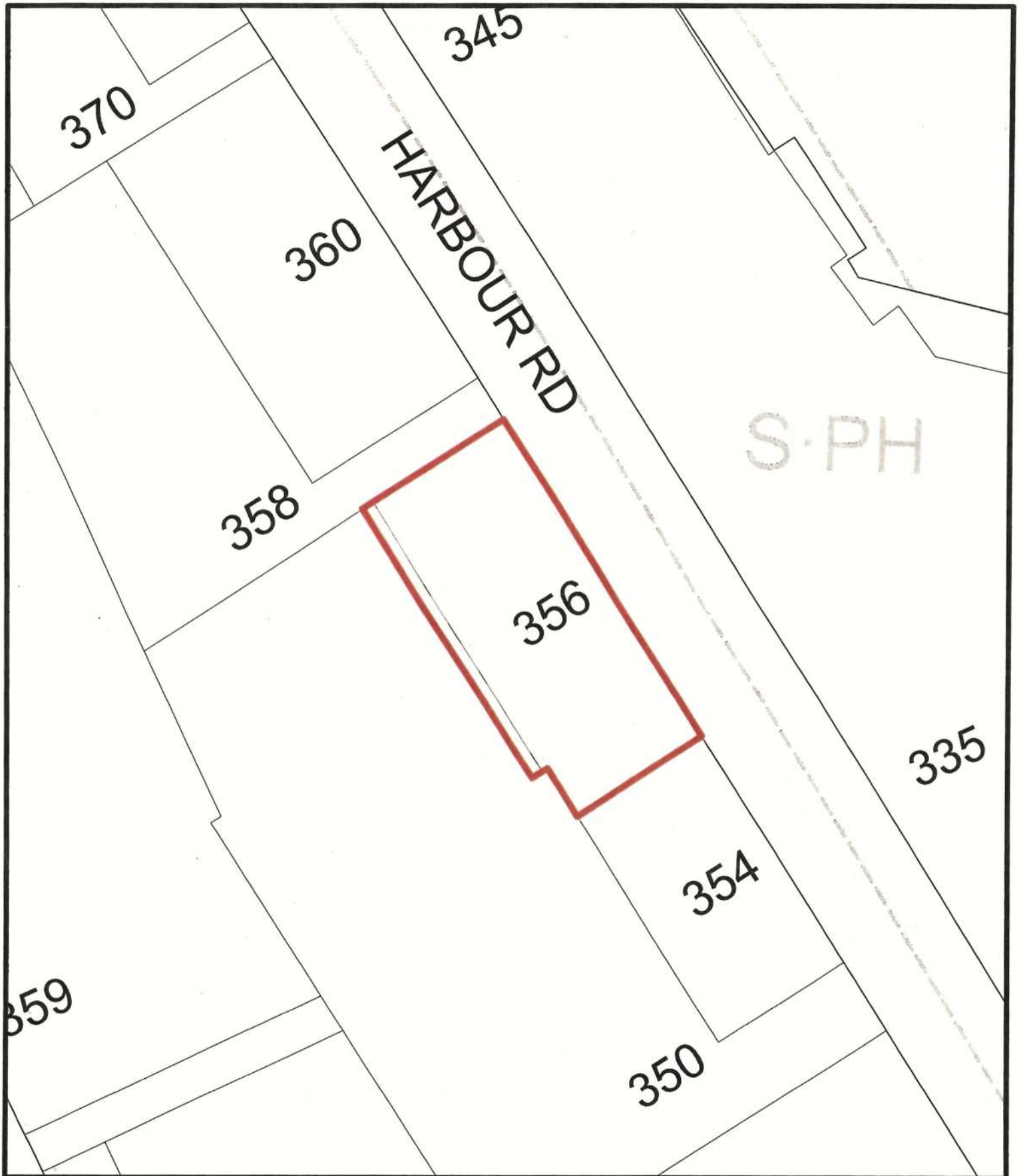

For
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: March 28, 2018

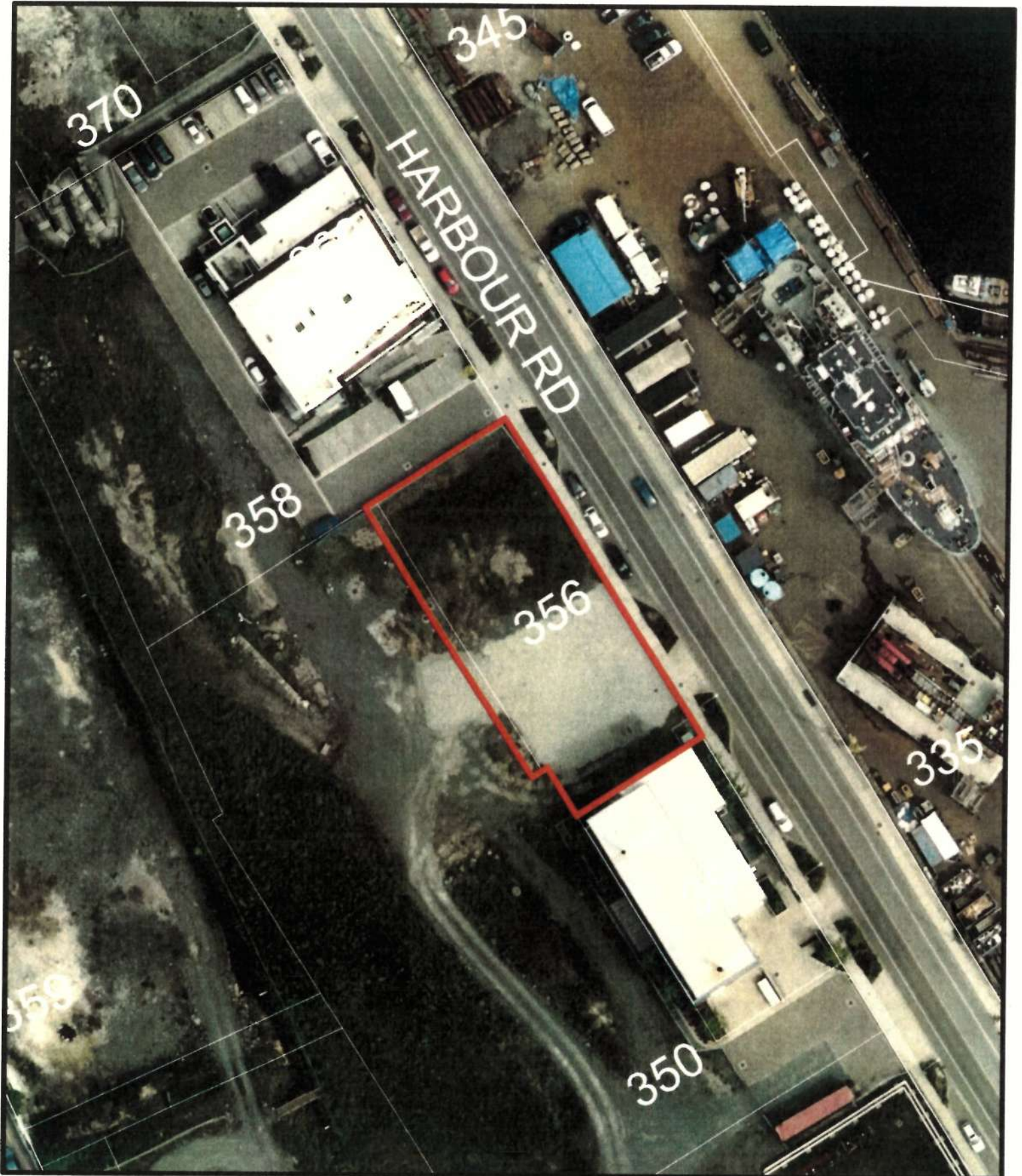
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped January 25, 2018
- Attachment D: Letter from applicant to Mayor and Council dated October 31, 2017
- Attachment E: Community Association Land Use Committee Comments dated September 28, 2017



356 Harbour Road
Rezoning No.00619 &
Development Permit No.000520





356 Harbour Road
Rezoning No.00619 &
Development Permit No.000520



CITY OF VICTORIA

RECEIVED

DEEMED

MAR 22 2018

JAN 25 2018

HCM



**BUILDING D-2:
MERRIDALE DISTILLERY &
BREWHOUSE**

REZONING AND DEVELOPMENT PERMIT APPLICATION - REVISION 2
March 22nd, 2018

ADDRESS:
356 HARBOUR ROAD,
VICTORIA, BC

LEGAL DESCRIPTION:
LOT 7, DISTRICT LOT 119 ESQUIMALT DISTRICT PLAN VIP84612

MERRIDALE DISTILLERY
356 Harbour Road, Victoria, BC

COVER SHEET

2018-03-22

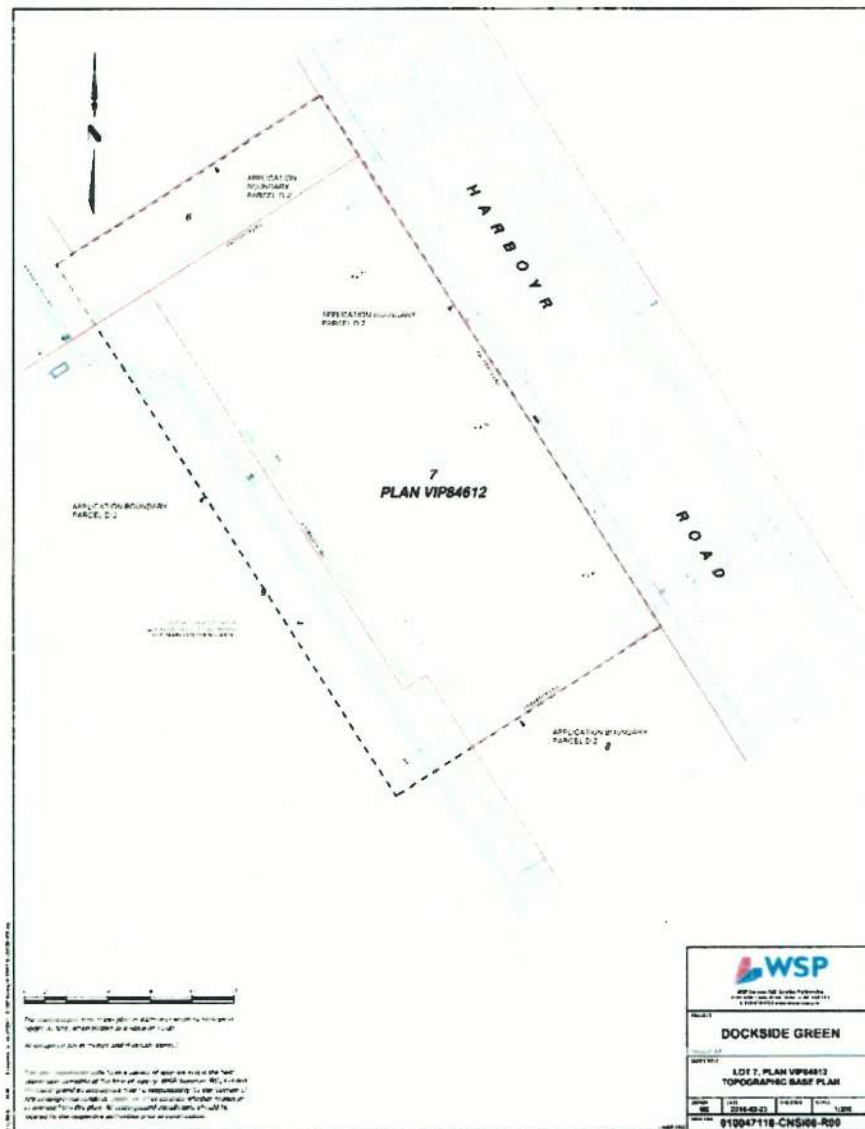
DP-A00

SCALE:

HCM Architecture + Design
Suite 101 - 101 Johnson Street
Victoria, BC, Canada V8W 1A2
T 250.382.6650
W hcm.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCM Architecture + Design (HCM). HCM holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCM.

PROJECT: 1720 - DRAWN: 01/01/2018



PROPOSED DEVELOPMENT DATA

Project Name	Harbour Road Development			
Project No.	10047118-CHS008-R00			
Project Date	2018-03-22			
Project Location	Harbour Road, Victoria, BC			
Project Owner	Merridale Distillery Ltd.			
Project Manager	WSP			
Project Engineer	WSP			
Project Designer	WSP			
Project Checker	WSP			
Project Approver	WSP			
Project Status	In Progress			
Project Phase	Design			
Project Budget	\$1,000,000			
Project Risk	Low			
Project Impact	Medium			
Project Benefit	High			
Project Cost	\$1,000,000			
Project Revenue	\$1,000,000			
Project Profit	\$1,000,000			
Project Loss	\$1,000,000			
Project Breakdown	\$1,000,000			
Project Summary	\$1,000,000			

