

**F.1.a.d 2120 Quadra Street - Development Permit with Variances Application
No. 00178 (North Park)**

Moved By Councillor Isitt

Seconded By Councillor Potts

That subject to receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the Local Government Act with respect to contaminated sites, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variance Application No. 00178 for 2120 Quadra Street, in accordance with:
 - a. Plans date stamped March 14, 2022.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the required number of parking spaces from 65 to 13
 - ii. increase the side yard setback along the south property line adjacent to the property located at 2100 Quadra Street from 0m to 0.408m.
 - c. That the following items are secured in legal agreements and registered on title to the satisfaction of the Director of Engineering and Public Works and Director of Sustainable Planning and Community Development:
 - i. construction of a curb bulb on the southwest corner of Quadra Street and Princess Avenue in accordance with the plans dated September 29, 2021 and prepared by Westbrook Consulting Ltd.
 - ii. 206m² of ground floor area fronting Quadra Street and Princess Avenue is occupied by uses other than storage and warehouse uses.
 - d. That the applicant provide 3m road dedication along the Quadra Street frontage.
 - e. The Development Permit lapsing two years from the date of this resolution."
2. Council authorize the street-level projecting canopies over the City Right-of-Way on 2120 Quadra Street, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

F.4 2120 Quadra Street - Development Permit with Variances Application No. 00178 (North Park)

Council received a report dated April 14, 2022 from the Director of Planning and Community Development presenting Council with an application to construct a four-storey, mixed-use warehouse building consisting of self-storage, a café, and manufacturing space as well as a parking related variance.

Committee discussed the following:

- *Substantial changes to the application as a result of the Advisory Design Panel recommendations*
- *Possible alternative uses of the commercial space*
- *Location of the proposed mural*

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That subject to receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the Local Government Act with respect to contaminated sites, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Motion to postpone:

Moved By Councillor Isitt

Seconded By Councillor Alto

That the item is postponed until later in the meeting.

CARRIED UNANIMOUSLY

F.4 2120 Quadra Street - Development Permit with Variances Application No. 00178 (North Park)

Moved By Councillor Isitt

Seconded By Councillor Andrew

That the discussion be lifted from the table.

CARRIED UNANIMOUSLY

On the motion:

That subject to receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the Local Government Act with respect to contaminated sites, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of April 28, 2022

To: Committee of the Whole **Date:** April 14, 2022

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00178 for 2120 Quadra Street

RECOMMENDATION

That subject to receipt of a letter from the Ministry of Environment confirming that the landowner has met the requirements of Section 557(2) of the *Local Government Act* with respect to contaminated sites, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

- 1.) "That Council authorize the issuance of Development Permit with Variance Application No. 00178 for 2120 Quadra Street, in accordance with:
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 - d. That the applicant provide 3m road dedication along the Quadra Street frontage.
 - e. The Development Permit lapsing two years from the date of this resolution."
- 2.) Council authorize the street-level projecting canopies over the City Right-of-Way on 2120 Quadra Street, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

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.

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 Permit Application for the property located at 2120 Quadra Street. The proposal is to construct a four-storey, mixed-use warehouse building consisting of self-storage, a cafe and manufacturing space (i.e., artisan studios). The variance is related to parking.

The following points were considered in assessing this application:

- The *Official Community Plan* identifies the subject property within Development Permit Area (DPA) 16: General Form and Character. This DPA supports new industrial development that provides a sensitive transition and encourages the integration of new industrial buildings in a manner that is complementary to established place character in a neighbourhood. The applicant is proposing an architectural expression that responds to the unique neighbourhood context.
- The *North Park Local Plan* (1996) supports light industry in a manner that encourages harmony with adjacent properties. The applicant is proposing to introduce new uses in the neighbourhood, including active uses on the ground floor (i.e., artist studios and a neighbourhood café) and purpose-built self-storage on the upper storeys, to respectively integrate the new building into a residential neighbourhood.
- The applicant is willing to provide a 3m wide road dedication along Quadra Street frontage to accommodate new street trees, a boulevard and new sidewalk, which improves the overall streetscape.
- The applicant is proposing to reduce the required number of parking spaces from 65 to 13, which is supportable given that the peak parking demand for the self-storage uses would be approximately 10 parking spaces according to the Parking Study prepared by WATT Consulting (attached). To offset a potential shortfall in parking, the applicant is proposing to exceed the bicycle requirement for the site. In addition, there is an existing transit stop in front of the subject property on Quadra Street, and the site is located within a walkable and bicycle-friendly neighbourhood.

BACKGROUND

Description of Proposal

The proposal is for a four-storey, mixed-use warehouse building consisting of self-storage, a cafe and manufacturing space (i.e. artisan studios). Specific details include:

- low-rise building form consisting of a flat roofline and traditional-style windows
- exterior materials include brick, hardie panel, hardie panel in aluminium reglets, hardie panel with horizontal aluminium trim and glass awnings
- café entrance at the corner of Princess Avenue and Quadra Street
- individual entrances for artist studios fronting Quadra Street
- main entrance to self-storage units on west side of building and a secondary entrance on Quadra Street
- wrought iron fence and gate with brick columns at driveway entrance
- raingardens in the front yard and substantial soft landscaping in the rear yard
- planting beds adjacent to the entryways on Quadra Street
- seven new trees to be planted on site
- 13 surface parking spaces in the side yard.

Dylan Thomas, a local Coast Salish artist, has designed murals for the north (Princess Avenue) and south elevations of the proposed building.

The proposed variances are related to reducing the required number of parking spaces from 65 to 13 and increasing the side yard setback from 0m to 0.408m along the south property line.

Sustainability

As indicated in the applicant's letter dated October 19, 2021 the following sustainability features are associated with this application:

- deconstruct and reuse materials in the existing building
- solar POV roof top system
- high levels of ventilation and low heating requirements
- electric car charging station
- building located adjacent to a transit stop
- inclusion of bicycle parking
- raingardens to manage stormwater runoff
- addition of seven new trees on site (site currently has no trees).

Active Transportation

The application proposes eight long-term and 12 short-term bicycle parking spaces to support active transportation, which exceeds the bicycle requirement for this development.

Public Realm

The applicant is offering to construct a curb bulb on the southwest corner of Quadra Street and Princess Avenue, which is considered a public realm improvement and would be secured with a Section 219 Covenant.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Existing Site Development and Development Potential

The site is presently a two-storey industrial building.

Under the current M-2 Zone, Light Industrial District, the property could be developed at a density of 3:1 Floor Space Ratio (FSR) and with the uses proposed or other light industrial uses, such as manufacturing, processing, assembly, testing, servicing and repairing; however, it could also be developed as parking garage, car dealership, funeral home, veterinary hospital, or a school.

Data Table

The following data table compares the proposal with the existing M-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Zone Standard M-2 Zone
Site area (m ²) – minimum	2128.15	n/a
Density (Floor Space Ratio) – maximum	2.42:1	3:1
Gross Floor Area (m ²)	6319 (all floors including basement)	n/a
Total floor area (m ²) – maximum	5151.42	n/a
Height (m) – maximum	14.996	15
Storeys – maximum	4	n/a
Setbacks (m) – minimum		
Setback for corner lots	3	Diagonal line 3m away from intersection
Setback from residential uses on adjacent lots (west)	13.69	3
Setback (North) (Princess Street) / East (Quadra Street)	0	0
Setback (South)	0.408*	0
Vehicle Parking		

Zoning Criteria	Proposal	Zone Standard M-2 Zone
Vehicle Parking Spaces	13*	65
Landscape screen adjacent to residential uses (m) – minimum	1.80	1.50 high / 0.60m wide
Loading Space	Yes	Required
Bicycle parking stalls		
Long-term – minimum	8	5
Short-term – minimum	12	7

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on August 4, 2021, the application was referred for a 30-day comment period to the North Park CALUC. A letter dated September 3, 2021 is attached to this report.

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, 2012* (OCP) identifies this property within Development Permit Area (DPA) 16: General Form and Character. This DPA supports new industrial development that provides a sensitive transition to adjacent properties with built form that is often three storeys or lower and encourages the integration of new industrial buildings in a manner that is complementary to established place character in a neighbourhood. The DPA also refers to enhancing established areas and their streetscapes through a high quality of architecture, landscape and urban design that responds to the distinctive setting.

The subject property would be considered a transitional site. It is located on a corner where there is presently a service station to the south on Quadra Street and lower density residential uses along Princess Avenue. To ensure there is an adequate separation distance between the proposed mixed-use self-storage building and the residential uses to the west, the applicant is proposing a side yard setback of approximately 13.69m. To further integrate the building into the established neighbourhood and foster a sense of building transition, the applicant is proposing a building composition and selecting exterior finishes to complement the surrounding residential buildings and introduces new soft landscaping around the perimeter of the site. The applicant is also proposing active light industrial uses along Quadra Street and Princess Avenue, integrating building canopies above the ground floor and installing planting beds adjacent to the entryways to foster a strong relationship with both streets.

Dylan Thomas, a local Coast Salish artist, has designed murals for the north (Princess Avenue) and south elevations of the proposed building. Images of the proposed murals are attached to this report.

North Park Local Plan

The *North Park Local Plan* (1996) supports light industry or townhouses. For sites that remain active industrial and service commercial, the Plan encourages businesses to operate in harmony with adjacent properties. To integrate the new building into the established residential neighbourhood, especially along Princess Avenue, the proposal includes a café and manufacturing space that is well suited to be used by local artists. To ensure the longevity of this intention, the applicant is willing to enter a legal agreement to ensure that 206m² of ground floor area fronting Quadra Street and Princess Avenue is occupied by uses other than storage and warehouse uses, which will ensure that the ground floor will continue to be occupied by active industrial uses that contribute to the neighbourhood and foster social interaction.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after July 1, 2021, so it falls under *Tree Protection Bylaw No. 21-035*.

There are no trees being removed to facilitate this development. There is an existing hedge along the west property line that will be retained as well as the four existing boulevard trees on Princess Avenue.

For this application, 11 replacement trees are required based on a lot size of 2131 m² to meet the stocking levels outlined in the Tree Bylaw. The landscape plan shows eleven medium canopy trees with corresponding soil volumes as per the Tree Bylaw.

Three new boulevard trees are proposed on the Quadra Street frontage in a new grass boulevard. The following is a summary of the tree-related considerations:

Tree Impact Summary Table

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, bylaw protected	0	0	11	+11
On-site trees, not bylaw protected	0	0	0	0
Municipal trees	4	0	3	+3
Neighbouring trees, bylaw protected	0	0	0	0
Neighbouring trees, not bylaw protected	0	0	0	0
Total	4	0	14	+14

Other Policy

Road Dedication

The applicant is willing to provide a 3.0m wide road dedication along the Quadra Street frontage. This dedication will help improve conditions for pedestrians, bus patrons, and provide space for a boulevard and significantly sized street trees.

Regulatory Considerations

Parking Variance

The applicant is proposing to reduce the required number of parking spaces from 65 to 13 to facilitate this proposal. The applicant engaged WATT Consulting Group to complete a parking study (attached). When the consultant completed the parking study, the building was 100% warehouse storage. Since the completion of the parking study, the applicant introduced artist studios and a café on the ground floor to offer a mix of uses in the building. The study concluded that the parking demand for the warehouse uses is 10 parking spaces (two employee and eight customer parking spaces), which will be accommodated on site. The combined parking requirement for the artist studios and café is three parking spaces. The applicant is proposing to provide 13 parking spaces on site, which will meet the parking demand generated by this development. There is currently time-limited street parking in the vicinity should additional parking be needed during peak times.

Side Yard Setback

The required side yard setback in the M-2 Zone is 0 or 3m. A side yard setback in between 0 and 3m triggers a variance. To comply with the *BC Building Code*, the applicant must setback a portion of the building by 0.408m (16 inches) from the south property line adjacent to the property located at 2100 Quadra Street to avoid building sway over the property line in the event of a seismic event. The proposed variance is supportable as it is minor in nature and the area along the south side of the building could not be utilized for unenclosed storage in the future.

Encroachment Agreement

A number of street-level canopies are also proposed along 2120 Quadra Street, which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. To facilitate these canopies, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

Other Considerations

The Advisory Design Panel (ADP) reviewed the Development Permit with Variance Application at their meeting on October 27, 2021 (minutes attached) and provided the following recommendation for Council's consideration:

"That Development Permit with Variance Application No. 00178 for 2120 Quadra Street does not sufficiently meet the applicable design guidelines and policies and should be declined, and that the key areas that should be revised include:

- *addressing the street frontage along Princess Avenue and removing the blank wall*

- *reconsidering the fake windows and placement of windows on the entire building*
- *addressing the street corner in a more prominent way and a clear point of entry*
- *reconsidering materiality above the main floor*
- *reconsidering the character of the building ensuring the statement is legible*
- *developing an architectural expression that is reflective of the buildings use as an industrial building*
- *reconsidering the location of the fence to be in front of the landscaping in front of Princess Avenue to be more in compliance with CPTED*
- *increasing landscaping along Princess Avenue*
- *reconsidering placement and design of signage concept.*

In response to ADP's recommendation above, the applicant made the following changes:

- added an additional artist studio and landscaping along the Princess Avenue frontage
- introduced larger windows along the ground floor
- replaced hardie-panels and aluminum reglets with glass spandrel panels in aluminium frames on the upper storeys facing the streets and removed hardie-panels along the west and south elevations
- revised the exterior finishes and selected higher quality materials, including metal, brick and stucco panels.

Signage is subject to a separate sign permit application; however, the applicant has indicated in their letter dated November 10, 2021 that the self-storage signage would be proposed on the southeast corner facing Quadra Street and the northwest corner of the building facing Princess Avenue and hanging signs above the entryways for the artist studios and café in accordance with the Sign Bylaw. A freestanding sign along Princess Avenue has been removed.

Resource Impacts

It is estimated that the annual City maintenance costs to maintain three new municipal trees and a new grass boulevard is \$537.00. The breakdown is as follows:

Increased Inventory	Annual Maintenance Cost
Street Tree – 3 new net	\$180
New Grass Boulevard (102m ²)	\$357

CONCLUSIONS

The proposal to construct a four-storey light industrial building is generally consistent with the design guidelines. The applicant has made some refinements to the proposal in response to the feedback provided at ADP, which improved the proposal. The parking variance is supportable given the relatively low parking demand that is anticipated by the proposed uses. The side yard setback variance is also supportable as it does not trigger any design implications. Staff recommend that Council approve this Development Permit with Variance Application after holding an opportunity for public comment.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00178 for the property located at 2120 Quadra Street.