RECEIVED

DEEMED

MAR 22 2018

JAN 25 2018

HCMA

MERRIDALE DISTILLERY

316 Harbour Road, Victoria, BC

REVISION

DESCRIPTION

DATE

BY

CHKD

APPD

2018-03-22

Requirements

Lot 7, Harbour Road, Victoria, BC

Grade

Area

Volume

Weight

Length

Width

Height

Depth

Radius

Angle

Area

Volume

Weight

Length

Width

Height

Depth

Radius

Angle



MERRIDALE DISTILLERY

316 Harbour Road, Victoria, BC

REVISION

DESCRIPTION

DATE

BY

CHKD

APPD

2018-03-22

SITE SURVEY AND INFORMATION

DP-A01

SCALE: As shown

HCMA Architecture + Design

Suite 300 - 569 Johnson Street

Victoria BC, Canada V8W 2H2

T 250 382 6650

W hcm.ca

HARBOUR ROAD FACING WEST



HARBOUR ROAD FACING EAST



BETWEEN CI-3 AND THE GREENWAY



HARBOUR STREET EAST ELEVATION



NEIGHBOURHOOD CONTEXT



CITY OF VICTORIA
RECEIVED
MAR 22 2018

DEEMED
JAN 25 2018

HCH

MERRIDALE DISTILLERY
388 Harbour Road, Victoria, BC

NEIGHBOURHOOD
CONTEXT



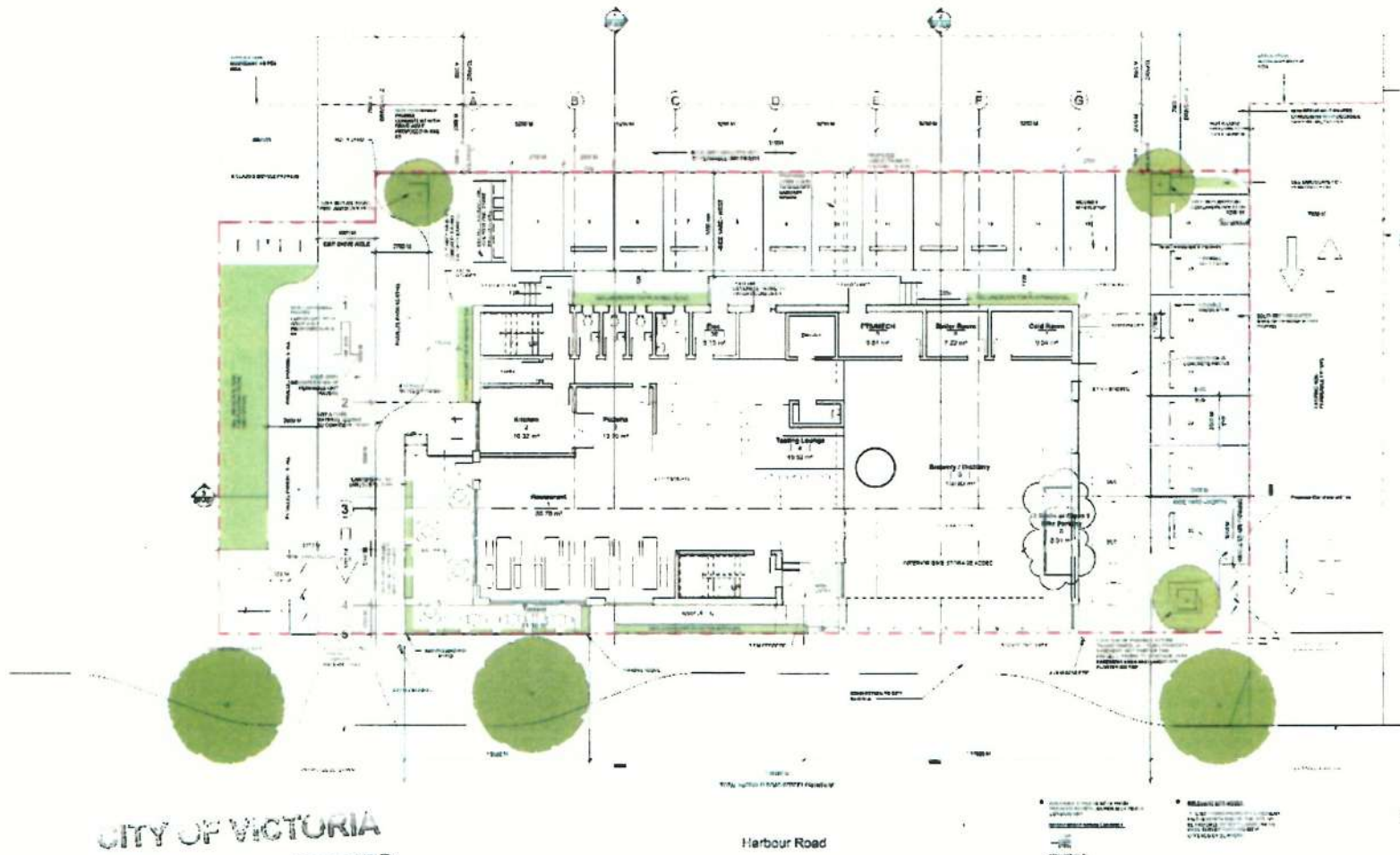
DP-A02

SCALE: 1:450

HCH Architecture + Design
Suite 300 - 540 Johnson Street
Victoria BC, Canada V8W 1M7
T: 250 382 6650
W: hch.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCH Architecture + Design (HCH). HCH holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCH.

PROJECT: 1729 • DRAWN: WGM



MERRIDALE DISTILLERY
 355 Harbour Road, Victoria, BC
 REVISED: 08/2017
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 1721

SITE PLAN

[Signature]
 2018-03-22

DP-A03

SCALE: 1" = 10'

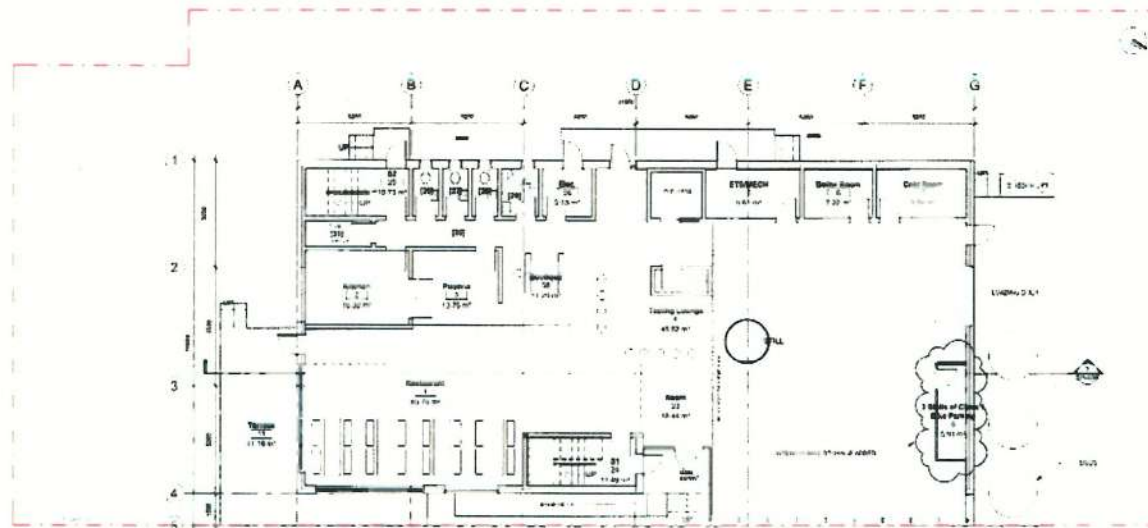
HCMA Architecture + Design
 Suite 302 - 569 Johnson Street
 Victoria BC, Canada V8W 2H2
 T: 250.582.6600
 W: hcmavictoria.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

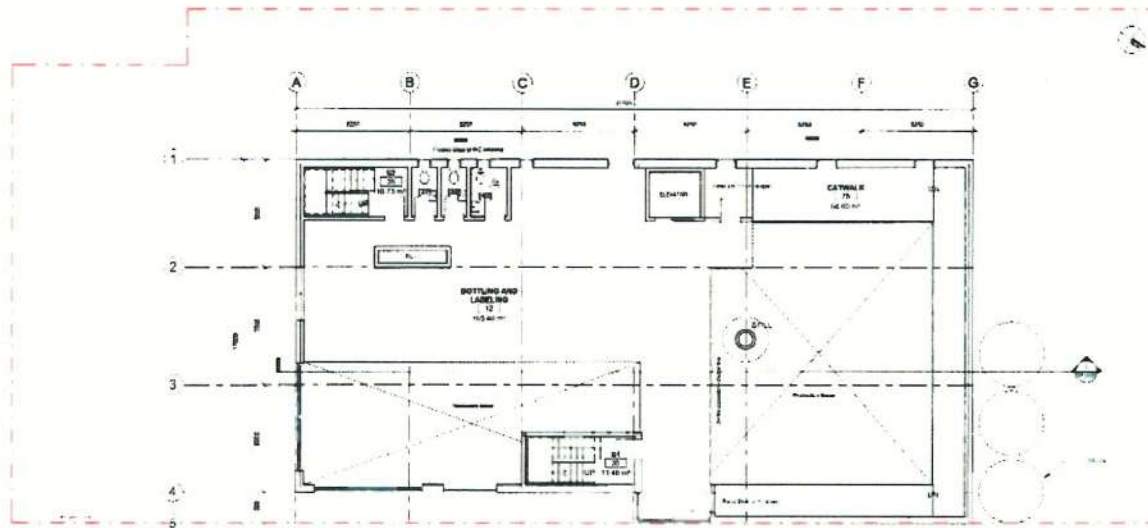
PROJECT: 1721 • DRAWN: WOV

CITY OF VICTORIA
 RECEIVED
 MAR 22 2018
 DEEMED
 JAN 25 2018

CITY OF VICTORIA
 RECEIVED DEEMED
 MAR 22 2018 JAN 25 2018



1 Level 1 Plan
 1:100



2 Level 2 Plan
 1:100

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT: 1722 • DRAWING: 11/01

MERRIDALE DISTILLERY
 355 Fort Street, Victoria, BC
 PROJECT: 1722
 DRAWING: 11/01

FLOOR PLANS
 LEVEL 1+2

11/01-1803-22

DP-A04

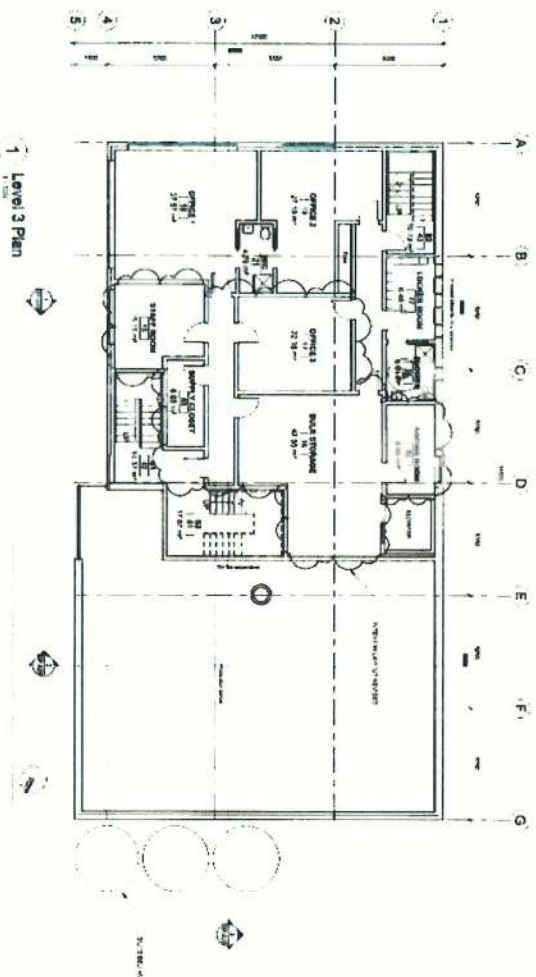
SCALE: 1:100

HCM Architecture + Design
 Suite 101, 140 Johnson Street
 Victoria BC, Canada V8W 1M2
 T: 250 392 6600
 W: hcm.ca

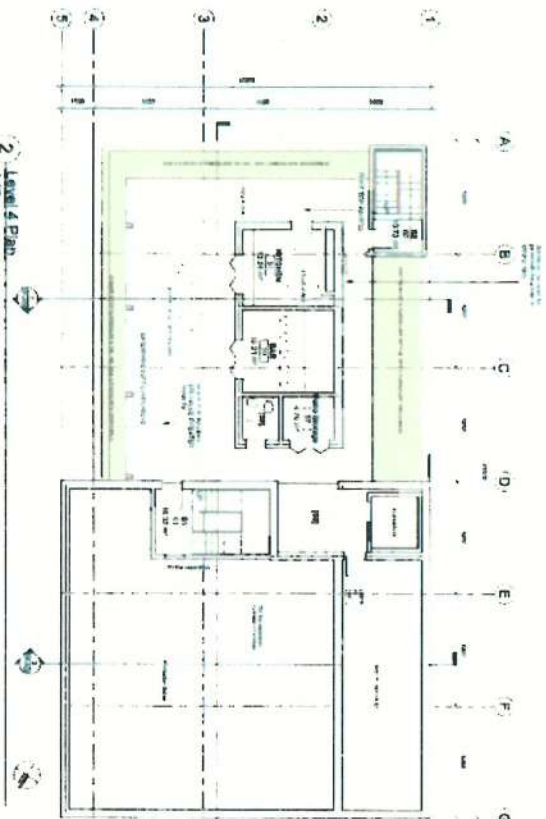
HCM

CITY OF VICTORIA
 RECEIVED DEEMED
 MAR 27 2019 JAN 25 2019

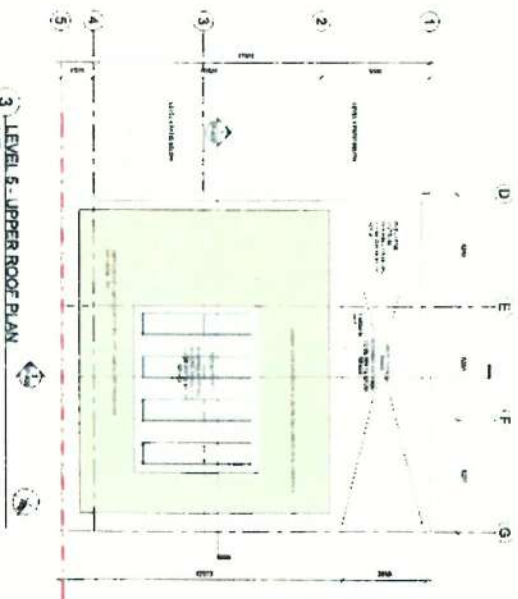
HCMA



1 Level 3 Plan



2 Level 4 Plan



3 Level 5 - Upper Roof Plan

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architects + Planners. Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT: 1728 - DRAUGHTING

MERRIDALE DISTILLERY
 305 Harbour Road, Victoria, BC

REASON DESCRIPTION DATE
 100.00 m² 100.00 m² 100.00 m²
 100.00 m² 100.00 m² 100.00 m²
 100.00 m² 100.00 m² 100.00 m²

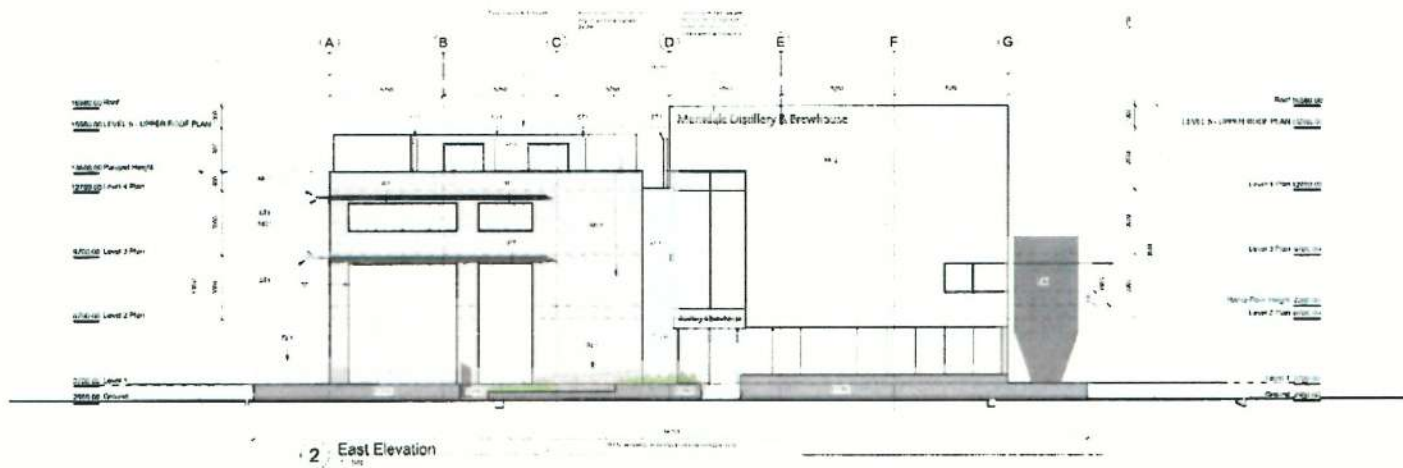
FLOOR PLANS
 LEVEL 3+4+ ROOF

DP-A05

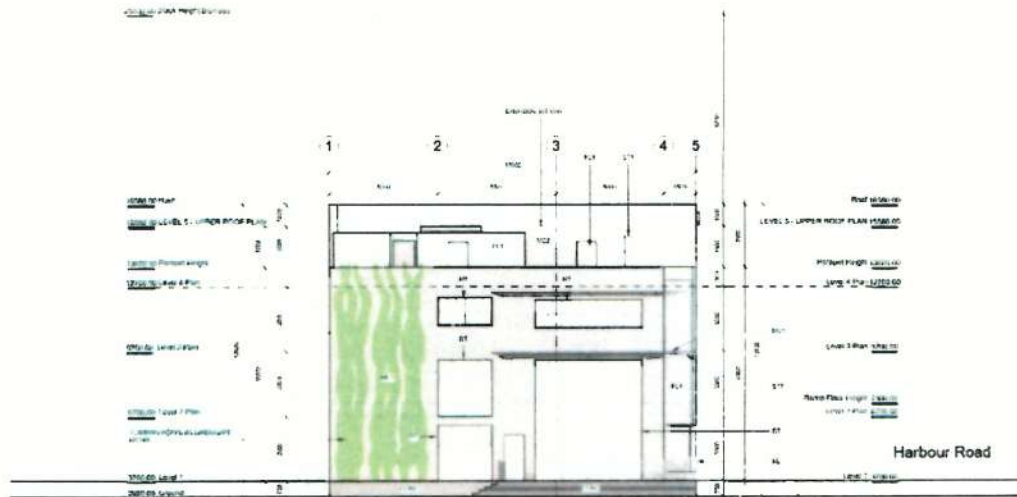
HCMA Architects + Planners
 Suite 305 - 305 Harbour Road
 Victoria, BC V8V 1K2
 T 250.551.6800
 W hcma.ca

CITY OF VICTORIA
RECEIVED
MAR 22 2010
DEEMED
JAN 25 2010

HCMA



2 East Elevation



1 South Elevation

MATERIALS

WALLS

METAL CLADDING

- MET VERTICAL CLADDING (METAL SHEET OR SIMILAR) STEEL, GREY COLOR
- MET VERTICAL CLADDING (METAL SHEET OR SIMILAR) STEEL, GREY COLOR

SEALED CONCRETE

- CONCRETE SEALED CONCRETE ALL FINISH AND BASE STRUCTURE

FLOOR CEILING BOARDS

- FLOOR: LIGHT GREY FLOOR CEILING BOARD (LUMBER) EXPANDED FLOOR BOARD

ROOF

- GREEN ROOFING MEMBRANE, 30475
- GREEN ROOFING SYSTEM

RAILINGS

- MET LIGHT STEEL, RAILING IS TO MATCH MET

WINDOWS

- MET STEEL REVEALS TO MATCH MET

APRONS

- MET UNGLAZED GLAZING
- MET MET STEEL REVEALS TO MATCH MET

MERRIDALE DISTILLERY
300 Harbour Road, Victoria, BC

DATE: 2010-01-22
DRAWN BY: J. H. H. H.
CHECKED BY: J. H. H. H.
APPROVED BY: J. H. H. H.