Respectfully submitted,

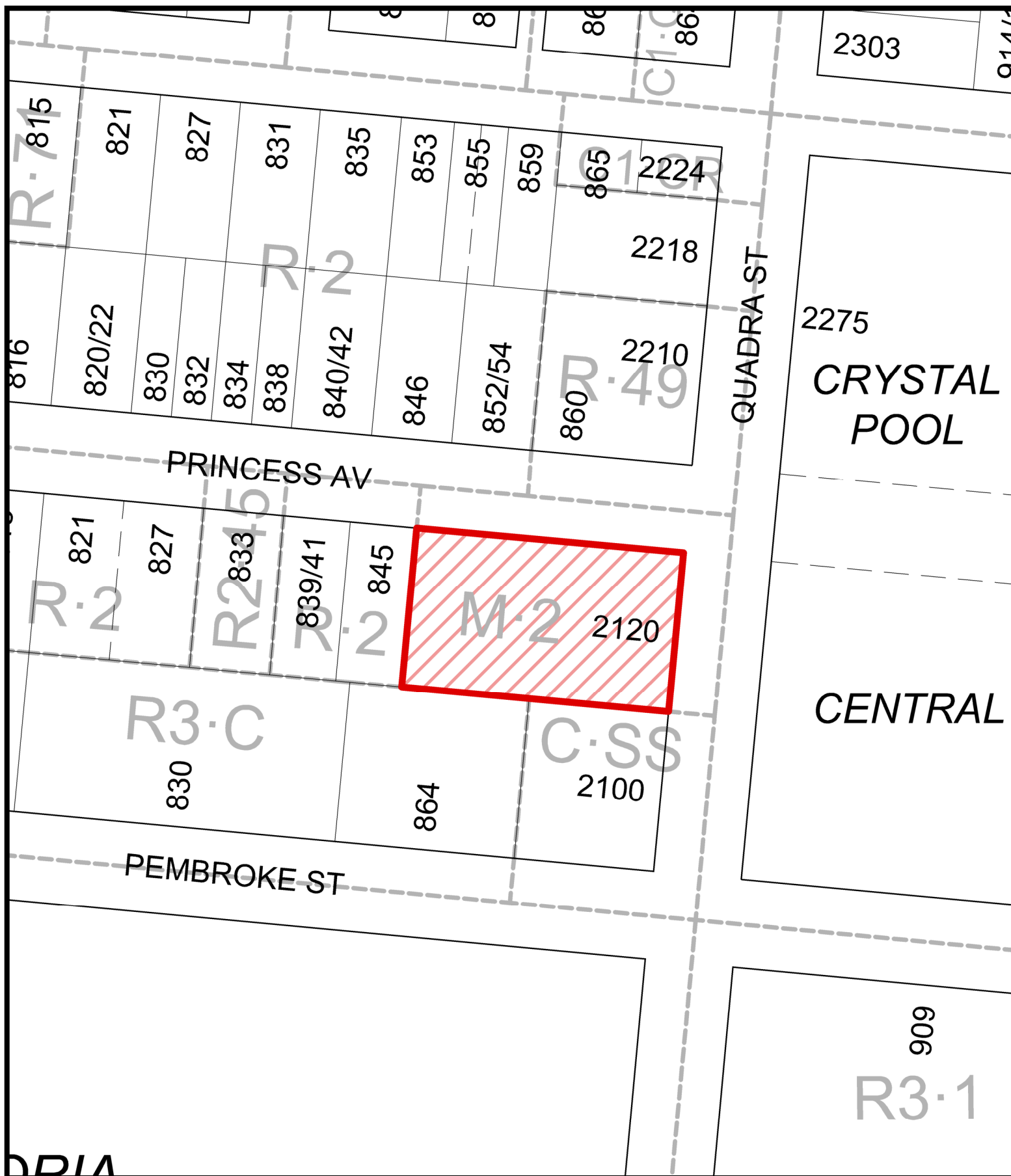
Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

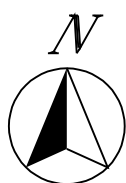
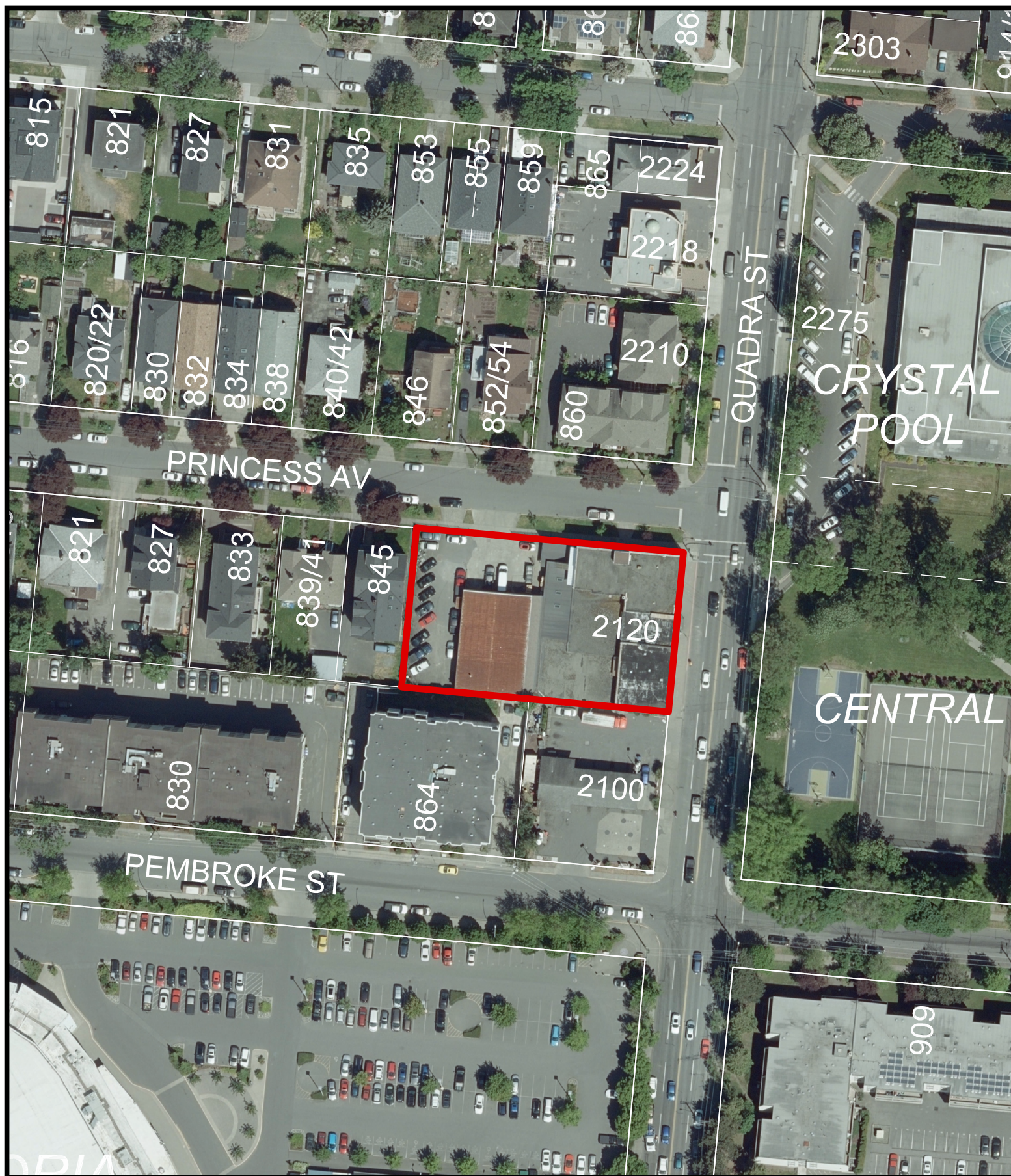
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 14, 2022
- Attachment D: Letter from applicant dated November 10, 2021
- Attachment E: Letter from applicant to Mayor and Council dated July 14, 2021
- Attachment F: Letter from applicant summarizing sustainability features
- Attachment G: Community Association Land Use Committee Comments dated September 3, 2021
- Attachment H: Minutes from Advisory Design Panel meeting dated October 27, 2021
- Attachment I: Parking Study prepared by WATT Consulting dated February 2, 2021
- Attachment J: Dylan Thomas' biography and mural rendering
- Attachment K: Correspondence (Letters received from residents).



2120 Quadra Street
Development Permit w.Variance Application #00178






2120 Quadra Street
Development Permit w.Variance Application #00178





DRAWING LIST :
ARCHITECTURAL : **ATTACHMENT C**

- A-100 COVER SHEET
A-101 SITE PLAN & DESIGN DATA
A-201 BASEMENT PLAN
A-202 MAIN FLOOR PLAN
A-203 2ND, 3RD & 4TH FLOOR PLAN
A-204 ROOF PLAN
A-301 SOUTH & WEST ELEVATIONS
A-301c SOUTH & WEST ELEVATIONS (COLOURED)
A-302 NORTH & EAST ELEVATIONS
A-302c NORTH & EAST ELEVATIONS (COLOURED)
A-401 BUILDING SECTIONS

**Revisions**

Received Date:
March 14, 2022

MAR. 8, 2022	- SOUTH SETBACK
DEC. 17, 2021	- AS PER ADP COMMENTS
SEPT. 10, 2021	- AS PER DPV00178 PLAN REVIEW
JUNE 10, 2021	- DP APPLICATION
REVISIONS	

SURVEYORS :
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CIVIL ENGINEERING CONSULTANT :
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MECHANICAL CONSULTANT :

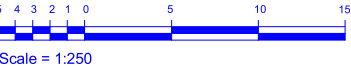

MISRA ARCHITECT LTD.
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5366 ALDERLEY ROAD - VICTORIA BC V8Y 1X8

DATE : APRIL 2, 2021
JUNE 10, 2021 DP APPLICATION

PROJECT NO.
21:01

DWG. NO.
A- 100

Site Plan Of:
Lot 1, Section 3,
Victoria District, Plan 29925,
P.I.D. 001-346-148



Dated this 18th day of February, 2021.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 16-143.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Legend:

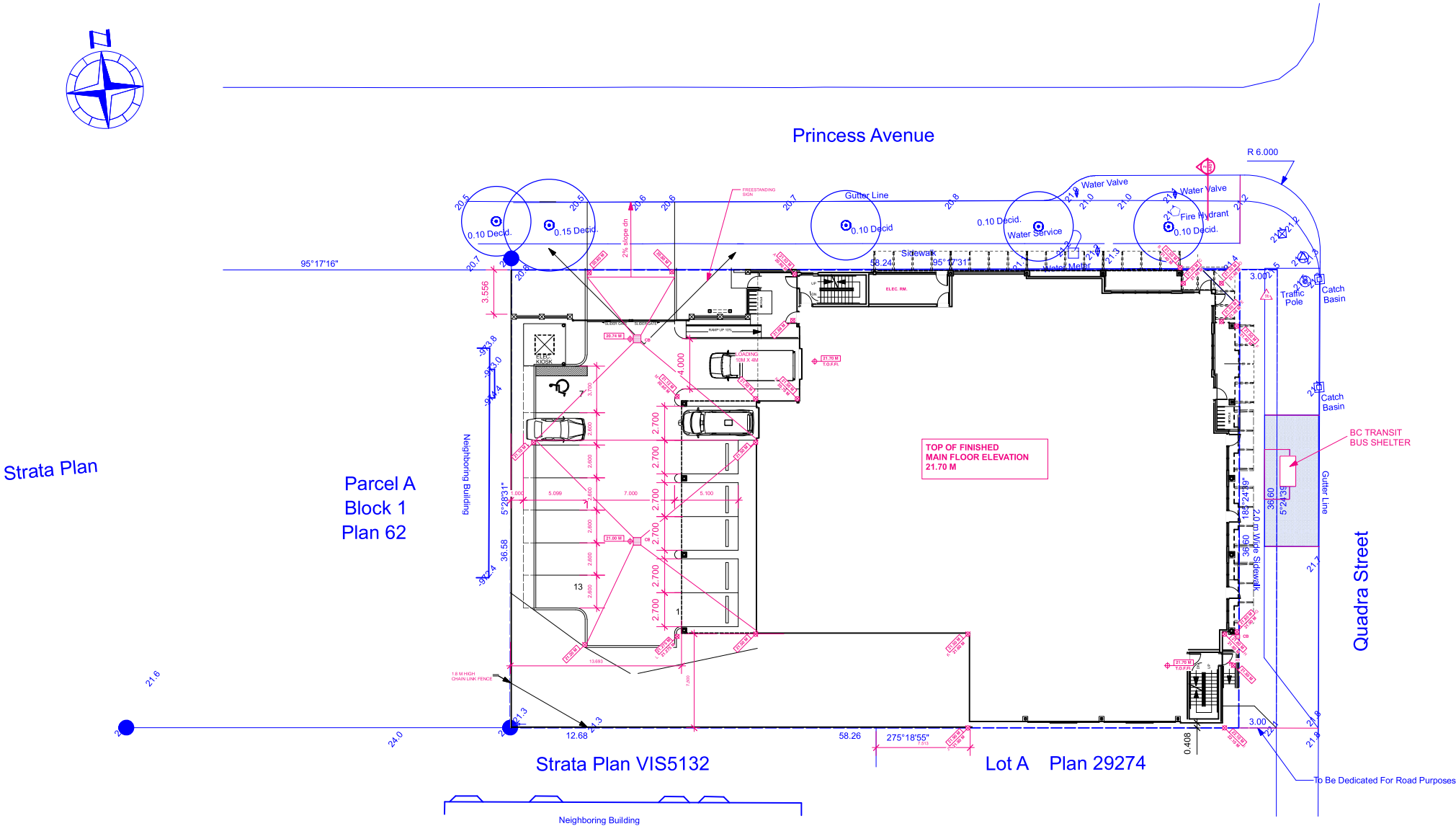
- Monitoring Well
- Junction Box



AVERAGE GRADE CALCULATIONS:

GRADE POINTS :	GRADE POINTS :	AVERAGE OF POINTS :	DISTANCE BETWEEN POINTS :	TOTALS:
GRADE POINT 'A': 20.90 M	GRADE POINT 'A & B':	$[(20.90 + 21.40) / 2]$	$x 30.710 \text{ M}$	$= 649.516$
GRADE POINT 'B': 21.40 M	GRADE POINT 'B & C':	$[(21.40 + 21.40) / 2]$	$x 1.315 \text{ M}$	$= 28.141$
GRADE POINT 'C': 21.40 M	GRADE POINT 'C & D':	$[(21.40 + 21.40) / 2]$	$x 2.950 \text{ M}$	$= 63.130$
GRADE POINT 'D': 21.40 M	GRADE POINT 'D & E':	$[(21.40 + 21.40) / 2]$	$x 2.950 \text{ M}$	$= 63.130$
GRADE POINT 'E': 21.40 M	GRADE POINT 'E & F':	$[(21.40 + 21.40) / 2]$	$x 1.315 \text{ M}$	$= 28.141$
GRADE POINT 'F': 21.40 M	GRADE POINT 'F & G':	$[(21.40 + 21.90) / 2]$	$x 24.690 \text{ M}$	$= 534.538$
GRADE POINT 'G': 21.90 M	GRADE POINT 'G & H':	$[(21.90 + 21.90) / 2]$	$x 0.970 \text{ M}$	$= 21.243$
GRADE POINT 'H': 21.90 M	GRADE POINT 'H & I':	$[(21.90 + 22.10) / 2]$	$x 7.440 \text{ M}$	$= 163.680$
GRADE POINT 'I': 22.10 M	GRADE POINT 'I & J':	$[(22.10 + 21.90) / 2]$	$x 20.150 \text{ M}$	$= 443.300$
GRADE POINT 'J': 21.90 M	GRADE POINT 'J & K':	$[(21.90 + 21.80) / 2]$	$x 7.490 \text{ M}$	$= 163.656$
GRADE POINT 'K': 21.80 M	GRADE POINT 'K & L':	$[(21.80 + 21.275) / 2]$	$x 23.070 \text{ M}$	$= 496.870$
GRADE POINT 'L': 21.275 M	GRADE POINT 'L & M':	$[(21.275 + 20.60) / 2]$	$x 18.440 \text{ M}$	$= 386.087$
GRADE POINT 'M': 20.60 M	GRADE POINT 'M & N':	$[(20.60 + 20.70) / 2]$	$x 9.420 \text{ M}$	$= 194.523$
GRADE POINT 'N': 20.70 M	GRADE POINT 'N & A':	$[(20.70 + 20.90) / 2]$	$x 10.390 \text{ M}$	$= 216.112$
TOTALS			161.300 M	3 452.067

AVERAGE GRADE : 3 452.067 / 161.300 = 21.401 M



DESIGN DATA:

LEGAL : LOT 1, SECTION 3, VICTORIA DISTRICT, PLAN 29925, P. I. D. 001-346-148

CIVIC ADDRESS : 2120 QUADRA STREET, VICTORIA

ZONING: PRESENT ZONE = M - 2

TOTAL SITE AREA: 22 939.61 SQ. FT. (2 131.09 Sq. M)

PROPOSED GROSS FLOOR AREA : (EXCLUDING BASEMENT) = 55 298.82 SQ. FT. (5 137.26 Sq. M)

F.S.R. = ALLOWED: 3.0 (68 664.08 SQ. FT.)
PROVIDED: 2.41 (55 298.82 SQ. FT.)

SITE COVERAGE : 14 217.70 sq. ft. (1 320.82 SQ. M.) 61.98 %

PARKING :
REQUIRED :
WAREHOUSE : 1 per 100 SQ. M. (6 097.01 / 100) = 60.9 STALLS
CAFE : 1 per 20 SQ. M., (55.56 / 20) = 2.77
MANUFACTURING : 1 per 140 SQ. M., (162.95 / 140) = 1.16
TOTAL = 64.83 STALLS
PROVIDED : 13 CARS + 1 LOADING SPACE

BICYCLE PARKING (LONG-TERM) :
REQUIRED :
WAREHOUSE : 1 PER 1 200 SQ. M., (6 097.01 / 1200) = 5.08 STALLS
CAFE : 1 PER 400 SQ. M., (55.56 / 400) = 0.14
STUDIO : N/A
TOTAL = 5.22 STALLS
PROVIDED : 6 STALLS LONG TERM (INDOOR)

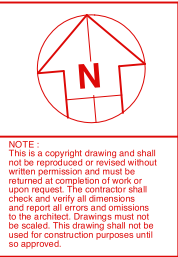
BICYCLE PARKING (SHORT-TERM) :
REQUIRED :
WAREHOUSE : 5.08 STALLS
CAFE : 1 PER 100 SQ. M., (55.56 / 100) = .5
STUDIO : 1 PER 200 SQ. M., (162.95 / 200) = 0.81
TOTAL = 6.39 STALLS
PROVIDED : 12 SPACES SHORT TERM (6 STALLS AT EACH ENTRANCE)

MAX. BLDG. HEIGHT PROVIDED : 14.973 M

CODE ANALYSIS :

REFERENCE : BRITISH COLUMBIA BUILDING CODE 2018 - 3.2.2.77
USE AND OCCUPANCY : INDUSTRIAL
GROUP : 'F2'
NO. OF STOREYS : 4 + BASEMENT
CONSTRUCTION : COMBUSTIBLE
SPRINKLERS : YES
STREET FACING : 2
BUILDING AREA: 14 262.82 SQ. FT. (1 325.02 SQ. M.) 3.2.2.77.(1c.iv)
FIRE SEPARATIONS : ROOF - NO
FLOORS - 3/4 HR.
WALLS - VERTICAL SERVICE SPACE = 1 HR.
LOADBEARING WALLS & COLUMNS = 3/4 HR
MAX. TRAVEL DISTANCE : 45 M

ISSUED FOR	REVISIONS	DATE	BY	DESCRIPTION
SCHEMATIC DESIGN FOR OWNERS REVIEW				
DP APPLICATION				
JAN. 27, 2021				
JUNE 10, 2021				
PLAN REVISION				
AS PER PLAN REVIEW				
AS PER CIVIL ENG.				
AS PER DP/00118 PLAN REVIEW				
COMMENTS				
SOUTH SETBACK				



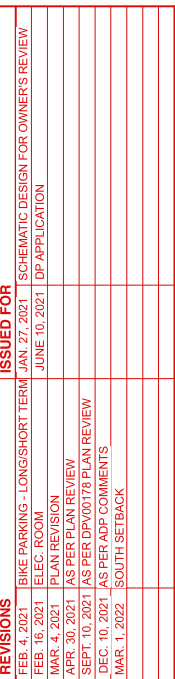
SITE PLAN & DESIGN DATA	PKM	DRAWN	SCALE : AS NOTED	DEC. 7, 2020
' TARGET QUADRA ' PROPOSED WAREHOUSE BUILDING ON 2120 QUADRA STREET, VICTORIA .B.C.				
FOR SEARIDGE PROPERTIES (2007) LTD.				

PROJECT NO. 21:01

A-101

1 SITE PLAN
A 101 Scale: 1 : 200

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 210070/SITGH



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MISRA ARCHITECT LTD.
Tel (250) 477 2934 Fax (250) 477 3083
66 ALDERLEY ROAD, VICTORIA BC V8Y 1X8

**PROPOSED WAREHOUSE
BUILDING**
ON 2120 QUADRA STREET,

VICTORIA, B.C.

FOR SEAHEDGE PROPERTIES (2007) LTD:

BASEMENT FLOOR PLAN

DRAWN **PKM**

ANALYSIS

PROJECT NO. 21:01

A-201





MISRA ARCHITECT LTD.

Tel (250) 477 2934 Fax (250) 477 3083
5366 ALDERLEY ROAD, VICTORIA BC V8Y 1X8

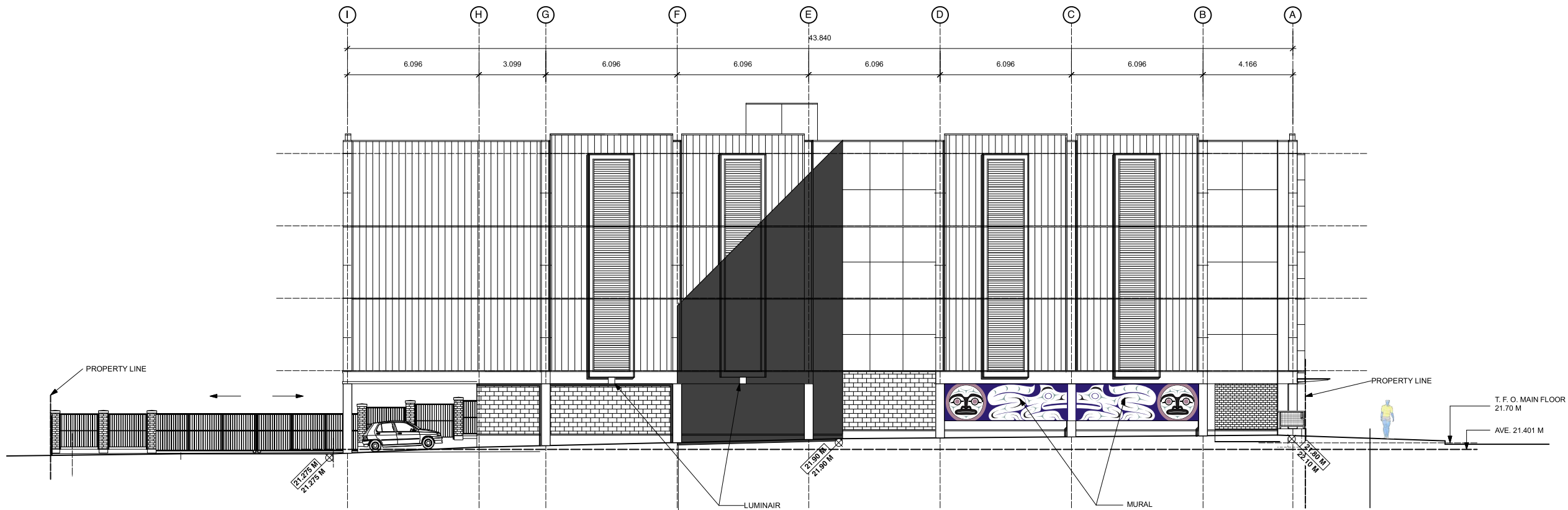
PROJECT NO. 21:01

A-203

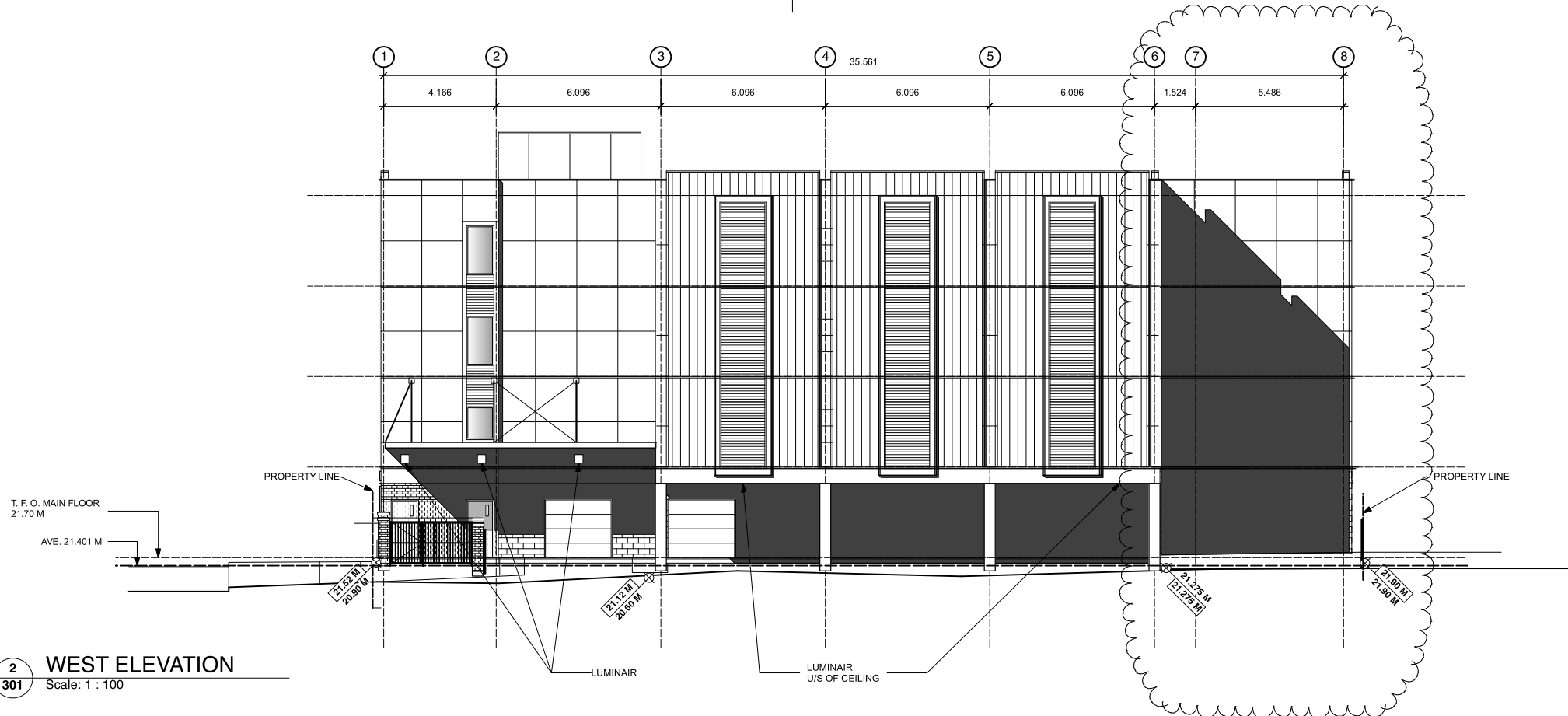


PROJECT NO. 21:01

A-204



1 SOUTH ELEVATION
Scale: 1 : 100



2 WEST ELEVATION
Scale: 1 : 100

ISSUED FOR		REVISIONS	
SCHEMATIC DESIGN FOR OWNER'S REVIEW DP APPLICATION	JAN 27, 2021	FEB 4, 2021	BIKE PARKING - LONG/SHORT TERM
		MAR 16, 2021	CLASH DETECTION
		MAR 30, 2021	PLAN REVISION
		APR 30, 2021	AS PER PLAN REVIEW
		SEPT 10, 2021	AS PER DP/V00178 PLAN REVIEW
SCHEMATIC DESIGN FOR OWNER'S REVIEW DP APPLICATION	JUNE 10, 2021	DEC 10, 2021	AS PER ADP COMMENTS
		MAR 8, 2022	SOUTH SETBACK

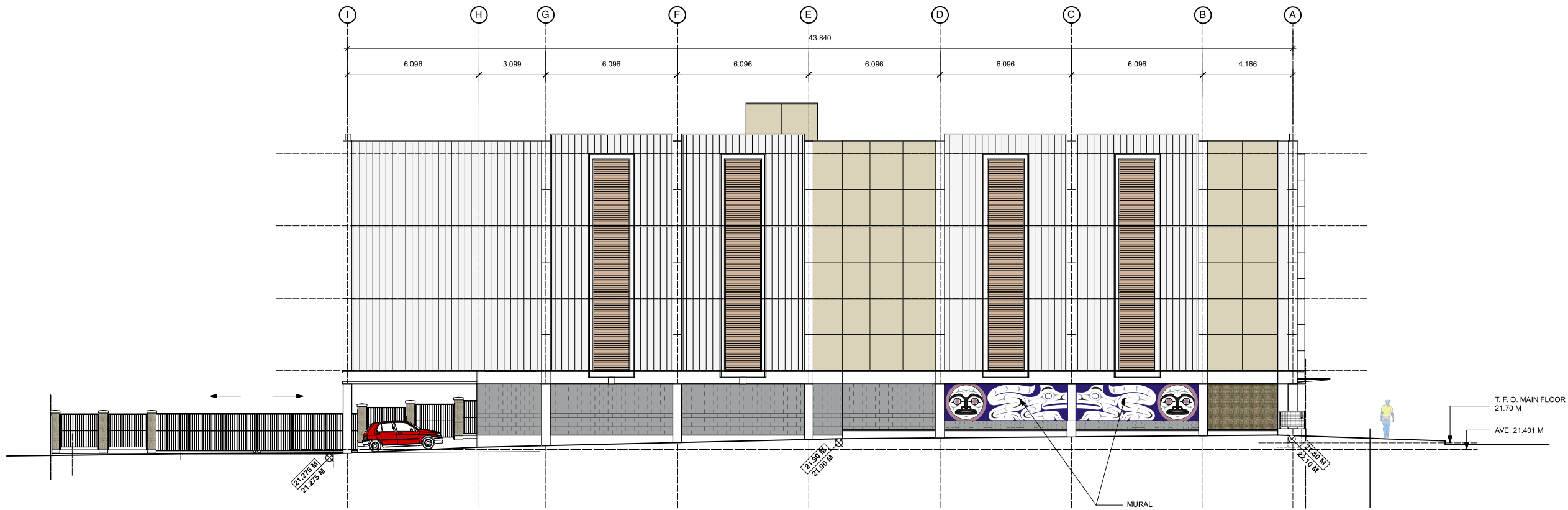
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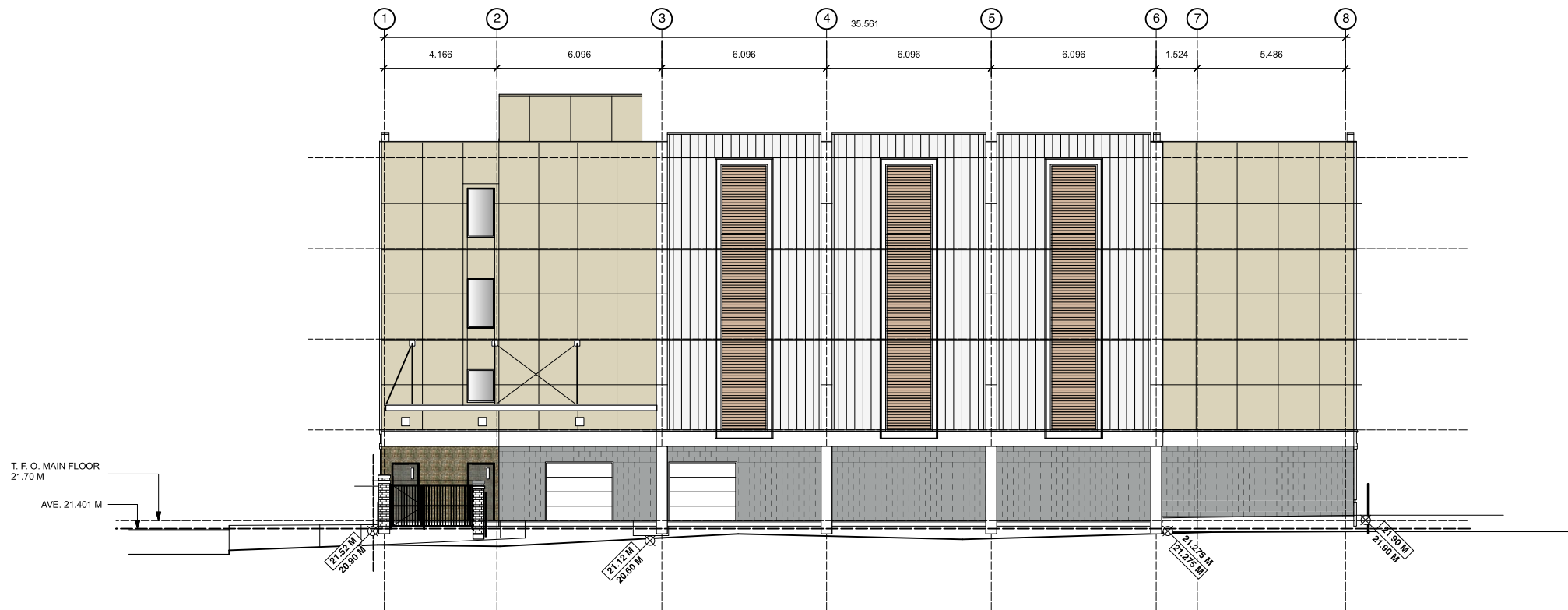
SOUTH & WEST ELEVATIONS		TARGET QUADRA PROPOSED WAREHOUSE BUILDING ON 2120 QUADRA STREET, VICTORIA, B.C. FOR SEARIDGE PROPERTIES (2007) LTD.	
SCALE: AS NOTED		PKM	
DEC. 7, 2020	DRAWN		