EAST AND SOUTH
ELEVATIONS

2010-01-22

DP-A06

SCALE: 1/100

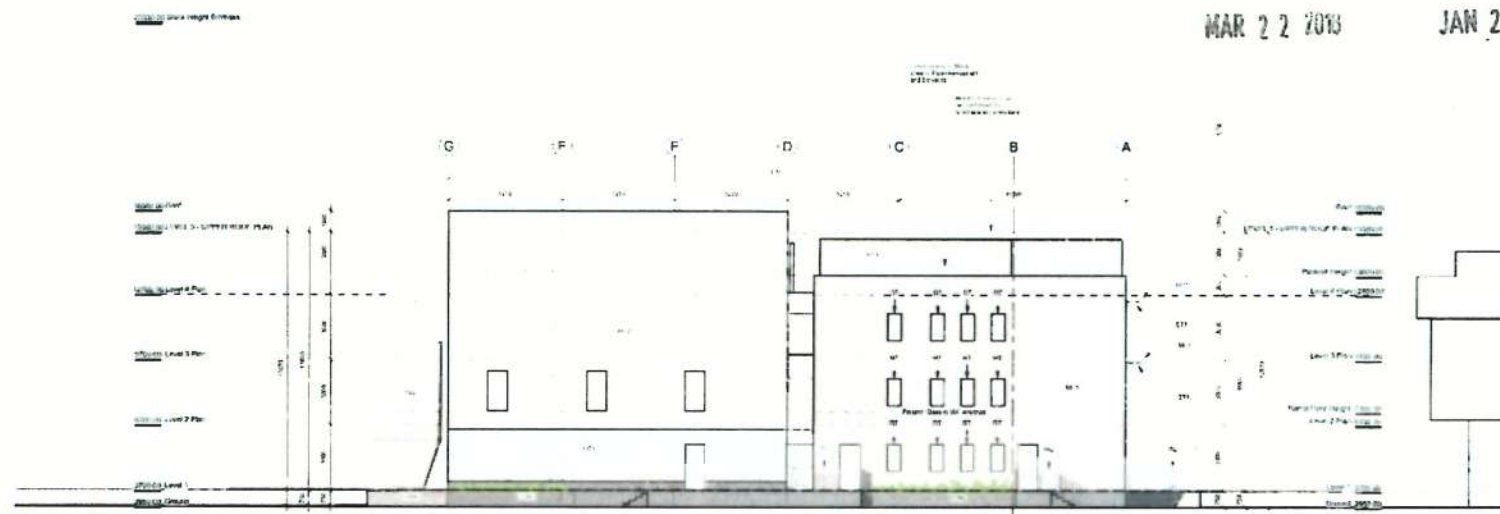
HCMA Architecture + Design
Suite 201 - 100 Johnson Street
Victoria, BC, Canada V8W 1M2
T: 250.382.6650
W: hcma.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT: 1723 • DRAWN: 51

CITY OF VICTORIA
 RECEIVED DEEMED
 MAR 22 2018 JAN 25 2018

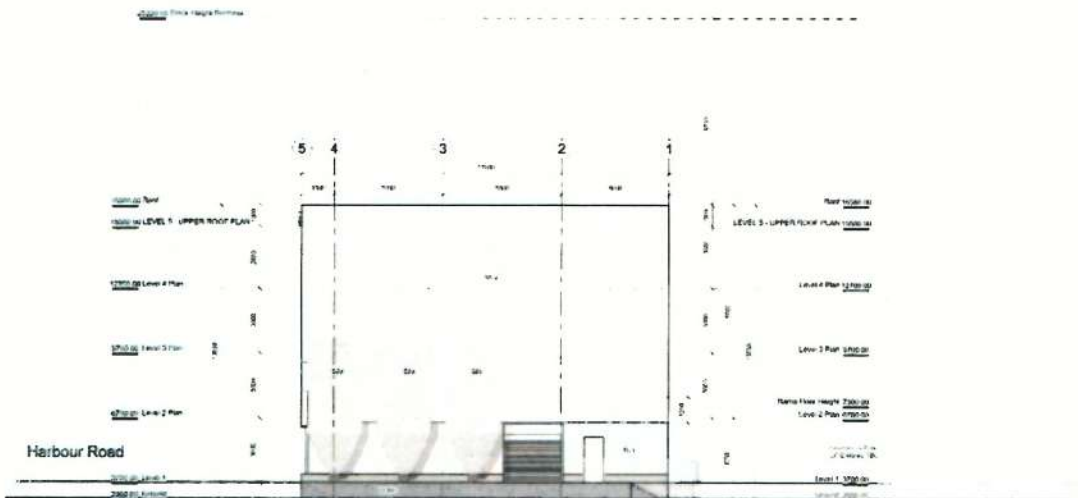
HCMA



1 West Elevation
 1/100

MATERIALS

- WALLS:**
- WALLS - CLADDING**
 - MT1 VERTICAL CORRUGATED GALVALUMED FOR TAILLARD STEEL GREY COLOUR
 - MT2 VERTICAL LEATHERING STEEL SURFACED PORTLAND
 - READY CONCRETE**
 - CONCRETE READY CONCRETE AS FINISH AND BASE STRUCTURE
 - FIBER CEMENT BOARDS**
 - MT3 1/2" (38mm) FIBER CEMENT BOARD (WHITE PEARL) 1/2" (12mm) FIBER CEMENT BOARD
 - ROOF**
 - GREEN ROOF INSULATION (WHITE)
 - GREEN ROOFING (TYPICAL)
 - RAILINGS**
 - MT4 LIGHT STEEL RAILINGS TO MATCH MT1
 - WINDOWS**
 - MT5 STEEL FRAME GLAZING (TYPICAL)
 - SKINNING**
 - MT6 POLYURETHANE GLAZING
 - MT7 POLYURETHANE GLAZING (DARK LATE)



2 North Elevation
 1/100



PHOTO COURTESY OF PROPOSED DISTILLERY AT 1/100

MERRIDALE DISTILLERY
 388 Harbour Road, Victoria, BC

WEST AND NORTH
 ELEVATIONS

2019-03-22

DP-A07

SCALE: 1/100

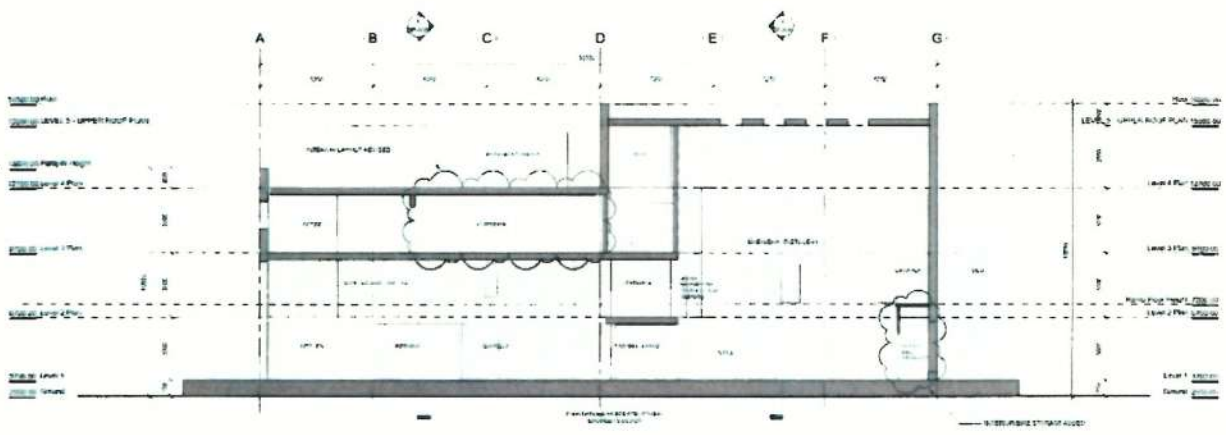
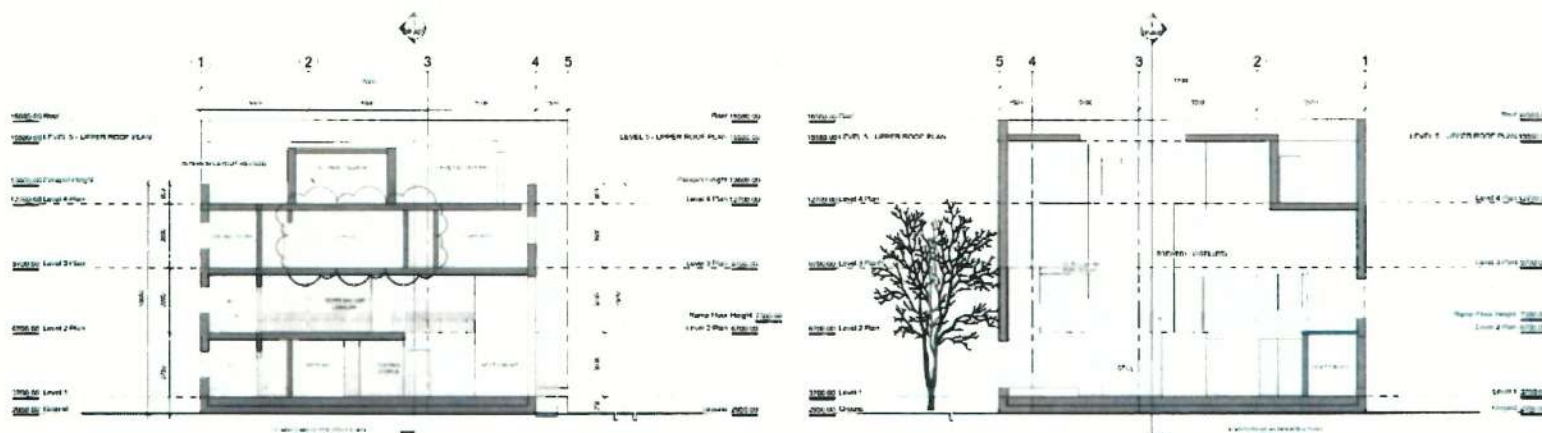
HCMA Architecture + Design
 Suite 300 445 Johnson Street
 Victoria BC, Canada V8W 1M2
 T: 250 382 6650
 W: hcmad.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT: 1723 • DRAWN: SHW/CM

CITY OF VICTORIA
 RECEIVED DEEMED
 MAR 22 2019 JAN 25 2018

HCMA



MERRIDALE DISTILLERY
 305 Harbour Road, Victoria, BC
 DATE: 12/12/17
 DRAWN BY: J. H. H. H.

BUILDING SECTIONS

7/19/18-12

DP-A08

SCALE: 1/100

HCMA Architecture + Design
 Suite 101 - 101 Johnson Street
 Victoria BC, Canada V8W 1K7
 T: 250 382 6650
 W: hcma.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT: 1773 • DRAWN: CH



VIEW FROM HARBOUR ROAD



NORTH PERSPECTIVE



WEST PERSPECTIVE

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

CITY OF VICTORIA
 RECEIVED DEEMED
 MAR 22 2018 JAN 25 2018

HCMVA

MERRIDALE DISTILLERY
 338 Harbour Road, Victoria BC
 REASON FOR SUBMITTAL: REDESIGN OF EXISTING BUILDING
 DATE: 2018.01.25

**BUILDING FORM
 AND CHARACTER**

[Signature]

DP-A09

SCALE:
 HCMA Architecture + Design
 Suite 303 - 569 Johnson Street
 Victoria BC, Canada V8W 1M2
 T: 250.382.6650
 W: HCMA.CA

PROJECT: 1721 • DRAWN: EP



MATERIAL PRECEDENT MC1



MATERIAL PRECEDENT FC1



MATERIAL PRECEDENT MC2

MATERIALS

WALLS

- [illegible]

MERRIDALE DISTILLERY
56 Harbour Road, Victoria, BC

BUILDING FORM AND CHARACTER

DP-A10

SCALE:

HCMA Architecture + Design
Suite 300 - 569 Johnson Street
Victoria BC, Canada V8W 1M2
T 250 382 6640
W hcma.ca

PROJECT:1723 • DRAWN BY:

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

HCMV

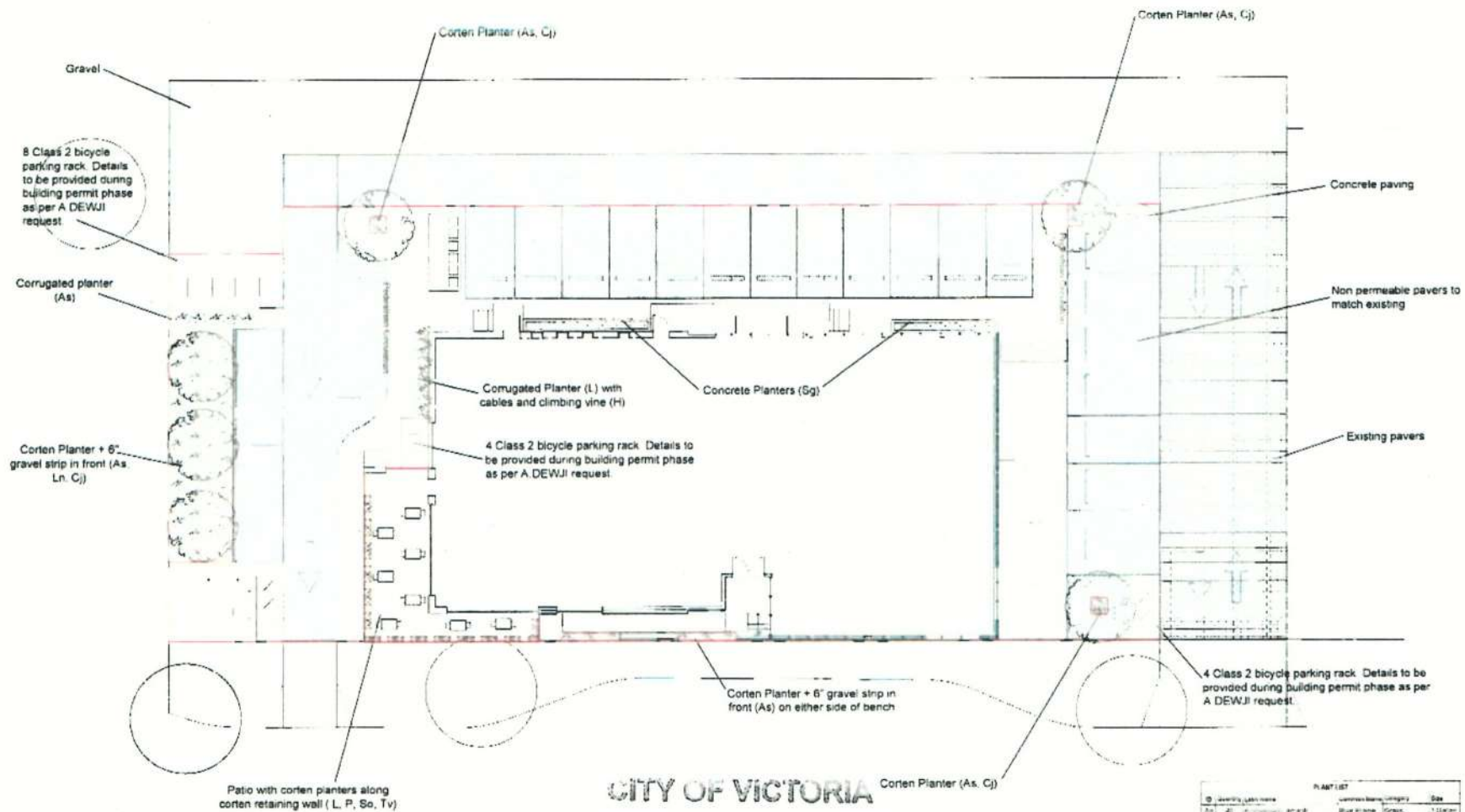
CLIENT NAME

PROJECT
Landscape
Design

ADDRESS
1729 Merrideale

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN



CITY OF VICTORIA
RECEIVED **DEEMED**
MAR 22 2018 **JAN 25 2018**

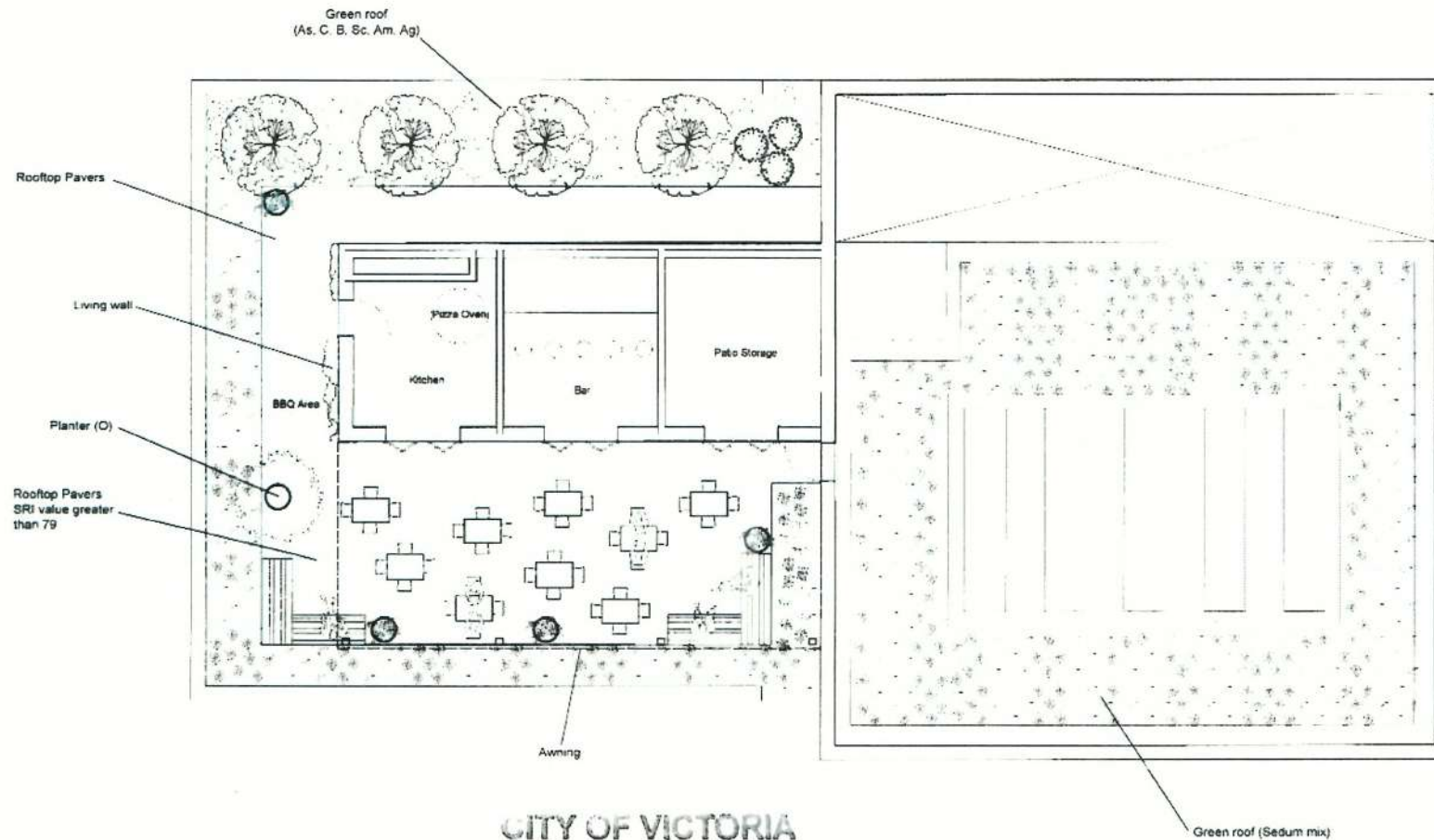
PLANT LIST

ID	Quantity	Plant Name	Common Name	Category	Box
1	40	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
2	100	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
3	100	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
4	4	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
5	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
6	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
7	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
8	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
9	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
10	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
11	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
12	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
13	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
14	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
15	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
16	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
17	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
18	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
19	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
20	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
21	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
22	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
23	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
24	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
25	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
26	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
27	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
28	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
29	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
30	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
31	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
32	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
33	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
34	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
35	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
36	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
37	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
38	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
39	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton
40	10	Artemisia arbuscula	Blue Monardella	Grass	1 Carton

Scale: 1: 100

L1 Site Plan
Ground Level

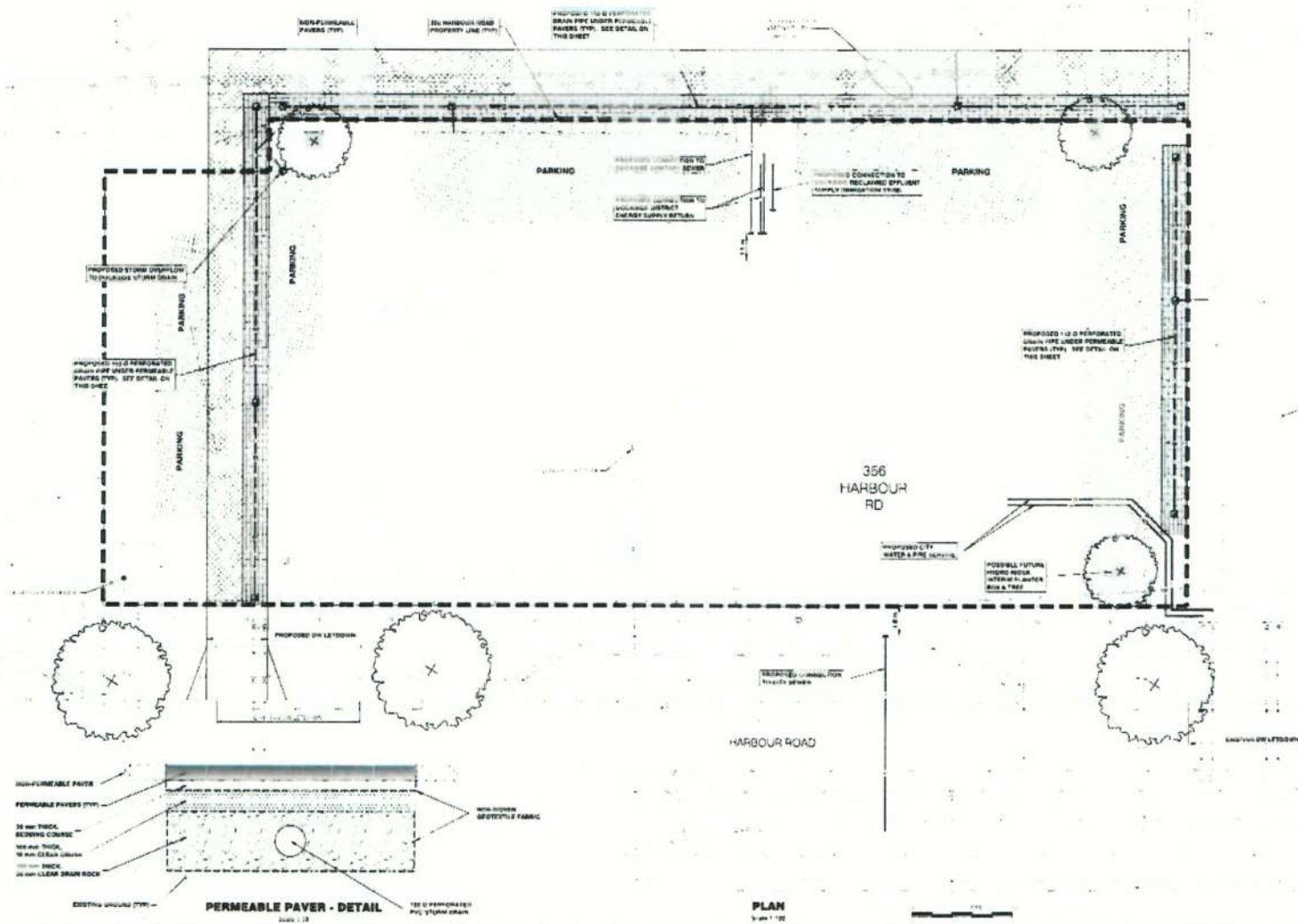
DATE
September, 2017



CITY OF VICTORIA
RECEIVED DEEMED
MAR 22 2018 JAN 25 2018

Scale 1:50





PLAN

3-2000

Ref	Date	Des	Des	Crit	Comments or Remarks	Ref	Date	Des	Des	Crit	Comments or Remarks
1	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	1	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
2	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	2	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
3	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	3	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
4	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	4	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
5	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	5	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
6	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	6	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
7	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	7	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
8	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	8	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
9	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	9	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01
10	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01	10	1-1-1975	1975-01-01	1975-01-01	1975-01-01	1975-01-01

MERRIDALE DISTILLERY
356 HARBOUR RD
SITE SERVICING PLAN

3776-001

G-101	B
-------	---

CITY OF VICTORIA

RECEIVED

DEEMED

MAR 22 2018

JAN 25 2018



BIOPHILIA
design collective

Bianca Bodley
250.589.8244
bianca@biophiliacollective.ca

PROJECT
356 Harbour Rd
Landscape Design

DATE:
March 2018

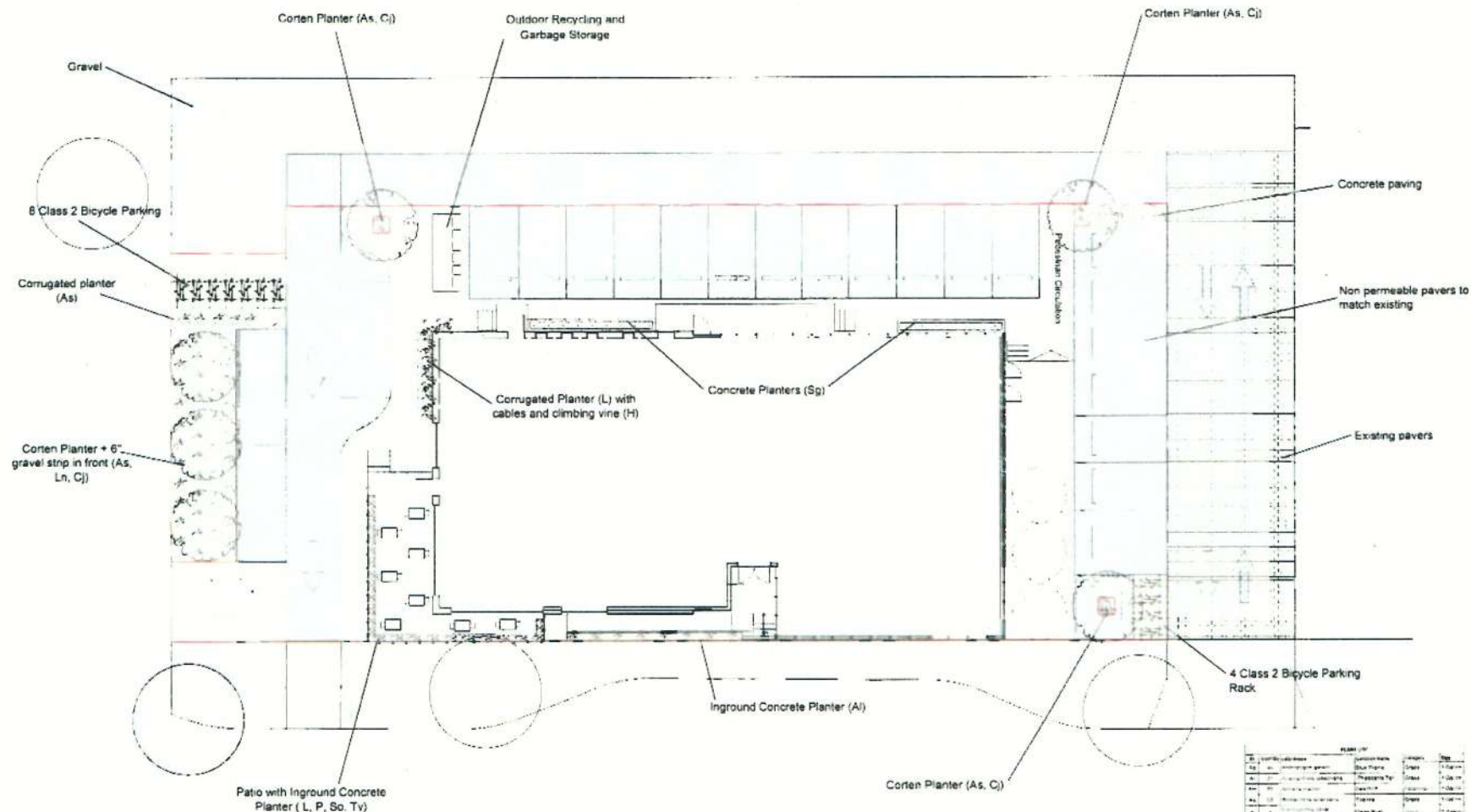
CLIENT NAME

PROJECT
Landscape
Design

ADDRESS
356 Harbour Rd

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN



CITY OF VICTORIA

RECEIVED

DEEMED

MAR 22 2018

JAN 25 2018



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Gravel	100	m ²	1.50	150.00
2	Corten Planter (As, Cj)	1	each	100.00	100.00
3	Outdoor Recycling and Garbage Storage	1	each	50.00	50.00
4	Concrete paving	100	m ²	1.50	150.00
5	8 Class 2 Bicycle Parking	8	each	10.00	80.00
6	Corrugated planter (As)	1	each	50.00	50.00
7	Concrete Planter (As, Cj)	1	each	100.00	100.00
8	Corrugated Planter (L) with cables and climbing vine (H)	1	each	50.00	50.00
9	Concrete Planters (Sg)	1	each	50.00	50.00
10	Existing pavers	100	m ²	1.50	150.00
11	Corten Planter + 6\"	1	each	100.00	100.00
12	Patio with Inground Concrete Planter (L, P, So. Ty)	1	each	50.00	50.00
13	Inground Concrete Planter (Al)	1	each	50.00	50.00
14	Corten Planter (As, Cj)	1	each	100.00	100.00
15	4 Class 2 Bicycle Parking Rack	4	each	10.00	40.00

Scale 1: 100

L1 Site Plan
Ground Level

DATE
March, 2018

Planter Precedents:



Rooftop Planters
Tree: 'Eddies White Wonder' Dogwood, Cornus Kousa
Grass: Pheasants Tail, Anemanthele lessoniana

Rooftop Planters
Vine: Jasmine, Jasmineae
Grass: Blue Cat Grass, Helictotrichon sempervirens
Perennial: Verbena rigida 'Santos Purple'

Planter
Tree: Olea europaea 'Bonita'

Awning

Aristokrat Paver
(9lbs per sq.ft. SRI 67)

Planter
Grevillea victoriae

CITY OF VICTORIA

RECEIVED

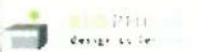
DEEMED

MAR 22 2018

JAN 25 2018

Green roof (Sedum mix)

1. Sedum album
2. Sedum spathulifolium 'Cape Blanco'
3. Sedum spurium
4. Sedum spurium 'Dragon's Blood'



Bianca Bodley
250.589.8244
bianca@biophiliccollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
356 Harbour Rd

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Scale: 1:50

L2 Green Roof
Landscape
Design

DATE
March, 2018



Bianca Bodley
250 589 8244
bianca@goiophilcollective.co

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
356 Harbour Rd

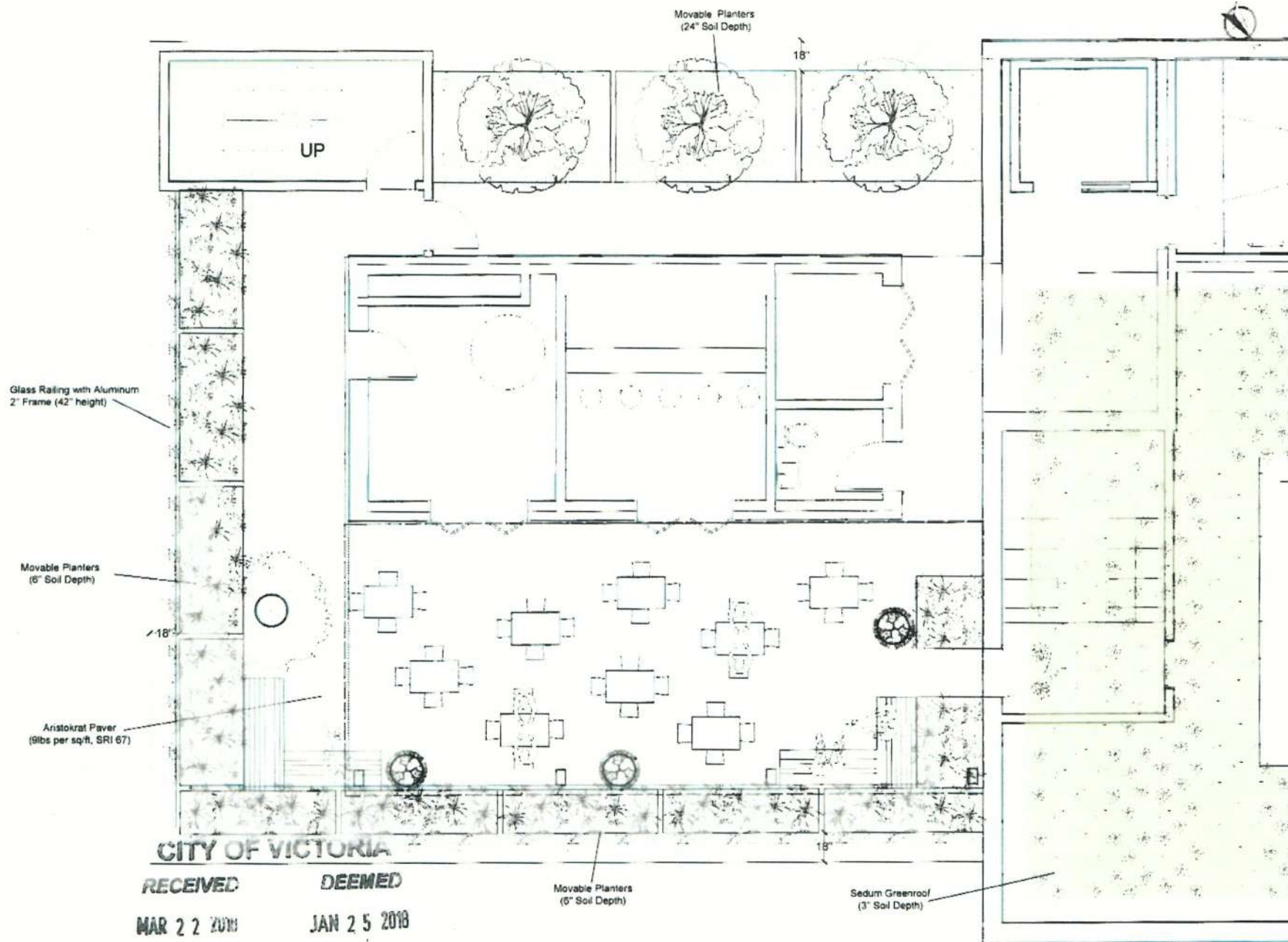
DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Scale: 1:30

L3 Greenroof
Design

DATE
March, 2018



CITY OF VICTORIA

RECEIVED

MAR 22 2018

DEEMED

JAN 25 2018

DOCKSIDE GREEN

555 Tyne Road
 Victoria, British Columbia
 Canada V8A 5S3
www.docksidegreen.com



Monday October 30th, 2017

City of Victoria
 1 Centennial Square
 Victoria, BC
 V8W 1P6

Dear Mayor Helps and City of Victoria Council,

RE: Dockside Green D-2 Rezoning Application (356 Harbour Road)

Please find enclosed our rezoning application for the purpose of correcting a bylaw drafting error for the recently completed Dockside Green rezoning. The enclosed application seeks to address Development Area Sub Area D2 so as it includes the same uses as Sub Area D1 as was intended by our original rezoning application approved in 2017.

As a bit of background, in the Rezoning Submission presented to Council in October 2015 Dockside Green applied to add a number of new uses to the Dockside Green lands. As detailed on page 95 of our application booklet, Dockside Green applied to add the following uses to Development Areas D and E:

- Child Care
- Cultural Facility, including museums, theatres and art galleries
- Distillery
- Brewery
- Liquor Retail stores as an accessory to a brewery or distillery
- Seniors Housing – Assisted Living
- Seniors Housing – Independent Living
- Parks and their accessory uses
- Public Markets
- Festivals and associated structures
- Urban Agriculture

This component of the application was summarized for Council on page 12 the staff report presented to Committee of the Whole in October 2015. Shortly following the Committee of the Whole meeting, staff and Dockside Green crafted revisions to the CD-9 Zone such that the proposed zoning changes would only apply to those lands yet to be developed within the project. An outcome of those updates included the creation of a series of Development Area Sub Areas within the Zone.

With regards to Development Area D, the final draft of the Zone created two Development Area Sub-Areas – D1 and D2. While the previous draft zones authored by Staff included the new uses in both D1 and D2, the final draft (clause 13.1.2) only added these uses to D1 and not both D1 and D2. The result of this drafting error is that no new uses were applied to Development Area Sub-Area D2. This drafting error is made particularly apparent when viewed with other parts of the Zone such as the Parking section 7, which applies parking regulations for the new permitted uses to both D1 and D2.



Unfortunately this drafting error was not noticed by either staff or Dockside Green until recently. Regrettably, at no time did any party involved in this process notice that the new use applied for in 2014 were omitted in the final zone for this one portion of the Dockside Lands.

We acknowledge that there is shared responsibility for this drafting error, but trust that staff will work to correct this error in conjunction or separately with the Development Permit Application submitted by Merridale for this site. Dockside Green is excited to have the Merridale project as part of the Dockside Green project and broader VicWest neighbourhood and with Councils support we look forward to this becoming a reality.

Sincerely,

Ally Dewji, Director of Development
Dockside Green Limited

**Victoria Silver Springs Distillery Inc. dba
Merridale @ Dockside**

October 31, 2017

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

Your Worship and Council,

Merridale is pleased to provide this letter as part of our Development Permit application for our proposed Brewery and Distillery at Dockside Green. As local business owners in the Cowichan Region for over 17 years, we are excited to begin the next chapter in growth of our local business by creating an inspiring and sustainable brewery and distillery right here in Victoria.

At Merridale, we are a team of people who are passionate about what we do and how we do it. We believe that we are custodians of environment for future generations, with a focus on enhancing each community in which we work in with all we do. In selecting a site for our brewery and distillery we sought to find a location and neighbourhood that shared these same values and we could not be happier to locate our proposed along Harbour Road at Dockside Green.

Project Overview

The project will be comprised of 4 stories with a total floor area of approximately 1122 square metres (12,077 square feet), with parking as required but a keen focus on providing bicycle parking and infrastructure. We believe the project meets all design guidelines and zoning requirements for the site while meeting and exceeding with environmental sensitivities of the site.

Project Design

Merridale has retained HCMA Architects to design the building for the Development Permit application. This design meets the criteria for the Dockside Green Harbour Road Precinct reflecting the marine industrial character of the neighbourhood. The simple massing of the building reflects the industrial character while still providing an anticipation of the use and function of the building within. The colour choices reflect the predominant colours of the distilling and brewing equipment being copper colour and stainless steel. The building brings life to the sidewalk with streetside seating and lots of glazing to allow the pedestrian and bicycle traffic to see in. The interior design and layout give the visitors and guests a proximity to the production area. This is a building for patrons to experience the distilling and brewing process. We have included an number of measures to insure that our project fits into the overall Dockside Green Neighbourhood and further strives to be a good neighbour by incorporating new process to reduce odours, meet all parking requirements and provide landscaping and entrances that minimize operational impacts to surrounding buildings.

Community Consultation

Have a strong connection and hearing from the community is a core importance to our organization. We were please to have the opportunity along with Dockside Green and our design team to present our proposal to the Dockside Green Residents and the Victoria West Community Association at a general information meeting in July. The meeting was well attended and the response was positive. We were encouraged by the level of interest and support for the project and we are thankful for their time and efforts for those that attend the meeting. During the meeting we responded to questions related to



merridale
ESTATE CIDERY

Merridale Ciderworks Corp.

1230 Merridale Road

Cobble Hill, BC V0R 1L0

T 250 743 4293

F 250 743 9310

1 800 998 9908

noise, smell abatement and parking. The plans as provided have ensured we have addressed the comments received to date.

Contributing to a Sustainable City

This project is designed to achieve LEED Gold (the first in Canada) and to contribute to the LEED ND Platinum standards for the Dockside Green Neighbourhood as a whole. We envision the project to not only meet the highest green building standards but further help grow our local economy and provide opportunity to grow the social and educational elements within the City.

In summary, we believe this is a positive and attractive project that will be a complimentary addition to the neighbourhood.

Best Regards,

A handwritten signature in cursive script that reads "JR Pipes". The signature is written in dark ink and is positioned below the "Best Regards," text.

Rick Pipes, Director Victoria Silver Springs Distillery Inc

321 Craigflower Rd. Victoria, BC V9A 6Z5

info@victoriawest.ca www.victoriawest.ca



September 28, 2017

Building & Planning Dept.
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Attention: Building & Planning Dept.

Dear Building & Planning Dept.

There has been a recent discovery regarding the zoning amendments for CD 9 Zone, Dockside District, of the Dockside Green Development. A drafting error, which means that the site chosen for the new brewery and distillery, that was presented at a public meeting at the Vic West Community Association in July, is not actually zoned for this use. This is a drafting error that originated with Consultants, City staff, legal representatives - who worked on updating the CD 9 Zone, Dockside District which was approved by Council in January, 2017

The Vic West Community Association Land-Use Committee agrees to waive a Community Meeting for the rezoning of the D-2 site at Dockside Green provided the rezoning is only for the housekeeping purpose of allowing the same uses for D-2 as is allowed on the D-1 site as per the existing CD-9 Zone, Dockside District. We understand that the Dockside Green rezoning, that was completed in January 2017, and added additional uses to D-1 through a drafting error, were the same uses not also added to D-2 at the same time. The Vic West Community Association Land-Use Committee would like a meeting regarding the site, to provide an update, prior to the buildings construction.