PROJECT NO. 21:01

A-301



1
301 SOUTH ELEVATION
Scale: 1 : 100



2
301 WEST ELEVATION
Scale: 1 : 100

ISSUED FOR		REVISIONS	
BIKE PARKING - LONG/SHORT TERM	JAN 27, 2021	FEB 4, 2021	SCHEMATIC DESIGN FOR OWNER'S REVIEW
PLAN REVISION	JUNE 10, 2021	MAR 16, 2021	DP APPLICATION
PLAN REVISION		MAR 30, 2021	PLAN REVISION
AS PER PLAN REVIEW		APR 30, 2021	AS PER PLAN REVIEW
AS PER DP/00178 PLAN REVIEW		SEPT 10, 2021	AS PER DP/00178 PLAN REVIEW
AS PER ADP COMMENTS		NOV 9, 2021	AS PER ADP COMMENTS
SOUTH SETBACK		MAR 8, 2022	SOUTH SETBACK

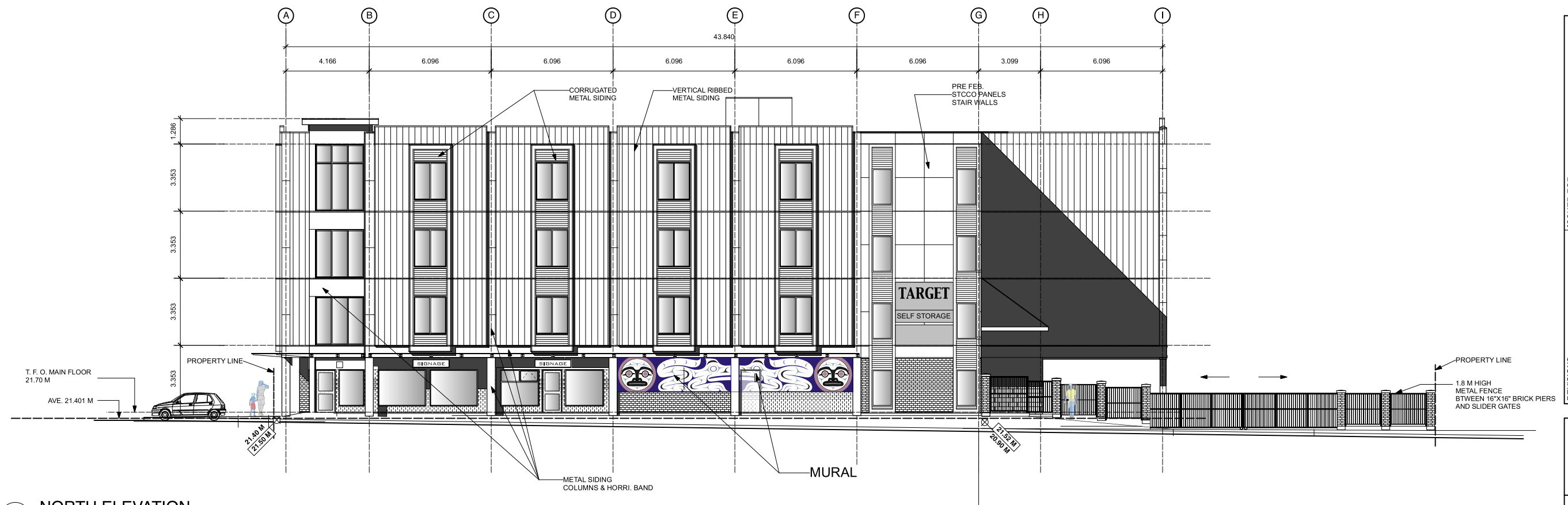
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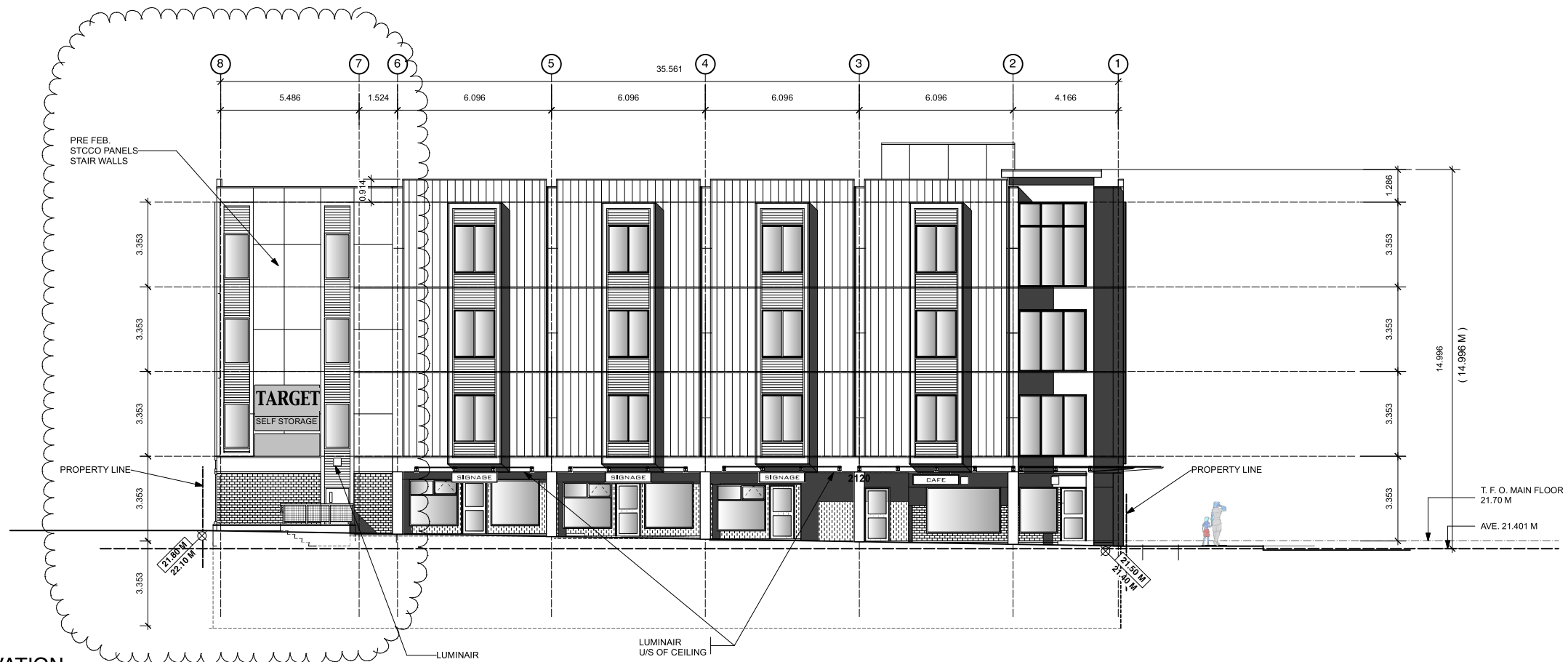
TARGET QUADRA ' PROPOSED WAREHOUSE BUILDING ON 2120 QUADRA STREET, VICTORIA B.C. FOR SEARIDGE PROPERTIES (2007) LTD.		PKM
SOUTH & WEST ELEVATIONS		DRAWN
SCALE: AS NOTED		PKM
DEC. 7, 2020		DRAWN

PROJECT NO. 21:01

A-301c



1 NORTH ELEVATION
301 Scale: 1 : 100



2 EAST ELEVATION
301 Scale: 1 : 100

ISSUED FOR		REVISIONS	
BIKE PARKING - LONG/SHORT TERM		FEB. 4, 2021	
SCHEMATIC DESIGN FOR OWNER'S REVIEW		16, 2021	
DP APPLICATION		JAN. 10, 2021	
		PLAN REVISION	
		APR. 30, 2021	
		AS PER PLAN REVIEW	
		SEPT. 10, 2021	
		AS PER DP/00178 PLAN REVIEW	
		DEC. 10, 2021	
		AS PER ADP COMMENTS	
		MAR. 8, 2022	
		SOUTH SETBACK	

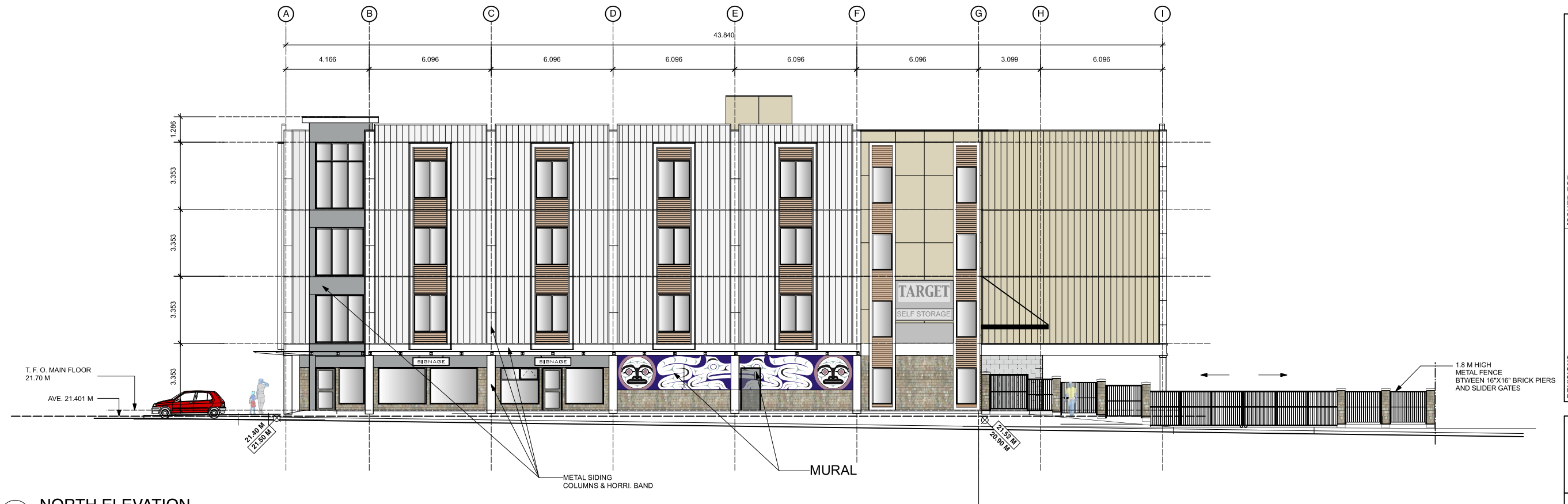
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'TARGET QUADRA' PROPOSED WAREHOUSE BUILDING		VICTORIA .B.C.	
ON 2120 QUADRA STREET,		FOR SEARIDGE PROPERTIES (2007) LTD.	
NORTH AND EAST ELEVATIONS		PKM	
SCALE : AS NOTED		DRAWN	
DEC. 7, 2020			

PROJECT NO. 21:01

A-302



1 NORTH ELEVATION
Scale: 1 : 100



2 EAST ELEVATION
Scale: 1 : 100

ISSUED FOR		REVISIONS	
BIKE PARKING - LONG/SHORT TERM		FEB. 4, 2021	
SCHEMATIC DESIGN FOR OWNER'S REVIEW		JAN. 27, 2021	
DP APPLICATION		JUNE 10, 2021	
PLAN REVISION		FEB. 16, 2021	
PLAN REVISION		MAR. 30, 2021	
AS PER PLAN REVIEW		APR. 30, 2021	
AS PER DP/00178 PLAN REVIEW		SEPT. 10, 2021	
AS PER ADP COMMENTS		NOV. 9, 2021	
SOUTH SETBACK		MAR. 8, 2022	

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'TARGET QUADRA' PROPOSED WAREHOUSE BUILDING		ON 2120 QUADRA STREET,	
VICTORIA, B.C.		FOR SEARIDGE PROPERTIES (2007) LTD.	
SCALE: AS NOTED		PKM	
DEC. 7, 2020		DRAWN	

PROJECT NO. 21:01

A-302c



1 NORTH ELEVATION
301 Scale: 1 : 100



2 EAST ELEVATION
301 Scale: 1 : 100

ISSUED FOR		SCHEMATIC DESIGN FOR OWNER'S REVIEW	
FEB. 4, 2021	BIKE PARKING - LONG/SHORT TERM	JAN. 27, 2021	DP APPLICATION
MAR. 16, 2021	PLAN REVISION	JUNE 10, 2021	
MAR. 30, 2021	AS PER PLAN REVIEW		
SEPT. 10, 2021	AS PER DP/00178 PLAN REVIEW		
NOV. 9, 2021	AS PER ADP COMMENTS		
MAR. 8, 2022	SOUTH SETBACK		

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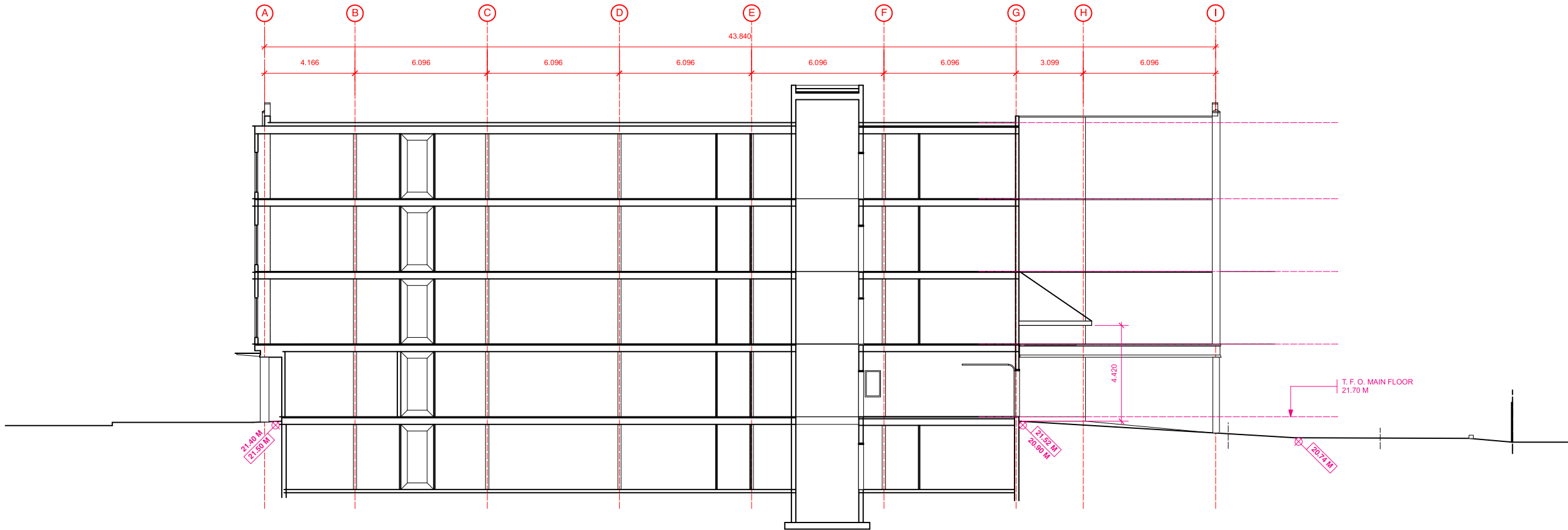


"TARGET QUADRA" PROPOSED WAREHOUSE BUILDING ON 2120 QUADRA STREET, VICTORIA, B.C.		FOR SEARIDGE PROPERTIES (2007) LTD.	
COLOUR AND MATERIAL BOARD		PKM	DRAWN
SCALE: AS NOTED	DEC. 7, 2020		

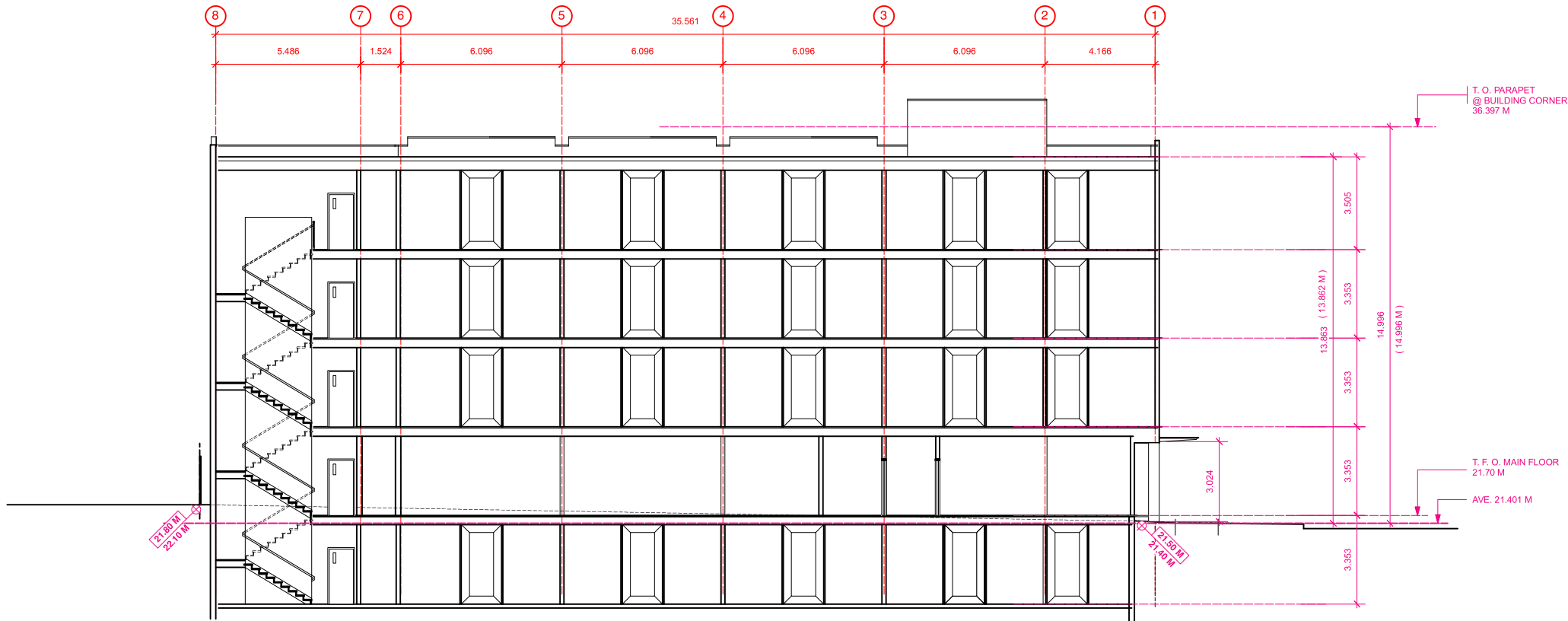
PROJECT NO. 21:01

A-302m

NOTE : - NEW APPLICATION FOR SIGNS WILL BE MADE SEPARATELY.
- ALL PAINT COLOURS ARE SELECTED FROM CLOVERDALE PAINT
- ALL EXPOSED METAL TO BE PAINTED BLACK TYPICAL



1 BUILDING SECTION
401 Scale: 1 : 100



2 BUILDING SECTION
401 Scale: 1 : 100

ISSUED FOR	REVISIONS	
	NO.	DESCRIPTION
SCHEMATIC DESIGN FOR OWNER'S REVIEW DP APPLICATION	FEB 4, 2021	BIKE PARKING - LONG/SHORT TERM
	MAR 10, 2021	PLAN REVISION
	SEP 10, 2021	AS PER DPV00178 PLAN REVIEW
	DEC 10, 2021	AS PER ADP COMMENTS
	MAR 8, 2022	SOUTH SETBACK

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BUILDING SECTIONS	PROJECT INFORMATION	
	SCALE / AS NOTED	DATE
TARGET QUADRA ' PROPOSED WAREHOUSE BUILDING ON 2120 QUADRA STREET, VICTORIA B.C.	DEC 7, 2020	PKM
	DRAWN	FOR SEARIDGE PROPERTIES (2007) LTD.

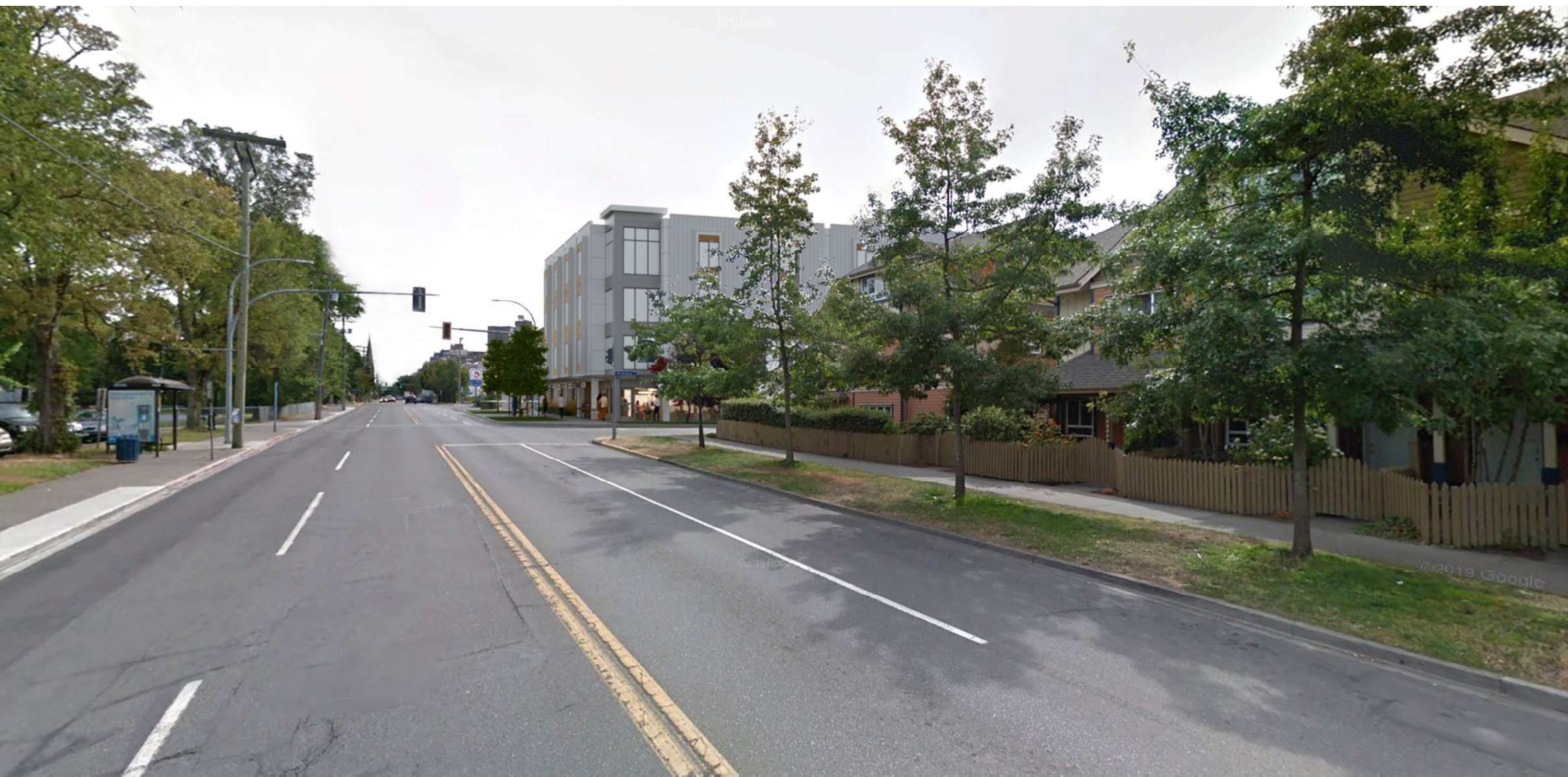
PROJECT NO. 21:01

A-401

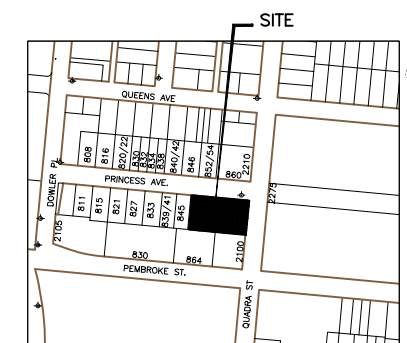
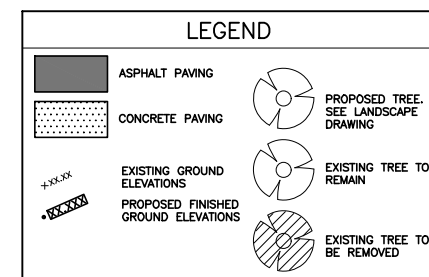
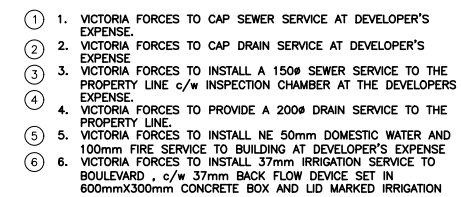












LOCATION PLAN
N.T.S.

PROPOSED DEVELOPMENT OF LOT 1, SECTION 3,
PLAN 29935, VICTORIA DISTRICT.

PRELIMINARY



LEGEND								
WATER	W	GAS	G	EXISTING U/G UTL	MANHOLE	⊙	LOT PIN	•
SEWER	S	CURB	C	PROPOSED U/G UTL	CLEANOUT	⊙	LEAD PLUG	■
DRAIN	D	SIDEWALK	S/W	LIGHT STANDARD	CATCHBASIN	⊙	METER	⊙
DITCH	→	EDGE PAVE.		POWER POLE	ROAD SIGN	⊙	REDUCER	⊙
CULVERT	—	BUSHLINE	~	ANCHOR	HYDRANT	⊙		
HEADWALL	—	TREE	⊙	MONUMENT	VALVE	⊙		

REVISIONS			
2	REVISED AS PER ARCH/CoV COMMENTS	210929	PC
1	REVISED AS PER CLIENT COMMENTS	210621	PC
No.	DESCRIPTION	DATE	SIGN

ENGINEER	BC
DESIGNER	PC
CHECKED	
DATE	APRIL 202
B.M.	16-143
ELEV.	21.366
SCALE	Horz. 1:200
	Vert.

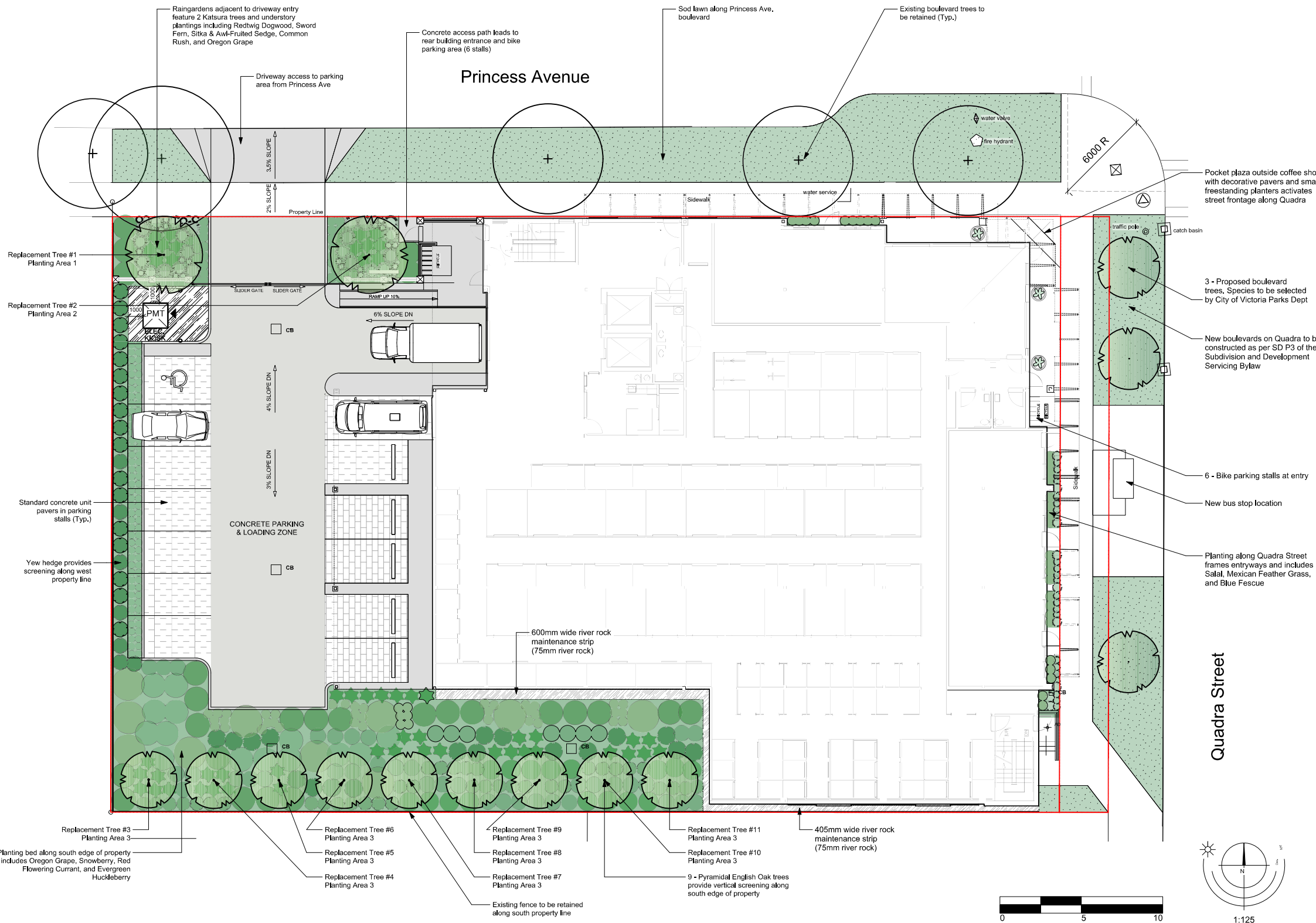


WESTBROOK
Consulting Ltd.

#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT	2120 QUADRA ST SEARIDGE PROPERTIES SERVICING CONCEPT
---------	--

WESTBROOK PROJECT No.		3623	
GOVERNING AUTHORITY FILE No.			
SHEET	1 OF	1	REV. 2
WESTBROOK DRAWING No.		FIGURE 1	



Recommended Nursery Stock

Trees

Total: 14

Botanical Name	Common Name	Size
Boulevard Tree (3) - Species to be selected by CoV Parks Dept.	Katsura Tree	6 cm cal.
Cercidiphyllum japonicum	Katsura Tree	6 cm cal.
Quercus robur 'Fastigiata'	Fastigate English Oak	6 cm cal.