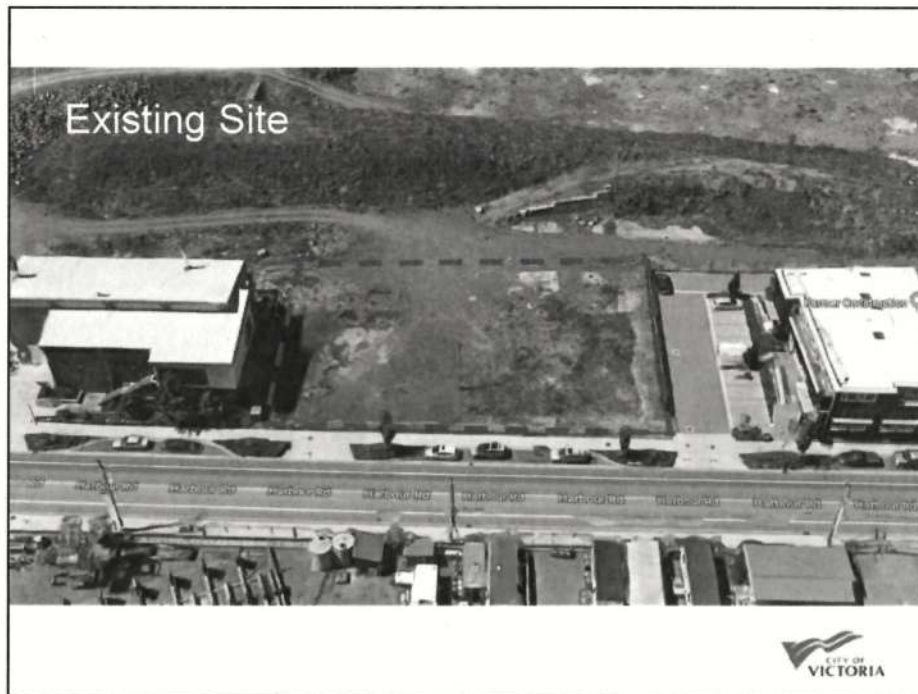
Sincerely,

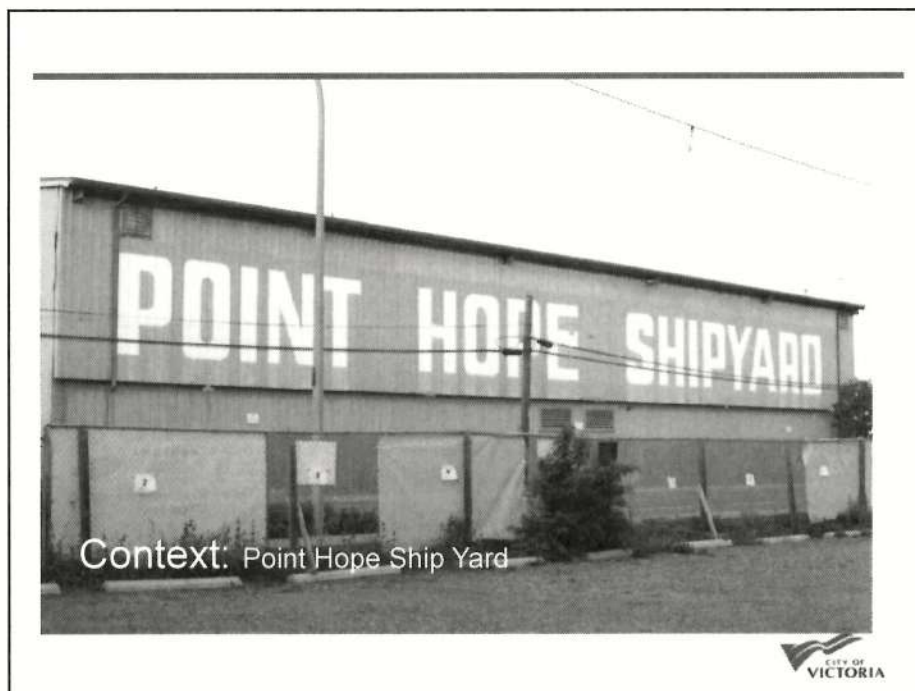
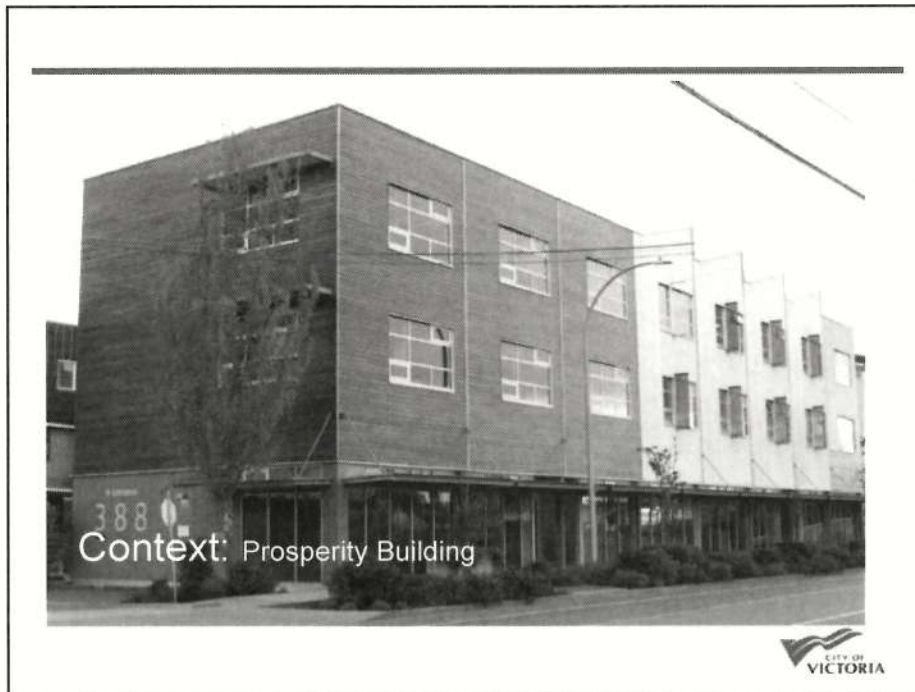
A handwritten signature in black ink, appearing to read "Sean Dance".

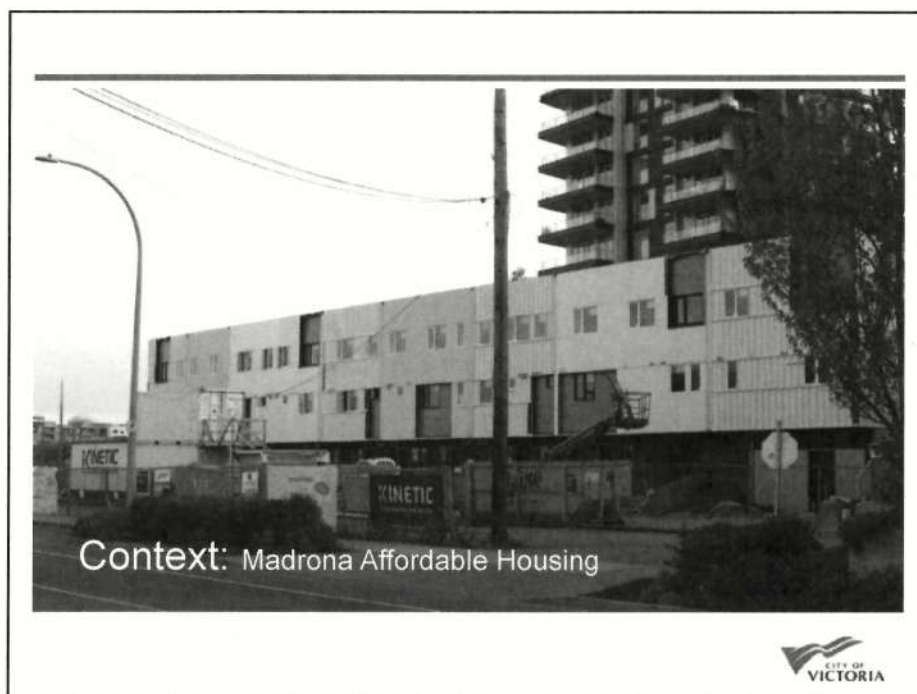
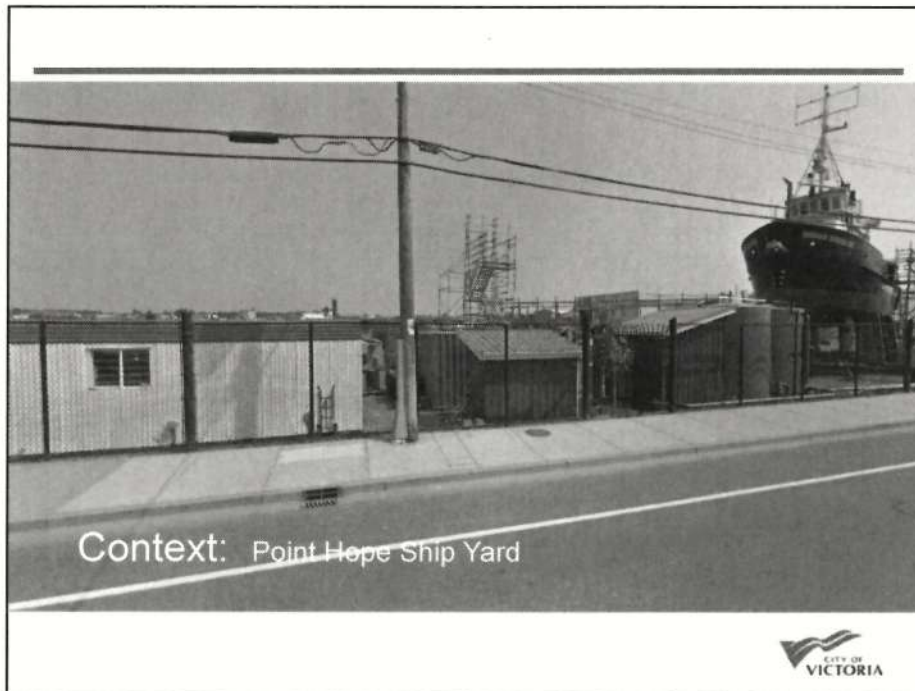
Sean Dance, Chair
Vic West Land Use Committee

Application for a
Rezoning and Development
Permit Application for:
356 Harbour Road

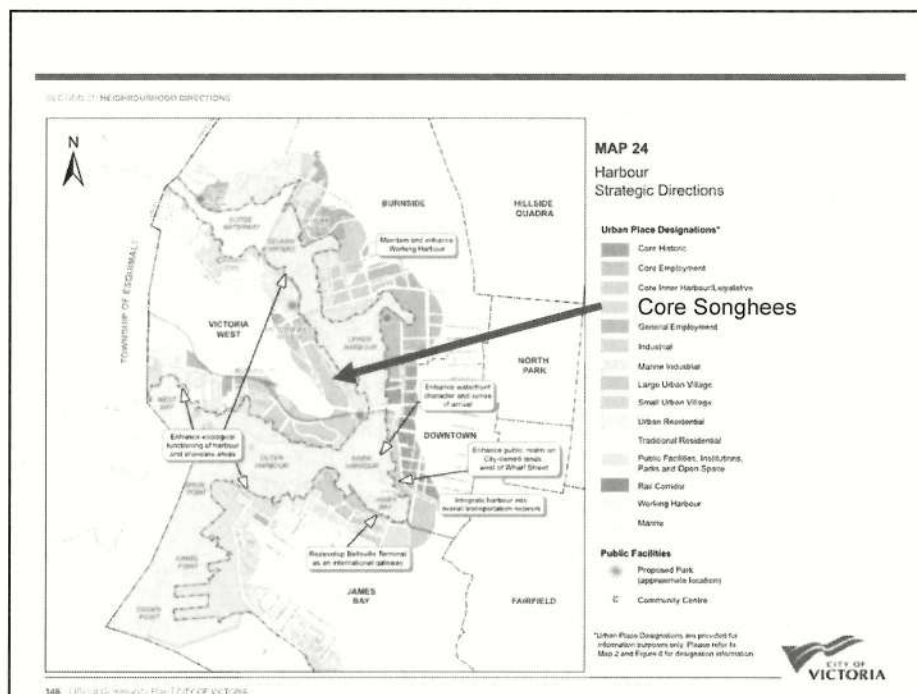
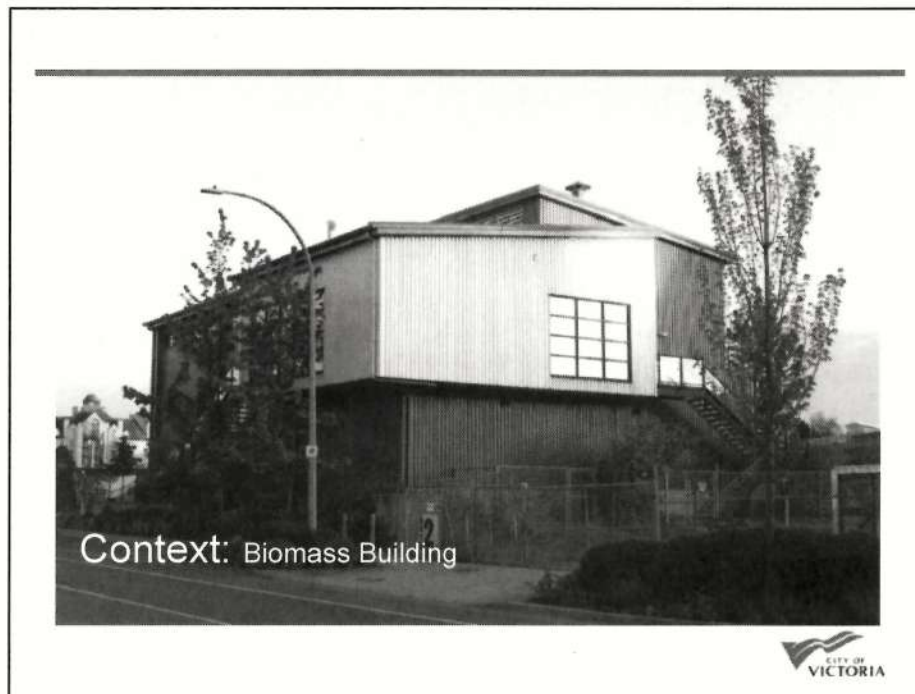


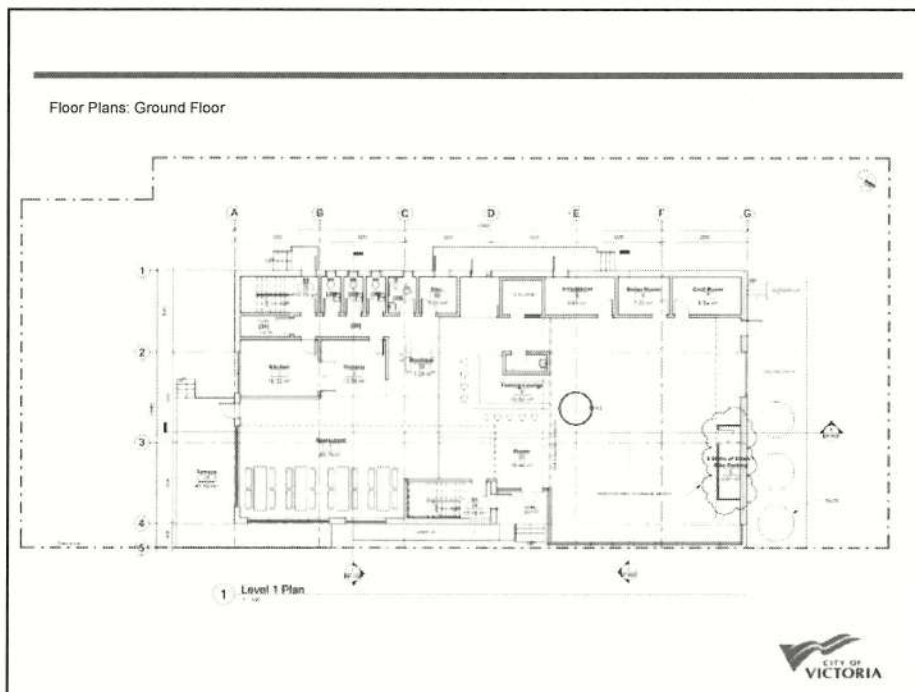
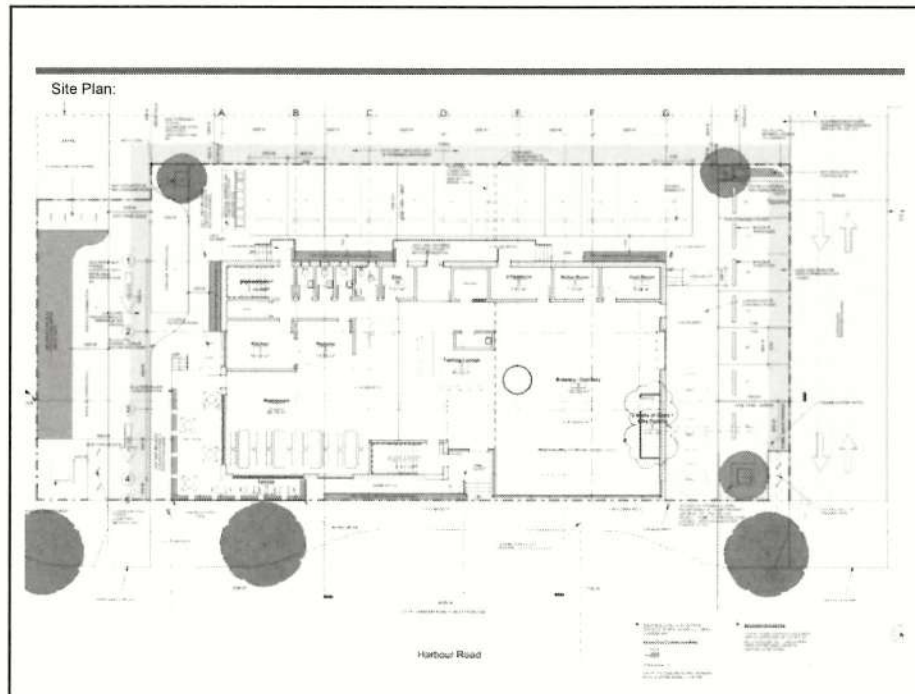