Large Shrubs

Total: 52

Botanical Name	Common Name	Size
Rhododendron macrophyllum	Pacific Rhododendron	# 5 pot
Salix hookeriana	Hooker's Willow	# 5 pot
Taxus x media 'Hicksii'	Hicks Yew	# 5 pot

Medium Shrubs

Total: 139

Botanical Name	Common Name	Size
Cornus stolonifera	Redtwig Dogwood	# 5 pot
Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	# 5 pot
Lavandula stoechas 'Otto Quast'	Spanish Lavender	# 5 pot
Ribes sanguineum	Red Flowering Currant	# 5 pot
Symphoricarpos albus	Snowberry	# 5 pot
Vaccinium ovatum	Evergreen Huckleberry	# 5 pot

Small Shrubs

Total: 57

Botanical Name	Common Name	Size
Gaultheria shallon	Salal	# 1 pot
Mahonia nervosa	Low Oregon Grape	# 1 pot

Perennials, Annuals and Ferns

Total: 136

Botanical Name	Common Name	Size
Carex aquatilis var. dives	Sitka sedge	# 1 pot
Carex stipata	Awi-fruited sedge	# 1 pot
Festuca glauca	Common Blue Fescue	# 1 pot
Juncus effusus	Common Rush	# 1 pot
Nassella tenuissima (Stipa tenuissima)	Mexican Feather Grass	# 1 pot
Polystichum munitum	Sword Fern	# 1 pot

Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
Total: 129		Fragaria chiloensis	Coastal Strawberry	# 1 pot
		Mahonia repens	Creeping Oregon Grape	# 1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. Street tree species to be determined by CoV Parks at Building Permit stage

BOULEVARD TREE NOTES

1. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground, and be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.
2. Required Parks Division inspections for street tree planting: 1) Inspection of soil and planting area prior to planting.
- 2) Inspection of tree stock prior to planting.
- 3) Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.
3. Three proposed municipal trees shall be planted by the applicant.
4. Irrigation on the Quadra St. frontage may be required (to be confirmed by the City of Victoria).

REPLACEMENT TREE SOIL VOLUME TABLE

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (M3)			
PLANTING AREA ID	AREA (M2)	SOIL VOLUME MULTI.	A. EST. SOIL VOLUME (M3)	B. #SM	C. #MED	D. #LG	E. SM	F. MED	G. LG	TOTAL
ONSITE										
Area 1	25	1	25.0	0	1	0	0	20	0	20
Area 2	20	1	25.0	0	1	0	0	20	0	20
Area 3	250	1	250.0	0	9	0	0	180	0	180

Quadra Target Storage | Landscape Concept Plan



November 10, 2021

To: Miss Leanne Taylor, MCIP, RPP
Senior Planner,
Development Services Division,
City of Victoria,
1 Centennial Square,
Victoria, B.C. V8W 1P6
Email: ltaylor@victoria.ca

Re: Target Storage, on 2120 Quadra Street, Victoria
DVP00178

Dear Miss Taylor;

Following is in response to the motion from the Advisory Design Panel meeting held on October 27, 2021:

- Princess street frontage is revised by introducing an artist studio unit and moving the murals westwards.
- All the windows facing the streets will be glass spandrel panels in alum. frame. The windows on west and south sides are eliminated but the architectural wall treatment is maintained as our design concept.
- Exterior brick facing street walls topped with dark band which continues to the roof at the corner binds the whole building and makes the corner more prominent as an architectural statement from stair wall at south to stair wall at west.
- Hardie panels above the main floor exterior walls is replaced with metal siding of different profiles framed by the stairs wall faces on the west and south. Stair walls are clad with prefabricated sandwiched stucco panels.
- The design concept is still maintained same as before, as an industrial building in the predominant residential neighbourhood. Artist studios with large windows, glass canopies and entrances brings the street presence to Quadra street and Princess avenue.
- Setting back the fence along Princess Avenue at the parking entrance was suggested by the transportation department. Further discussion with transportation is required.
- The new artist studio on Princess Avenue is recessed back to allow for landscaping.

conti_____

M I S R A A R C H I T E C T L T D.

5366 ALDERLEY ROAD, VICTORIA, B.C., CANADA V8Y 1X8 TEL: (250) 477-2934 FAX: (250) 477-3083


e-mail = misra@misraarch.com

WEB SITE = www.misraarch.com

- The building signs are kept on stair walls only and the business signs are provided in front of the studios hanging from the ceiling. All the signs will be part of a new sign application to the city.

Hope the above revisions and our response are acceptable to ADP and your office. Should you require further information, please feel free to contact our office

Yours truly,
MISRA ARCHITECT LTD.

 Misra, Pradip K.
MAIBC, MRAIC

C.C. Mr. Steve Hutchison, Transport Planner, City of Victoria, Mr. Glen Wilson,
Target Storage (2021) BC

Target Storage (2021) Ltd.

505 Tolmie Lane, Victoria, BC V8Z 1B8

July 14, 2021

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

Mayor and Council

Re: Development Permit Application
2120 Quadra Street
Target Storage

The site is currently occupied by a building that was first built in the early 1900's and has been added to several times over its history. It has operated as a distribution warehouse for several years but has been vacant for the past year. The building is in very poor condition and has little commercial value.

As the city continues to grow and as large numbers of smaller apartments and condos are added, the need for more self-storage has been increasing and we are seeing a large demand for additional services in the city. Target Storage has been a leader in supplying self-storage services to the city with two existing facilities, 747 Princess Avenue and 505 Tolmie Lane. The Princess location was built in 2001 in an old warehouse that had been vacant for the previous seven years. The Tolmie location is a purpose-built facility, constructed in 2008, and is a similar size and scale to the Quadra Street proposal.

The new building proposed for the property will be a modern self-storage facility. During the consultation process a café was proposed on the Quadra/Princess corner as well as artisan style units along Quadra and these have been incorporated into the building design. The new building will be set back three meters from the current frontage and a dedication of three meters has been proposed along Quadra to facilitate a grass boulevard and trees along with an enhanced bus stop with shelter.

The impact of the self-storage facility traffic to the neighborhood will be minimal. The entrance is located in the same location as the previous warehouse but will feature a rot iron fence with brick columns enhanced with landscape screening rather than the existing chain link fence. The neighborhood should see less traffic than previous as traffic is very light for this type of facility and is confirmed in a parking study attached to the application.

Two prominent wall panels along Princess and along the south wall of the building will incorporate First Nations art permanently applied to the building. These will be commissioned from a respected local artist.

The proposal complies with the design guidelines for the M2 zoning and does not require any variances except parking. The zoning requires 65 parking stalls however a variance is sought to permit 13 parking stalls which is supported by a traffic study that has been submitted to the city. The footprint of the building approximates the current building, however there is a three-meter setback from Quadra and a 7.5-meter setback from the neighboring apartment to the south. The building is higher than the existing but falls within the height permitted in the zoning and the neighborhood impact is minimized with setbacks and landscape screening.

Several Green Building Initiatives will be incorporated into the building and are outlined in a separate memo included with the application. First of all, the nature of the building use creates a very low environmental impact but several important features are included. The nature of self-storage requires very low vehicle trips and the location is adjacent to a bus route, bicycle parking is provided and electric car charging facilities are included. Secondly, the facility is generally not heated except in extreme weather and the electric load for lighting and ventilation will be completely off-set by a solar POV system located on the roof.

All infrastructure requirements are available at the site. Transportation is well served on Quadra Street. Underground services are available at the site and electrical services will be routed underground.

This new building will allow Target Storage to continue to support the needs of the city in the coming years. While providing housing is important, the services that support housing are also needed. The incorporation of the solar POV system along with the other Green Initiatives are significant features. The inclusion of First Nations art prominently featured on the building furthers the efforts of the city to acknowledge our history and enhances the overall project.

I look forward to the opportunity to discuss this proposal in the coming weeks.

Glen Wilson, Project Manager
Target Storage (2021) Ltd.

Sustainable Building Design Initiatives

Target Storage (2120) Ltd.

2120 Quadra Street

Every effort will be made to follow Green Building Initiators where they can be applied to the project.

Following is a few of the initiatives that will be undertaken:

Deconstruction and reuse of the materials in the existing building

Removal of remaining contaminated soil under old fuel storage tank location

Dedication of three meters of property along Quadra to allow the planting of three boulevard trees

Retention of boulevard trees along Princess

Addition of five large trees on site (no trees currently exist)

Addition of a rain garden to manage the run off from the surface parking area

Enhanced landscape screening toward the existing residential neighbors

Electric car charging station, bus transportation, bicycle parking and low traffic volumes

The building is generally unheated except in extreme cold conditions while high levels of ventilation help to keep stored contents dry and safe

Solar POV roof top system to provide net zero all of the lighting and ventilation cost



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

September 3, 2021

RE: Development Variance Permit application for 2120 Quadra St

Dear Mayor and Council,

The NPNA is writing today to provide comments on a Development Variance Permit application for 2120 Quadra Street. We understand that Target Storage plans to redevelop 2120 Quadra Street into a self-storage warehouse. While the zoning allows for Target's proposed use, the application was referred for public engagement because of a requested parking variance; from 63 stalls to 13. The subject site is directly across the street from Central Park, Crystal Pool, and a well-used outdoor basketball court.

The NPNA held a Land Use Committee meeting on July 26, 2021 with the proponent. The meeting was held outdoors, across the street from the subject site. The proponent brought printed copies of the site plans and elevations, and had sent them out digitally prior to the meeting. 5 members of the public attended.

Below is a summary of comments from the meeting:

- Supportive of project: sidewalk dedication is great
- Support for Cafe concept
 - There was some discussion about whether it would be successful or not, acknowledging that one block away there was a space designated for a cafe in a renovated building that sat empty for some time before an interior design business occupied the space
 - General feeling that it would be successful due to proximity to park and lack of food/beverage vendors in the immediate vicinity
- Commercial space fronting Quadra is great - hope that artists/artisans/small local businesses will be able to lease that space
 - Fits with the updated LAP "Villages and Corridors" vision (which is not adopted, but in process) about Quadra and other nearby areas becoming an artisan corridor
- Murals are a great idea
 - Need to ask how large they will be
- Design is only factor that is a slight concern

North Park Neighbourhood Association
Box 661, 185-911 Yates Street
Victoria, BC
V8V 4Y9



- Design is reminiscent
- Would like to see previous designs (that were changed based on conversations with City staff) to see if they might align with neighbourhood a bit more
- Proposed increased setback of the building from Quadra St for the development of a treed boulevard and improved sidewalk was well received

Some questions that were raised included:

- Is this a smart location for self storage? Is there demand for it?
 - Answer: Many downtown apartments are small and residents require storage. Those residents are currently driving to West Shore but would prefer closer storage facilities
- Is the parking variance justified?
 - Answer: Data from Watt's traffic report and from other Self Storage units indicate that 13 stalls fully address the need. Users typically do not spend long periods of time at the site and turnover is high.

In addition to the comments at the meeting, several members of the public wrote to the NPNA expressing the following thoughts on the project:

- Application is supportable as-is and the parking variance makes sense
- Generally supportive of the design/residential feel of the building. Concerned with the back lit sign facing Princess Ave. Felt that storage facility is likely in demand.
- Not supportive of the project - would rather see missing middle housing at this site.

While some members opposed the idea of this site being used as self-storage, when it would be an ideal location for housing, responses were generally supportive and some features of the project (such as a mural, the residential-style exterior, and the commercial space facing Quadra St) were commented on as positive features.

NPNA Recommendation

Due to the fact that this project fits within the zoning of the site, and the parking variance is supported by a traffic impact assessment, the NPNA has no objections to a DVP being granted for this application..

Thank you,

Eleni Gibson, Land Use Planning Advisor
On behalf of the NPNA Board and Land Use Committee

North Park Neighbourhood Association
Box 661, 185-911 Yates Street
Victoria, BC
V8V 4Y9

5. APPLICATIONS

5.1 Development Permit with Variances Application No. 00178 for 2120 Quadra Street

The proposal is for a new four-storey, mixed-use warehouse building.

Applicant meeting attendees:

Glen Wilson	Target Storage
Misra Pradip	Misra Architect Ltd.
Chris Windjack	LADR Landscape Architects

Ruth Dollinger recused herself from Development Permit with Variances Application No. 00178 for 2120 Quadra Street

Leanne Taylor provided the Panel with a brief introduction of the application. Glen Wilson and Misra Pradip provided the Panel with a detailed presentation of the site, context of the proposal and Chris Windjack provided an overview of the landscaping plan.

The Panel asked the following questions of clarification:

- Does Searidge own the property to the south and are there development plans to be aware of?
 - No, we do not own that property.
- Are there agreements in place for the proposed studios, and how can we be assured that these spaces will be used by artists?
 - We can't be certain as to the final use. But we have had some conversations with artists who have expressed great interest in the use of space.
- Is there a concept for exterior lighting?
 - Conceptuality yes, but there is nothing prepared yet.
- Is there discussion of having a covenant that those spaces would be strictly for artist studios?
 - Because this is a DP not a Rezoning we can request it, but the zone supports manufacturing uses and the studios have been designed with that in mind. We working to hopefully make that happen.
- What is the likelihood that the artists will occupy this space?
 - In the North Park neighbourhood there has been a desire for more of these types of local studio spaces.
- On Princess Ave does the fence jog back behind the landscaping to create a recessed front area?
 - Yes.
- Why didn't you choose to put a rain garden in the back where you have considerable space?
 - Yes, the original plan did have a rain garden in the back. Grading of parking lot and the drive aisle needed to go the opposite way so the garden needed to go on the other side.

- Can the applicant give us an example of where they have seen fake windows that have been handled successfully?
 - We have regular windows on the east side of the building. We wanted the same kind of architecture and panel system and that's what why we are providing the fake windows.
- What is the glazing material on the fake windows?
 - Grey tone on top of hardy panels and frame them into the aluminum framing.
- Is a high gloss paint going to be used on the hardy panel?
 - It will be a high gloss painting to match as best as possible to the existing windows. The side of the building to the south is on a property line so we cannot have windows there.
- Have you considered using spandrel glass panels as opposed to hardy panel?
 - We could consider that if the panel recommends it.

Panel members discussed:

- Concern with massing on this corner and how it addresses Princess Ave
- Concern with the fake windows
- Base podium doesn't feel commercial. Could use refinement as it gets lost in the design
- Desire to see spandrel glass in place of fake windows
- Materiality doesn't speak to a suitable standard
- Like the proposal and appreciate the uses of space
- Appreciation for the renderings that were done
- Like the landscape plan
- Pallet of the windows is interesting
- There is an opportunity for honest architectural expression about the industrial nature of the building, rather than looking like something it's not
- Simpler honest expression would work much better
- The corner of Quadra Street and Princess Avenue stands out and needs to have more of a street presence and public realm
- Would love to see some landscaping treatments on Princess Avenue.

Motion:

It was moved by Pamela Madoff, seconded by Peter Johannknecht, that the Development Permit Application No. 00178 for 2120 Quadra Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- addressing the street frontage along Princess Ave and removing the blank wall
- reconsidering the fake windows and placement of windows on the entire building
- addressing the street corner in a more prominent way and a clear point of entry
- reconsidering materiality above the main floor
- reconsidering the character of the building ensuring the statement is legible

- developing an architectural expression that is reflective of the buildings use as an industrial building
- reconsider the location of fence to be in front of the landscaping in front of princess Ave to be more in compliance with CEPTD
- increase landscaping along princess avenue
- reconsider placement and design of signage concept

Carried Unanimously



2120 QUADRA STEET

Parking Study

Author: Sophie Eckard

A handwritten signature in black ink that reads 'Tim Shah'.

Reviewer: Tim Shah, RPP, MCIP

February 2, 2021

File No. 2975.B01



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1.0 INTRODUCTION

Watt Consulting Group (WATT) was retained by Searidge Properties (2007) Ltd. to conduct a parking study for the proposed self-storage site at 2120 Quadra Street in the City of Victoria. The purpose of this study is to determine the expected parking demand for the site and whether the proposed 13 parking spaces will be sufficient to meet the demand.

1.1 SUBJECT SITE

The proposed development is located at 2120 Quadra Street in the City of Victoria (see **Figure 1**). It is currently zoned M-2 (Light Industrial District) and has a storage and warehousing building located on the parcel.

FIGURE 1. SUBJECT SITE





1.2 SITE CHARACTERISTICS & POLICY CONTEXT

The following provides information regarding services and transportation options in proximity to the site at 2120 Quadra Street. In addition, the City of Victoria's planning policies pertaining to sustainable transportation and parking management are summarized.



CITY PLANNING POLICY

The City of Victoria's Official Community Plan (OCP) provides policies and objectives to guide decisions on planning and land management. Most recently updated in December of 2019, the OCP contains several 30-year goals in 17 distinct topic areas that give expression to Victoria's sustainability commitment and work toward the achievement of long-term sustainability goals. Section 7 of the OCP (Transportation and Mobility) contains policy directions to reduce overall dependency on single occupancy vehicles and prioritize sustainable modes of travel including walking, cycling, and transit, among others.

The OCP also supports transportation demand management and parking management strategies as outlined in sections 7.11 and 7.12. Specifically, Section 7.12 indicates that reductions in the parking requirements should be considered where:

"7.12.1 Geographic location, residential and employment density, housing type, land use mix, transit accessibility, walkability, and other factors support non-auto mode choice or lower parking demand."



SERVICES

The site is within 550 (about a 6-minute walk) of Quadra Village, where several commercial amenities and personal services are located including cafés, restaurants, grocery stores, a pharmacy, and financial services. Crystal Pool & Fitness Centre is also directly across the road and several other recreational facilities and parks are nearby. These amenities will be particularly desirable for future employees of the proposed development, allowing them to easily access food, shopping, and leisure activities during breaks and before/after work.



TRANSIT

The proposed development is well-connected to transit, with sheltered bus stops for Route 6 (Royal Oak Exch / Downtown) in front of the site and across the road at Crystal Pool. This route travels along a key corridor and includes service to downtown Victoria, Saanich Centre, Royal Oak Shopping Centre, and Broadmead Village. It is a designated Frequent Route that provides 15 minute or better service, 7:00 am to 7:00 pm, Monday through Saturday (service is also available on Sundays with a similar frequency).



WALKING

With a walk score¹ of 84, the subject site is considered “Very Walkable” and most errands can be accomplished on foot. It is centrally located and within walking distance of downtown Victoria, Quadra Village and several key services and amenities, as outlined above. There are sidewalks on both sides of Quadra Street and the surrounding side streets, as well as a crosswalk at the controlled intersection directly in front of the site.

¹ More information about the site's Walk Score is available online at: <https://www.walkscore.com/score/2120-quadra-st-victoria-bc-canada>



CYCLING

The subject site has a bike score² of 93, meaning that it is located in a “Biker’s Paradise” and daily errands can be accomplished on a bike. While Quadra Street does not have designated bike facilities, the site is one block from Blanshard Street, which has bicycle lanes, as well as a signed bike route on Vancouver Street, which provides north-south connectivity to other parts of Victoria’s existing bike network including to the Fort Street and Pandora Avenue protected bike lanes (as shown on the City of Victoria’s VicMap). Additionally, Vancouver Street is planned to be part of the City’s all ages and abilities cycling network and will receive a combination of enhanced cycling facilities including protected bike lanes, pedestrian plazas, pedestrian crossings, traffic diversions, and up to 33 additional on-street parking spaces.³

2.0 PROPOSED DEVELOPMENT

2.1 LAND USE

The proposed development is for a self-storage/warehouse facility with a gross floor area of 5,188.49 sq. m. (excluding basement). The total site area is 2,126.30 sq. m. A total of 1.5 employees are expected at this facility.

2.2 PROPOSED PARKING SUPPLY

2.2.1 VEHICLE PARKING

The proposed vehicle parking supply is 13 spaces plus one loading space.

² More information about the site’s Bike Score is available online at: <https://www.walkscore.com/score/2120-quadra-st-victoria-bc-canada>

³ More information about future bike network improvements is available online at: <https://www.victoria.ca/assets/Community/Cycling/Appendix%20A%20-%20Vancouver%20-%20approved%20design.pdf>



2.2.2 BICYCLE PARKING

The proposed bicycle parking supply is 6 long-term spaces and 6 short-term spaces.

3.0 PARKING REQUIREMENT

3.1 VEHICLE PARKING

The City of Victoria's Zoning Bylaw No. 80-159 (Schedule C) identifies the bylaw parking requirements for the site. The minimum number of parking spaces required for warehouse buildings is 1 space per 100 sq. m of gross floor area. Based on this requirement, the site needs to provide a total of 52 off-street parking spaces. Therefore, with the proposal to provide 13 off-street parking spaces, the site is short 39 parking spaces per Schedule C. See **Table 1**.

3.2 BICYCLE PARKING

Per Table 2 of Schedule C, the subject site is required to provide 1 long-term bicycle parking space per 1,200 sq. m of gross floor area for warehouse buildings. This results in a requirement of 4 long-term bicycle parking spaces. The subject site is also required to provide a total of 6 short-term bicycle parking spaces. The applicant is currently exceeding the long-term bicycle parking requirement and meeting the short-term requirement of 6 spaces. See **Table 1**.

TABLE 1. PARKING REQUIREMENTS

Type of Building	Gross Floor Area	Vehicle Parking Required	Long-term Bicycle Parking Required	Short-term Bicycle Parking Required
Warehouse	5,188.49 sq. m	$5,188.49 \times \frac{1}{100} = 51.88$ → 52 spaces	$5,188.49 \times \frac{1}{1200} = 4.32$ → 4 spaces	6 spaces



4.0 EXPECTED PARKING DEMAND

Expected parking demand for the site is estimated in the following sections to determine if the proposed supply will adequately accommodate demand. The analysis was based on data collected from other self-storage facilities in the Greater Victoria area.

4.1 EMPLOYEE PARKING

The total number of employees planned for the new development is 1.5, which has been rounded here to two for the purposes of calculating parking demand.

A total of eight representative sites were selected to assist with estimating demand for the proposed development. These sites were deemed representative of the new development based on type of facility, floor area, and scale of operation. Data was collected by conducting brief phone interviews with representatives from the storage sites.

The average number of employees at the representative sites interviewed is approximately two and the average number of staff who drive and require parking at those sites is 96 percent. Applied to the subject site, this results in a parking demand of two (2) staff parking spaces.



TABLE 2. SUMMARY OF REPRESENTATIVE SITES

Storage Site	Address	Total Floor Area
Target Storage (2006) Ltd.	505 Tolmie Lane	65,000 sq. ft. (6,038 sq. m)
Target Storage Ltd.	747 Princess Ave.	24,000 sq. ft. (2,230 sq. m)
U-Haul Moving & Storage	644 Queens Ave	34,444 sq. ft. (3,200 sq. m) ⁴
Adams Storage Uptown	3340 Tennyson Ave.	20,000 sq. ft. ⁵ (1,858 sq. m)
The Self Storage Place	242 Mary St.	29,859 sq. ft. (2,774 sq. m) ⁶
North Douglas Mini Storage	770 Vanalman Ave	3 acres / 700+ units ⁷
City Centre Storage Ltd.	824 Johnson St	28,000 sq. ft. (2,601 sq. m)
Elite Self Storage Langford - Victoria	4402 Westshore Pkwy	55,000 sq. ft. (5,110 sq. m)

⁴ Estimated from Google Maps. 405 rooms / 4 floors

⁵ This includes about 10,000 sq. ft. in warehouse (2 floors) + 10,000 sq. ft. around building in gated yard.

⁶ Estimated from Google Maps

⁷ Gross floor area could not be calculated for this site.



TABLE 3. SUMMARY OF EMPLOYEE PARKING DEMAND

Storage Site	Number of Staff	Percentage Drive / Require Parking
Target Storage (2006) Ltd.	2	100%
Target Storage Ltd.	1	100%
U-Haul Moving & Storage	6	67%
Adams Storage Uptown	1	100%
The Self Storage Place	1	100%
North Douglas Mini Storage	1	100%
City Centre Storage Ltd	1	100%
Elite Self Storage Langford - Victoria	2	100%
Average	1.9	96%

4.2 CUSTOMER PARKING

Customer parking data was also collected from six of the eight representative self-storage sites (customer data was not available for two of the sites). The peak time indicated by the representative sites was between 1:00-3:00 pm on weekdays, as well as weekends. On a typical day, the average customer parking demand is 1 per 625 sq. m. This was calculated based on the floor area and peak number of customer vehicles for each facility. When this demand rate is applied to the new development, it has an expected customer demand of 8 spaces.



TABLE 4. SUMMARY OF CUSTOMER PARKING DEMAND

Storage Site	Floor Area (sq. m)	Peak Customer Vehicles	Demand Rate
Target Storage (2006) Ltd.	6,038	5	0.8 vehicles per 1000 sq. m
Target Storage Ltd.	2,230	3	1.3 vehicles per 1000 sq. m
Adams Storage Uptown	1,858	6	3.2 vehicles per 1000 sq. m
The Self Storage Place	2,774	6	2.2 vehicles per 1000 sq. m
City Centre Storage Ltd. ⁸	2,601	1	1 vehicle per 1000 sq. m ⁹
Elite Self Storage Langford ¹⁰	5,110	2	1 vehicle per 1000 sq. m ¹¹
Average			1.6 vehicles per 1000 sq. m (1 vehicle per 625 sq. m)

4.3 SUMMARY OF EXPECTED PARKING DEMAND

Based on the analysis, the total expected parking demand for the site is 10 spaces (see **Table 5**). Therefore, the proposed supply (13) is greater than the expected parking demand by 3 spaces.

⁸ Customers use facility one at a time, by appointment.

⁹ 0.4 vehicles per 1000 sq. m (rounded to 1 vehicle per 1000 sq. m)

¹⁰ As this is a new facility that opened amid COVID-19 restrictions, normal conditions have not yet been observed.

¹¹ 0.4 vehicles per 1000 sq. m (rounded to 1 vehicle per 1000 sq. m)



TABLE 5. SUMMARY OF PARKING DEMAND

User Group	Units / Quantity	Expected Parking Demand	
		Rate	Total
Employee	2 employees	1.0 / employee	2
Customers	5,188.49 sq. m	1 vehicle per 625 sq. m	8
Total Required Parking Spaces			10

5.0 ON-STREET PARKING ASSESSMENT

On-street parking observations were completed to determine parking availability nearby the subject site. The on-street parking segments surrounding the site include residential parking only (RPO), time limited parking (2-hour max), and unrestricted parking. Counts were completed on the following streets:

- Princess Avenue
 - Quadra Street to Dowler Place
- Pembroke Street
 - Quadra Street to Dowler Place
- Quadra Street
 - Pembroke Street to Princess Avenue
 - Princess Avenue to Queens Avenue

Observations were completed at 2:00 pm on Saturday, January 23rd and Monday, January 25th, 2021 to determine peak on-street parking conditions. Weekends and weekdays during the 1:00-3:00 pm time period were determined to be the peak times based on the data collected from representative sites.

A total of 102 on-street parking spaces were observed. On-street parking utilization was observed to be 41% on Saturday and 34% on Monday. This indicates that the on-street parking conditions are not very busy with plenty of parking available during the peak times.



5.1 CRYSTAL POOL TRANSPORTATION STUDY

Even though the on-street parking conditions surrounding the site were determined to have low utilization, the counts were conducted during the COVID-19 pandemic. The Crystal Pool & Fitness Centre is still not operating at full capacity and as such, the number of patrons visiting the pool and centre is much lower than it would otherwise be during typical conditions.

To account for the impact of COVID-19 on the on-street parking conditions, data from the Crystal Pool Traffic Impact Assessment + Parking Study were reviewed.¹² This study was completed by WATT Consulting Group in 2017. The purpose of the study was to assess the traffic impact and parking needs of a new and larger facility. A detailed parking assessment was conducted to understand the on-street parking conditions at different times of the week when the Crystal Pool & Fitness Centre had regular programming.

The study found that the most “sought-after” on-street parking for patrons of the Crystal Pool are those spaces restricted to a 2-hour maximum on Queens Avenue between Quadra Street and Vancouver Street, Pembroke Street between Quadra Street and Vancouver Street, and Quadra Street between Queens Avenue and Pembroke Street.

Based on the data from the study, the peak on-street parking conditions were applied to the streets surrounding the subject site that have a 2-hour maximum. These are the parking spaces that customers of the future 2120 Quadra Street would most likely utilize if there was no available off-street parking available.

¹² WATT Consulting Group. (2017). Crystal Pool Traffic Impact Assessment + Parking Study.



The streets with a 2-hour maximum surrounding the site are:

- Pembroke Street
 - Quadra Street to Dowler Place
- Quadra Street
 - Pembroke Street to Princess Avenue
 - Princess Avenue to Queens Avenue

These street segments include a total of 65 on-street spaces. Utilizing data from the Crystal Pool Traffic Impact Assessment + Parking Study, the peak parking conditions for these segments is 71% (46 of 65 spaces). This indicates that these spaces were in high demand (prior to the pandemic) during the weekday morning and afternoon periods and will continue to be in the future when customers of 2120 Quadra Street are expected to be on-site. This indicates that there is limited on-street parking available surrounding the site.

6.0 CONCLUSIONS

The proposed development at 2120 Quadra Street will be used as a self-storage/warehouse facility and have a gross floor area of 5,188.49 sq. m. (excluding basement). It will include approximately 2 employees.

Expected parking demand for this development was estimated based on parking data from 8 other self-storage facilities in the Greater Victoria area. The data indicate that peak parking demand for the site is 10 spaces (2 employee and 8 customer), which will be accommodated by the proposed supply of 13 spaces. In the event that additional parking is needed during peak times, a limited amount of 2-hour on-street parking is available on the streets surrounding the site.



7.0 RECOMMENDATIONS

It is recommended that the applicant proceed with providing the proposed 13 parking spaces as this will be sufficient to meet the expected employee and customer parking demand at the site.

Information Regarding the Dylan Thomas Mural

The Salish Wool Dog is a now extinct breed of dog that was bred by the Coast Salish people for thousands of years. The wool dog was the only known breed in pre-contact North America that was created and maintained through animal husbandry. Its thick, woolly coat of fur could be sheered twice a year, and subsequently spun into yarn and weaved into textiles. This gave the Salish a plentiful and reliable supply of wool, which before breeding the wool dog, would have been collected from sheep in the wild.

The iconic Salish shawls were traditionally made with a blend of dog wool and wild sheep wool. These shawls were worn as regalia by the Siem (literal translation: respected one) who were the nobility of the Salish world. The shawls indicated an individual rank and heritage.

In Salish culture, the wool dog is a symbol of prosperity and respect, so I've used this image to foster prosperity and respect for all who happen to walk past the mural on Quadra.