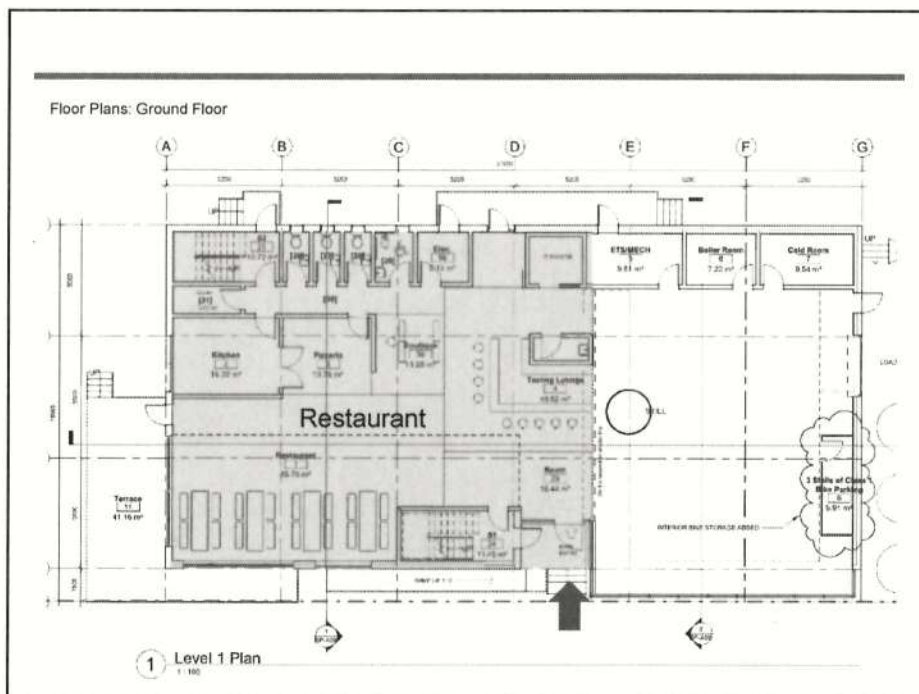
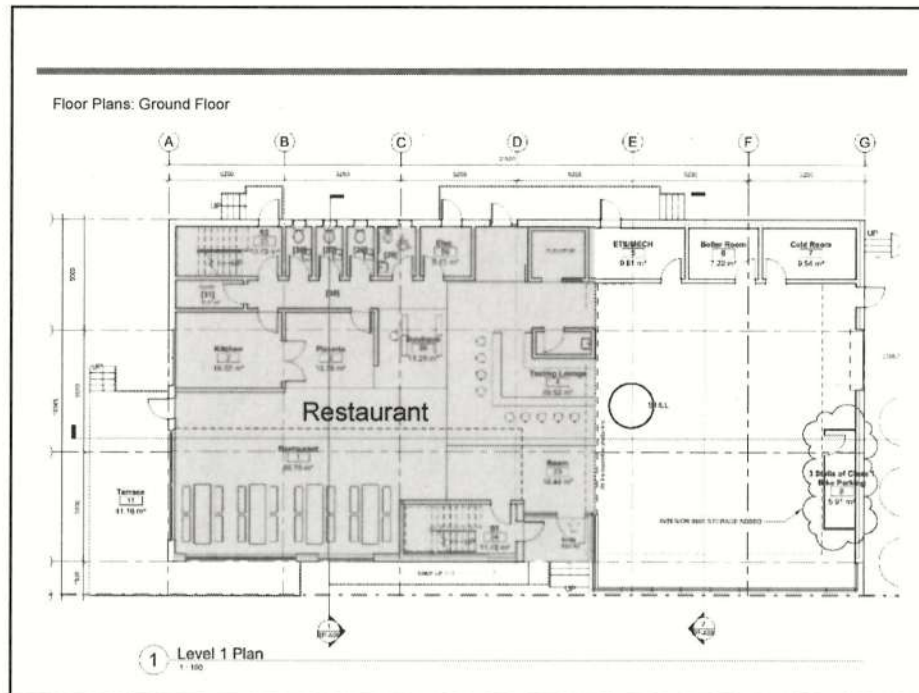


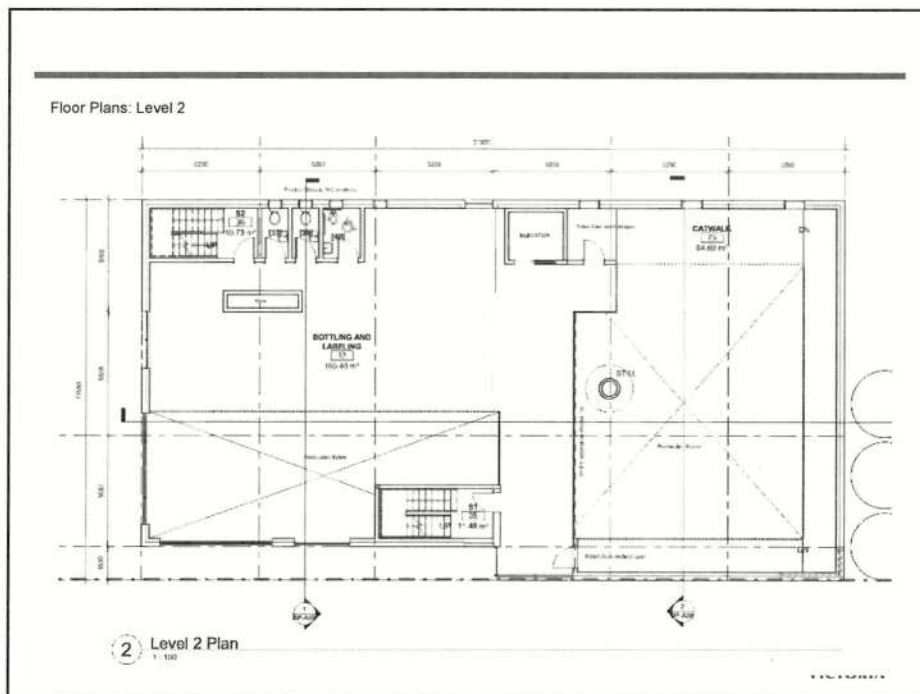
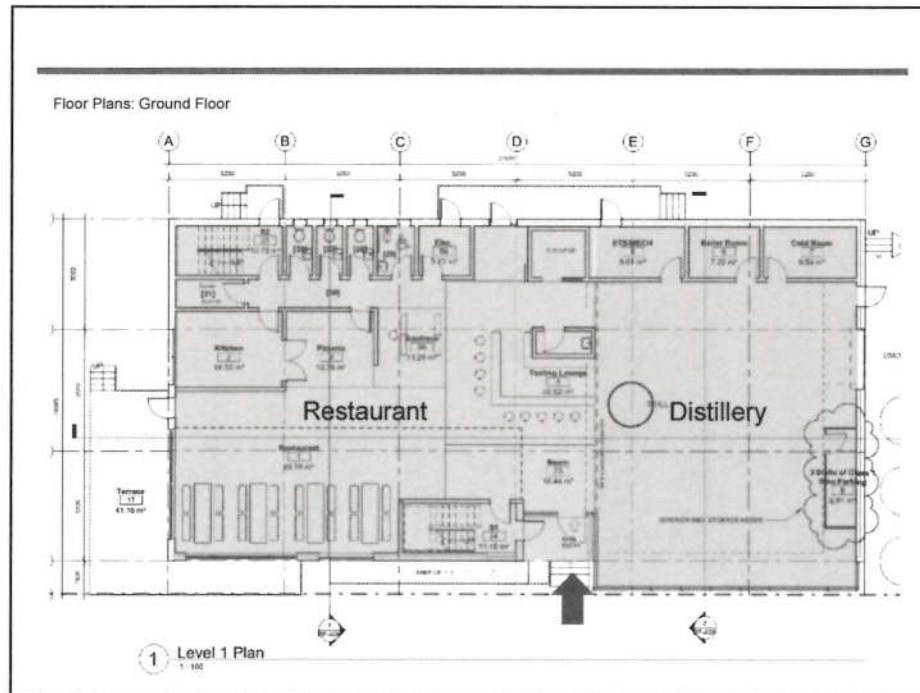


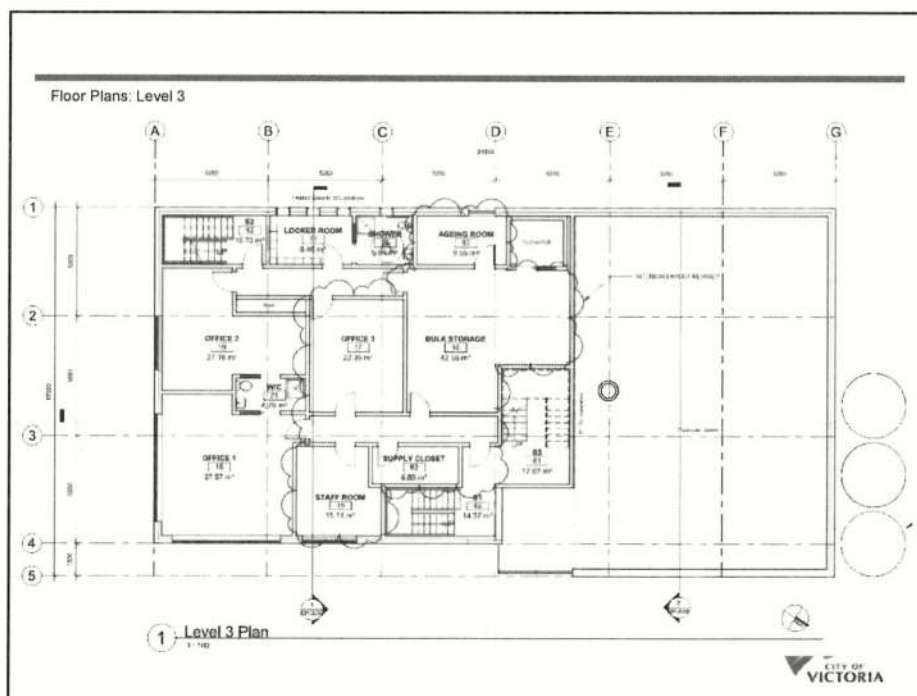
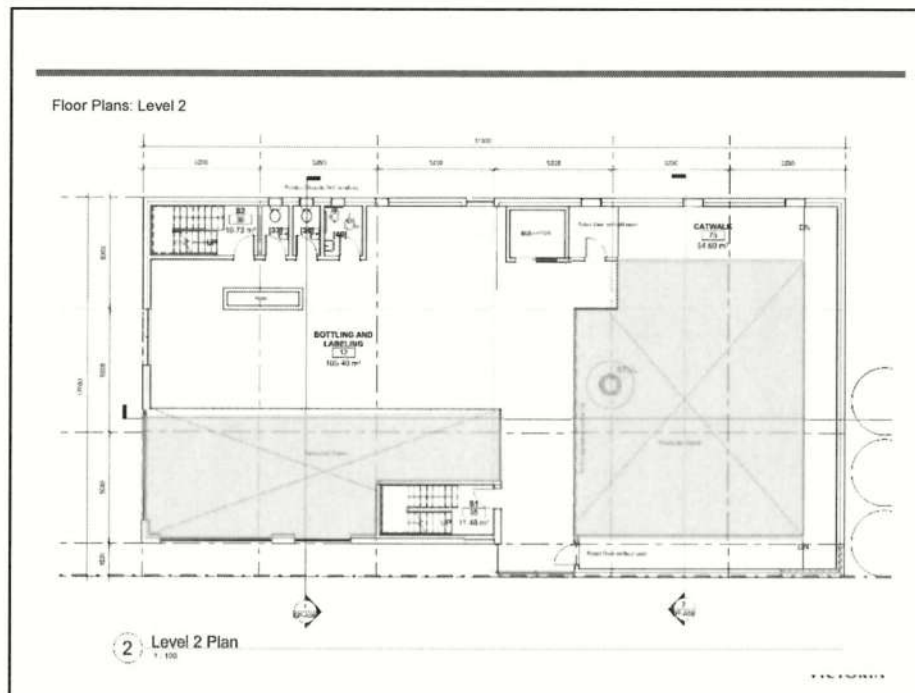


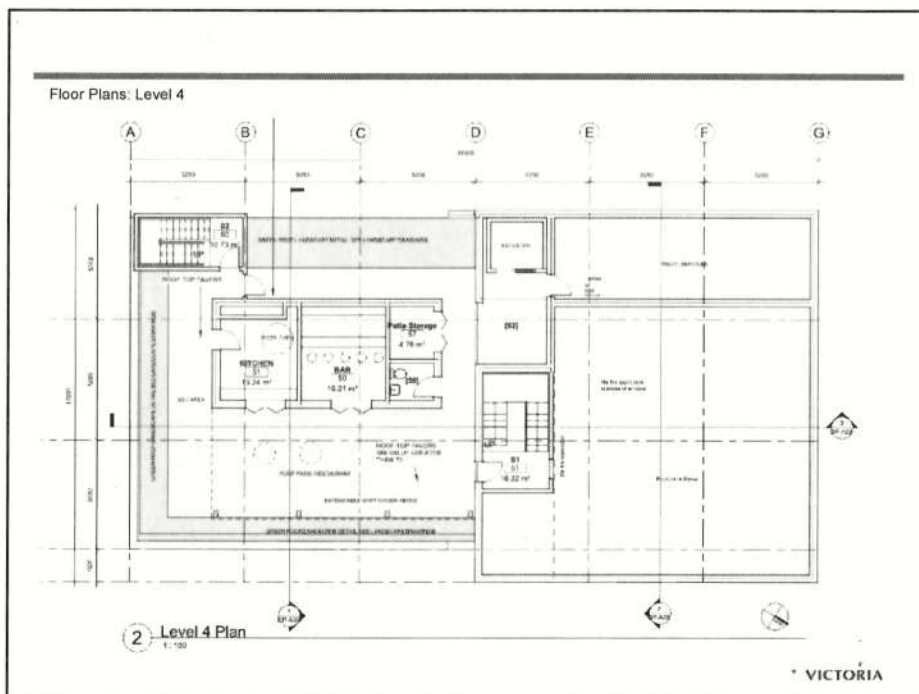
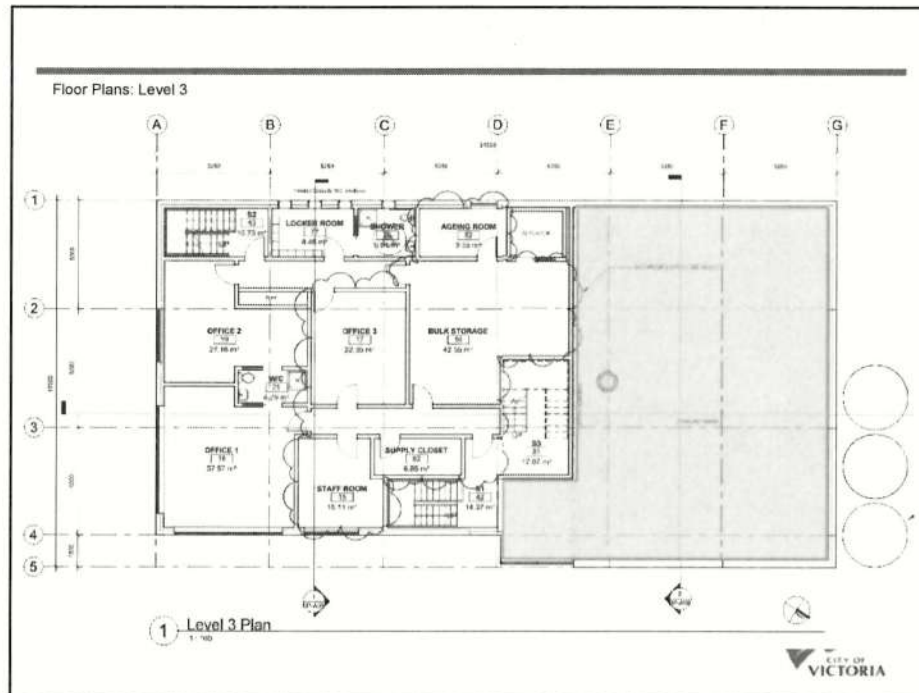


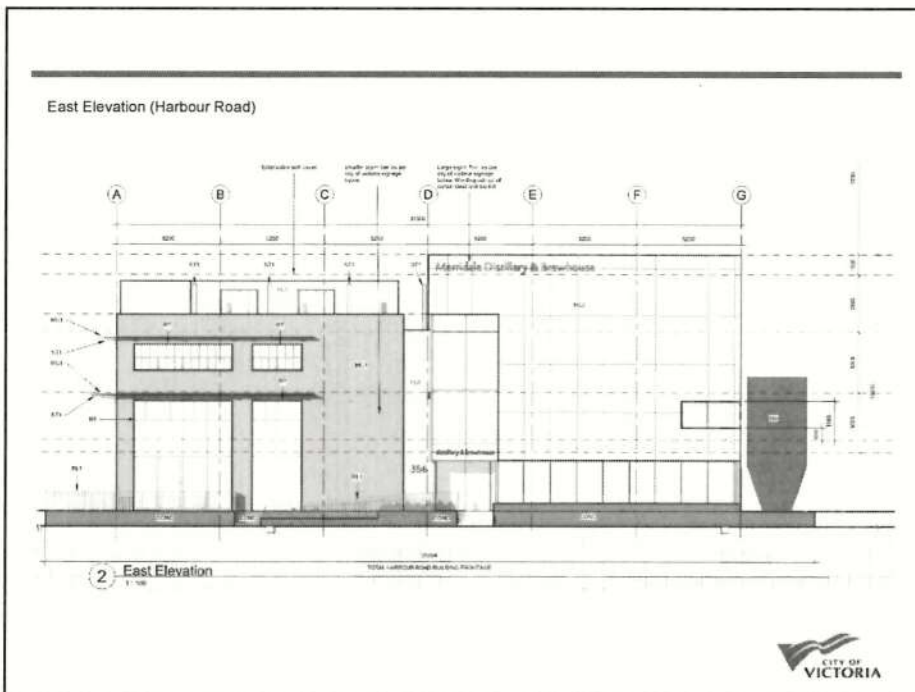
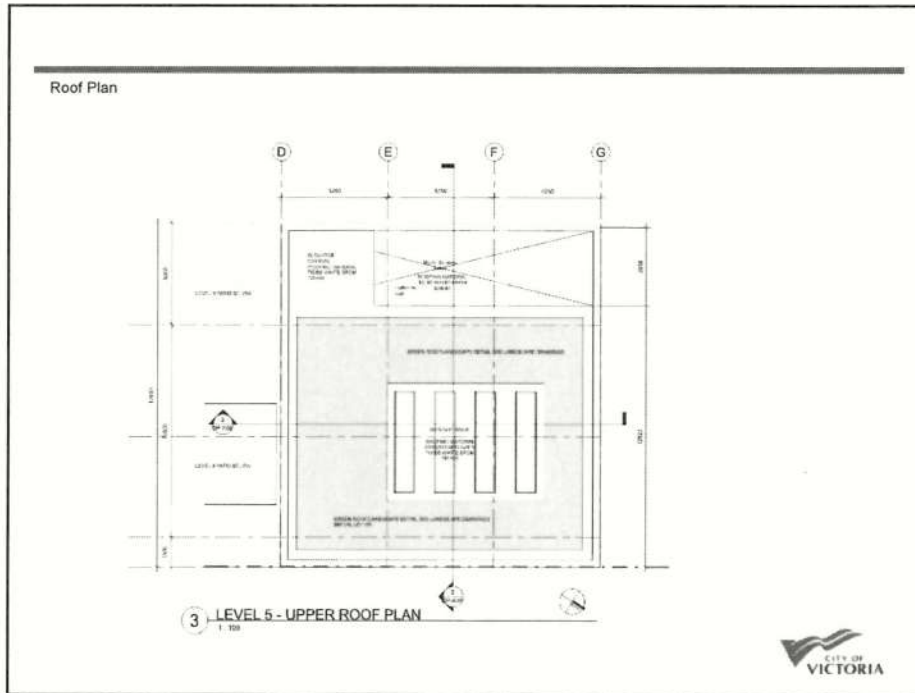


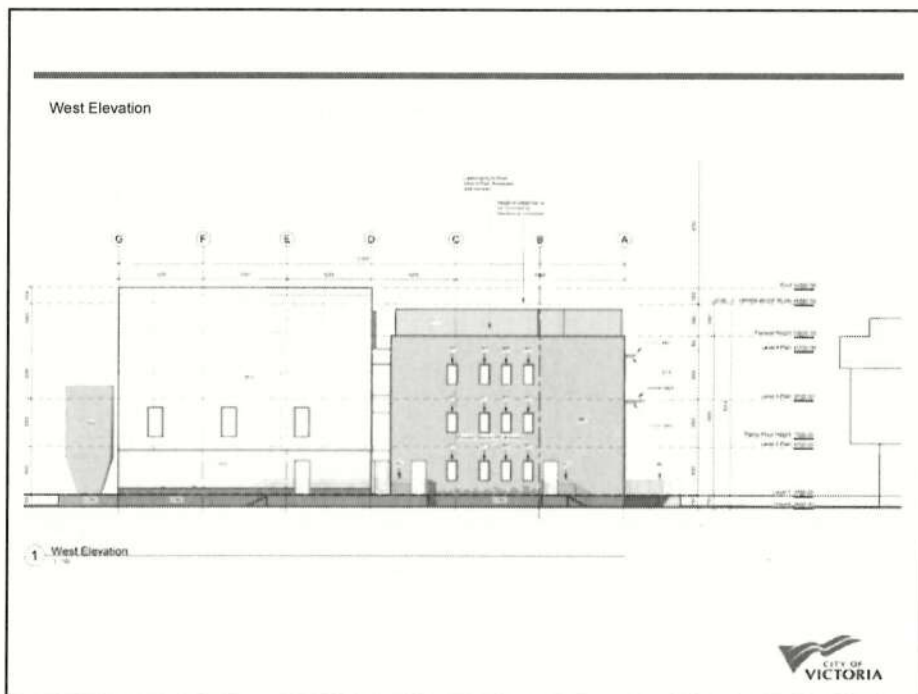
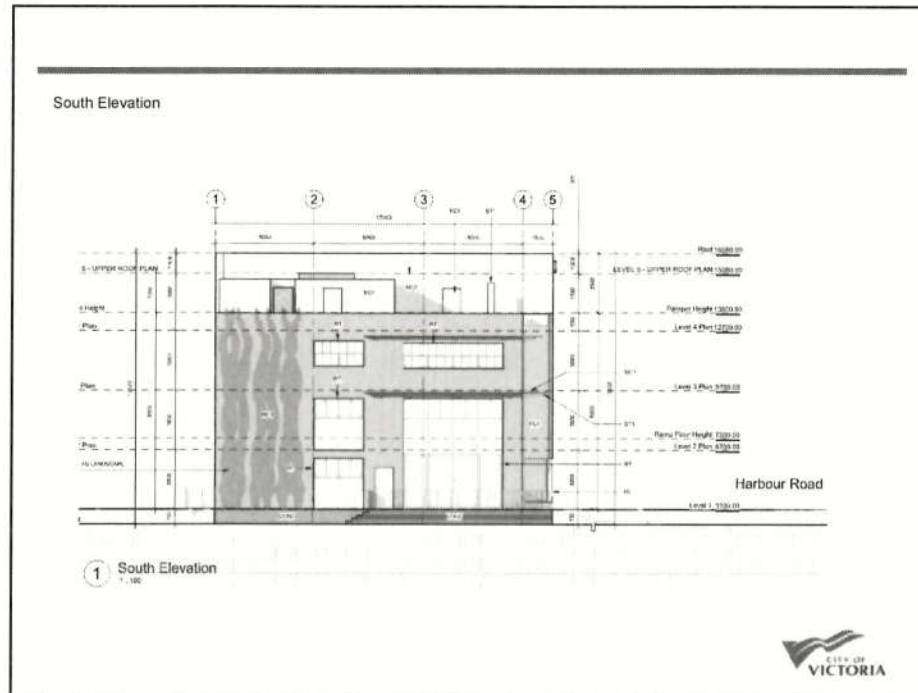




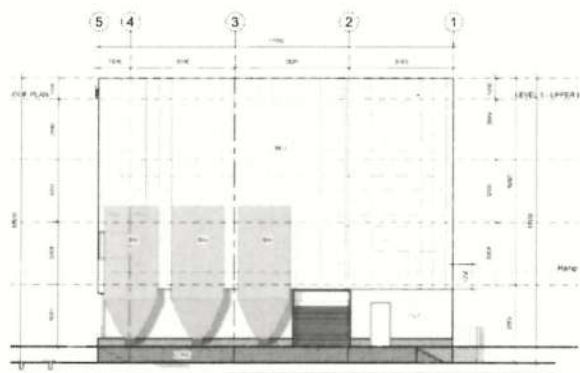








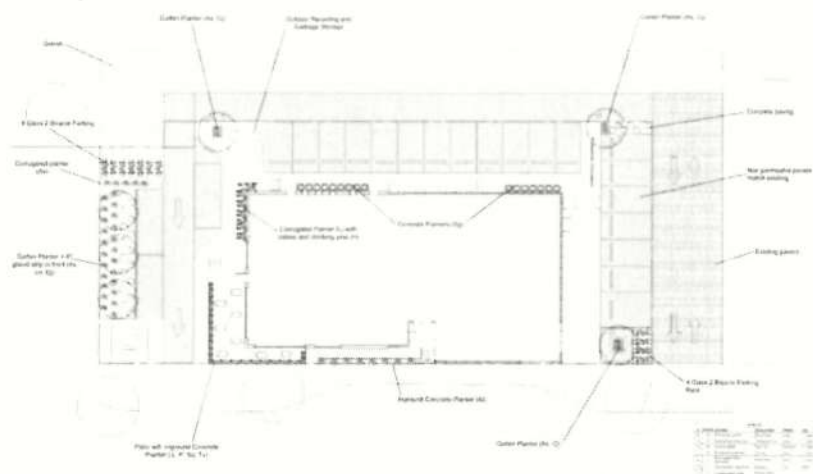
North Elevation

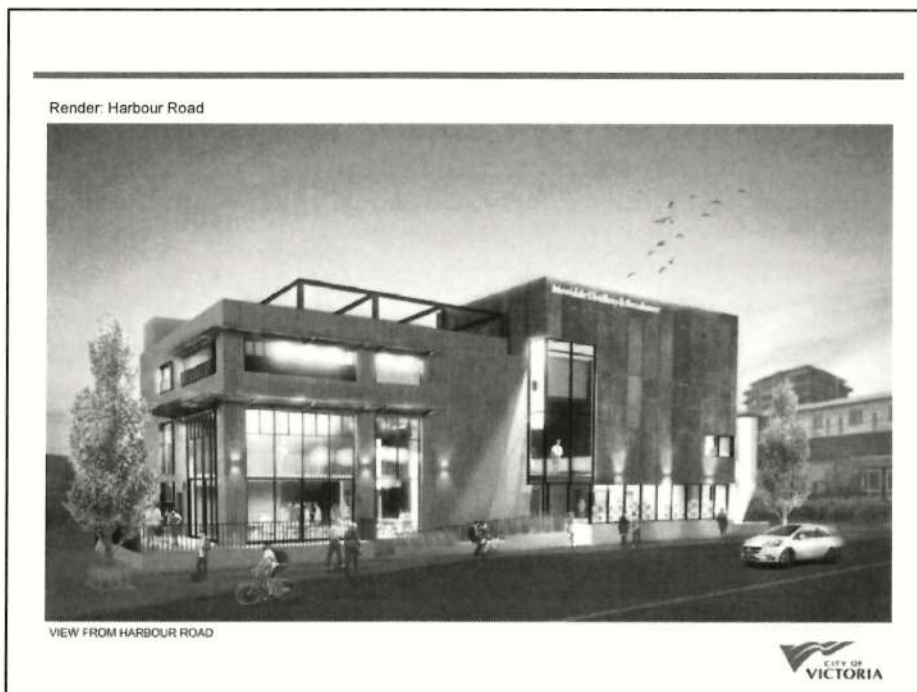
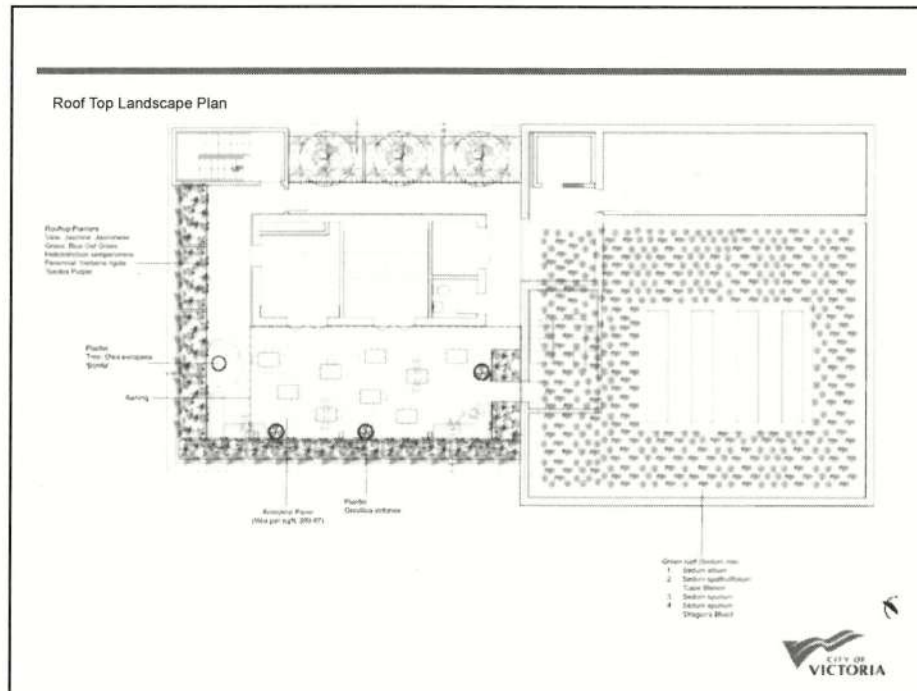


2 North Elevation



Landscape Plan





Render



NORTH PERSPECTIVE



WEST PERSPECTIVE



Materials

METAL CLADDING:

- MC1: VERTICAL CORRUGATED GALVANISED (OR SIMILAR) STEEL - GREY COLOUR
- MC2: VERTICAL WEATHERING STEEL, EXPOSED FASTENERS

SEALED CONCRETE:

- CCNC: SEALED CONCRETE AS FINISH AND BASE STRUCTURE

FIBER CEMENT BOARDS:

- FC1: LIGHT GREY FIBRE CEMENT PANEL (SWISS PEARL), EXPOSED FASTENERS

ROOF:

- EPDM ROOFING MEMBRANE - WHITE
- GREEN ROOFING SYSTEM



EAST ELEVATION - DETAILED VIEW