Dylan Thomas Bio

dylan@dylan-thomas.ca

250-885-7975

Born in Victoria, in 1986, Dylan Thomas (Qwul'thilum) is a Coast Salish artist and member of the Lyackson First Nation (Valdes Island), through his grandfather, Clifford Thomas. He also has Songhees heritage through his great grandmother, Mary Moody (of the Albany family), Squamish heritage through his great grandfather, George Moody, and Snuneymuxw heritage through his grandmother, Doris Josephson (from the Wyse family). Although Dylan grew up in the urban setting of Victoria, he was introduced to Coast Salish art at a young age because his family continues to participate in their culture and tradition. Dylan's early experiences with Salish art ignited a lifelong passion for the art form – and, eventually, led him to seek guidance from established artists. Dylan received training in jewelry techniques from the late Seletze (Delmar Johnnie) and studied under Rande Cook in all mediums of Northwest Coast art. Dylan's artwork has been published in *The Journal of Mathematics and the Arts* (Taylor and Francis), and in *Contemporary Art on the Northwest Coast* by Karen & Ralph Norris. In 2013, Dylan was featured – alongside Rande Cook, lessLIE, and Francis Dick – in the Art Gallery of Greater Victoria's Urban Thunderbirds/Ravens in a Material World art show, and in 2016, Dylan held his first solo exhibit, titled Sacred Geometry, at Alcheringa Gallery in Victoria. Along with Rande and Delmar, Dylan's art has been influenced by the late Art Thompson, Susan Point and Robert Davidson. Dylan has also extensively studied other forms of traditional geometric art, and his work has been deeply influenced by Vajrayana Buddhist mandalas, Celtic knots, Islamic tessellations, and many other ancient geometric art traditions.

Dylan Thomas – Artist CV

Journal Publications

Journals

- 2011 – *Journal of Mathematics and the Arts* – profiled artist – Volume 5, Number 4, December 2011
- 2016 – Numéro Cinq Magazine – featured artist and writer – October 1, 2016
- 2019 – The Integral Review – featured artist and writer – Volume 15 Number 1, January 26, 2019

Books

- 2011 – *Contemporary Art of the Northwest Coast* by Karen Norris and Ralph Norris – featured artist
- 2012 – *Victoria Collects: A View into Private Art Collections from the Region*, Art Gallery of Greater Victoria – featured artist
- 2014 – *Urban Thunderbirds/Ravens in a Material World* – Art Gallery of Greater Victoria – featured artist

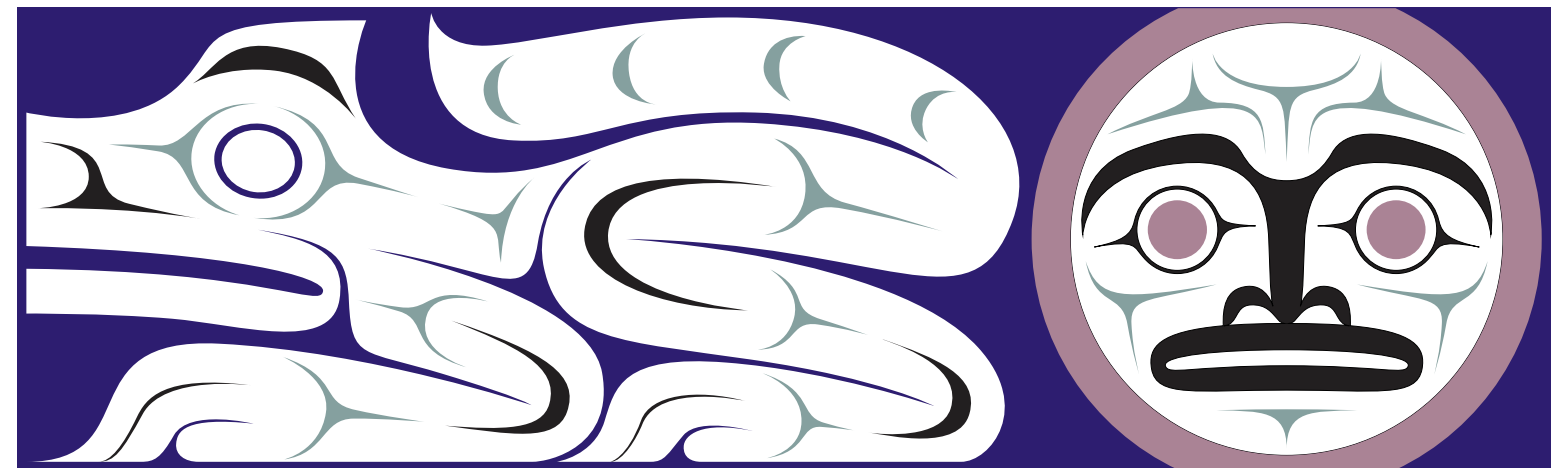
Adjudication Committees

- 2017/2018 Aboriginal Arts Development Awards – BC Arts Council – award juror
- 2018 – Professional Arts Development Awards (visual arts) – BC Arts Council – award juror
- 2019 – Professional Arts Development Award (studio arts) – BC Arts Council – award juror

Selected Exhibits and Events

- 2010 – *Garamuts, Tifa, and Tambourines: Drums of the Pacific Rim* – group exhibition – Alcheringa Gallery, Victoria, BC
- 2010 – *Pacific Patterns and Dreamings* – group exhibition – Alcheringa Gallery, Victoria, BC
- 2011 – *Pacific Prints* – group exhibition – Alcheringa Gallery, Victoria, BC
- 2011 – *HIWEST (To Honour): A First Nations Artist Forum* – Group Forum – Greater Victoria Art Gallery
- 2011 – *Spirits of the Sea* – Group Exhibition – Alcheringa Gallery, Victoria, BC
- 2011 – *Convergence/Divergence: Landscape and Identity on the West Coast* – Group Exhibition – Legacy Gallery, Victoria BC
- 2011 – *Chasing Form: New Directions in Repoussé* – Alcheringa Gallery, Victoria, BC
- 2014 – *Urban Thunderbirds/Ravens in a Material World* – Group Exhibit (four featured artists) – Art Gallery of Greater Victoria

- 2014 – *Perpetual Salish: Contemporary Coast Salish Art from the Salish Weave Collection* – group exhibition – Legacy Gallery, Victoria BC
 - 2016 – *Out of the Frame: Salish Print Making* – group exhibition – Legacy Gallery, Victoria BC
 - 2016 – *Sacred Geometry* – solo exhibit – Alcheringa Gallery, Victoria BC
 - 2017 – *(r)evolving whorl(d)* – group exhibition (three featured artists) – Alcheringa Gallery
- 2018 – *Sacred* – Group exhibit (six featured artists) – Victoria City Hall – three



Hello!

We are residence of the 800 block Princess Ave. and are opposed to 2120 Quadra becoming a self-storage facility. This is a highly residential area and adding this type of business does nothing to enhance the overall neighbourhood, no additional community is created from this type of business, it would however significantly increase noise and traffic on a highly residential block, it would mean an increase in not only overall traffic but the type of vehicles as moving trucks/vans can be very large and very noisy, also this type of business is open 7 days a week with extended hours for access to storage which is not consistent with our quiet zone designation. Lastly as this type of busy tends to have people drop-off and then leave the area right away without spending any-time in the neighbourhood accessing local businesses and services this is only a downside for the residence and small businesses in North Park/Fernwood.

2120 Quadra in the past has been designated by the city as ideal for townhouse development and certainly would be an idea location for this helping fill the "Missing Middle" type of housing so desperately needed in the City of Victoria. If would be a shame to allow such a prime location to be lost, having it developed for residential units with front-door street access is in-line with the current long-term vision for the North Park/Fernwood neighbourhood as depicted in the signage put up by the city.

We ask that Council strongly consider declining the parking variant requested and hold-out and/or offer incentives to attract the type of development that is consistent with the long term vision for the North Park/Fernwood neighbourhood.

Regards,
Casey Innes & Bill Fisher
owners 833 Princess Ave.

Development Permit with Variances Application No. 00178



CITY OF
VICTORIA

Aerial Photo



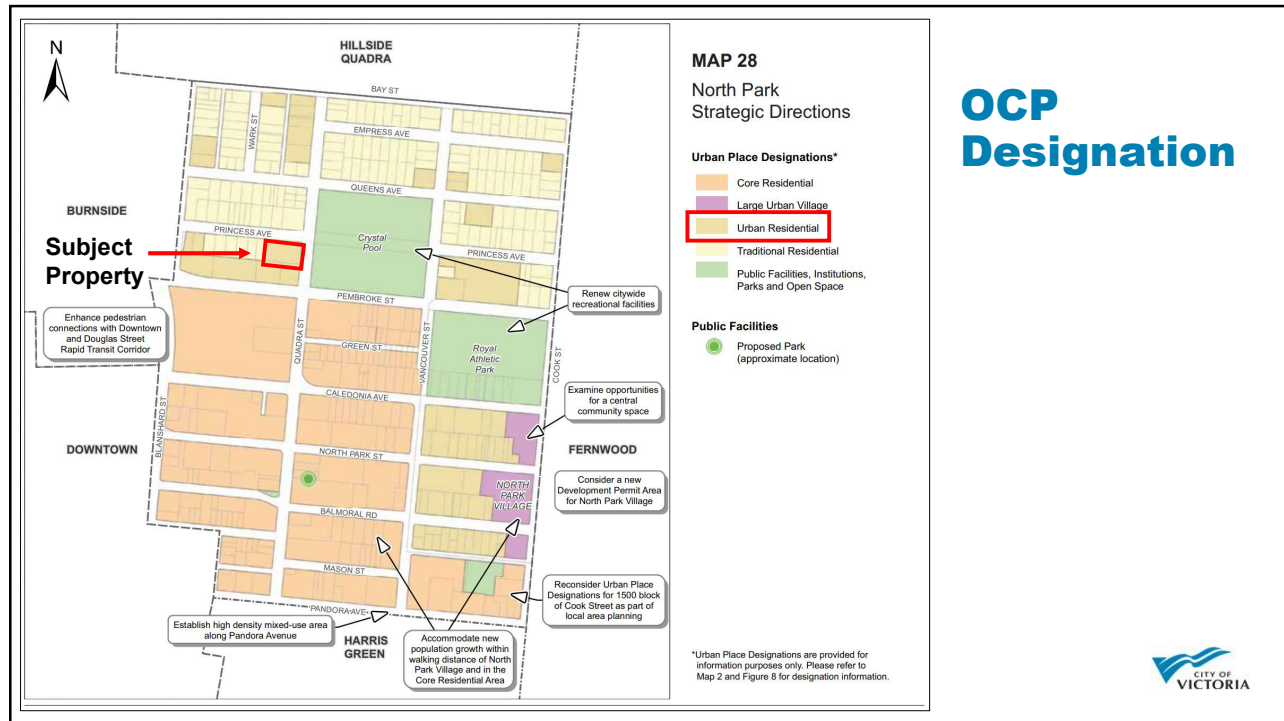
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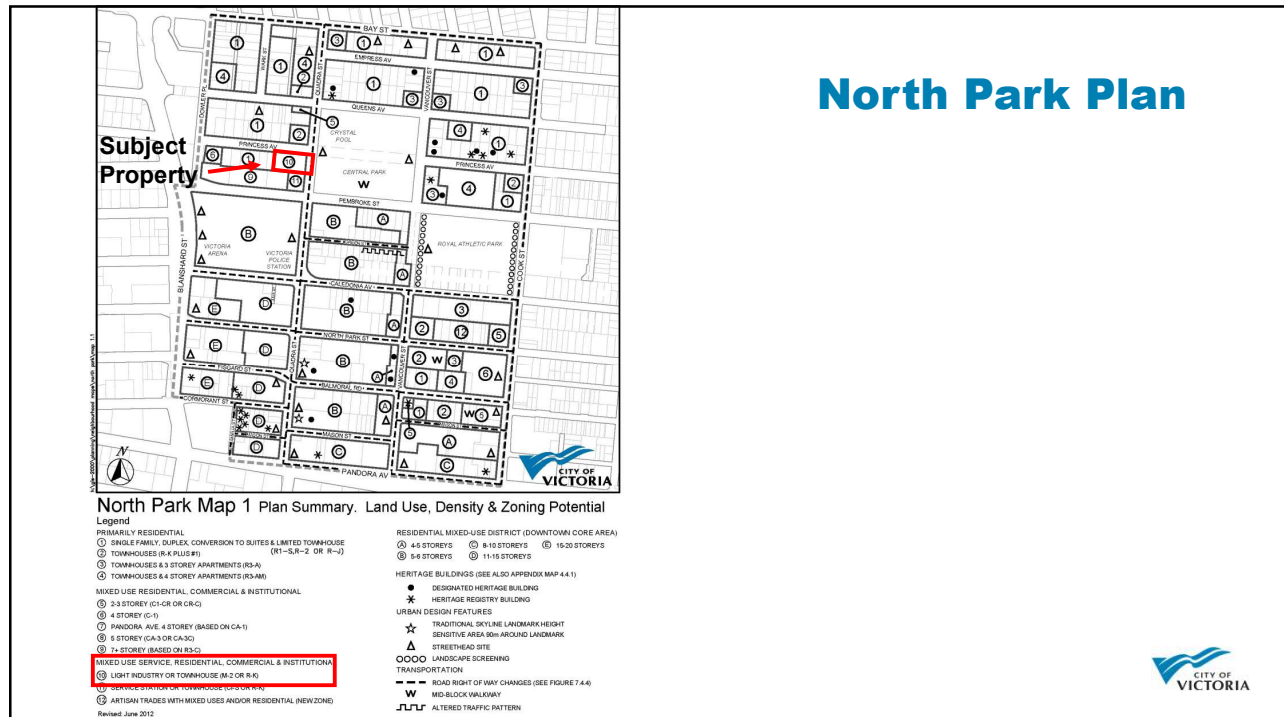
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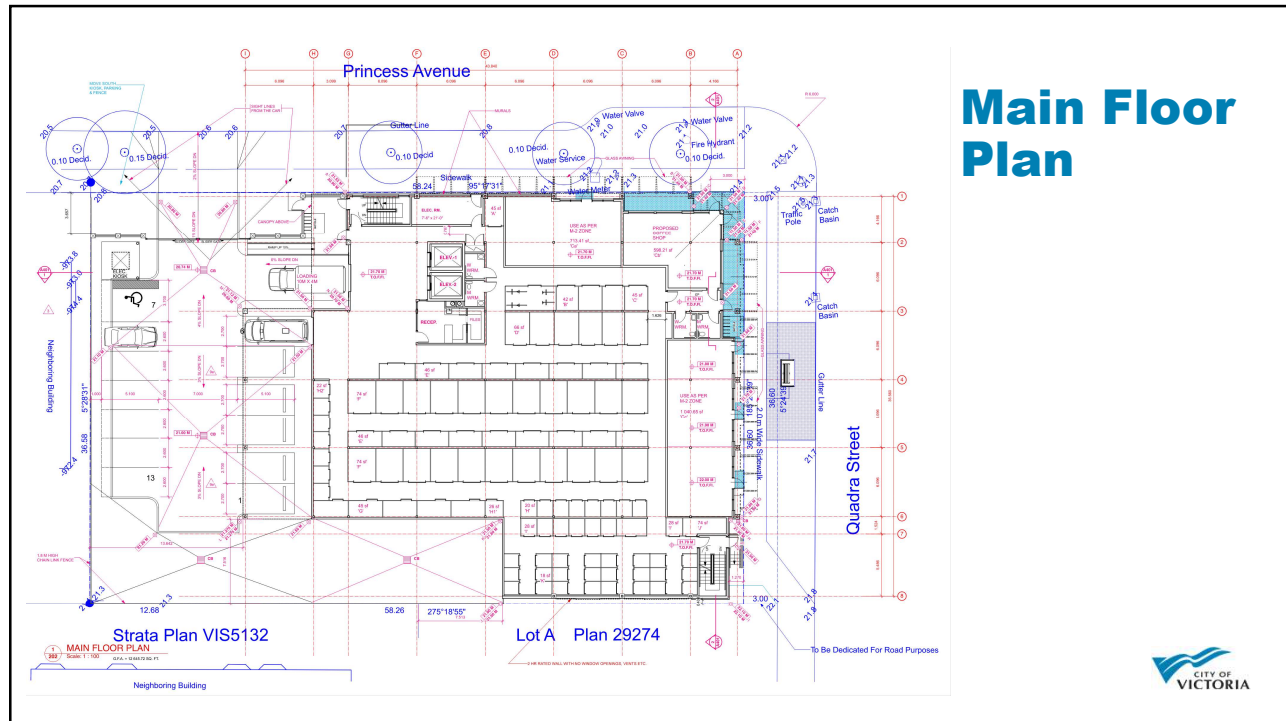
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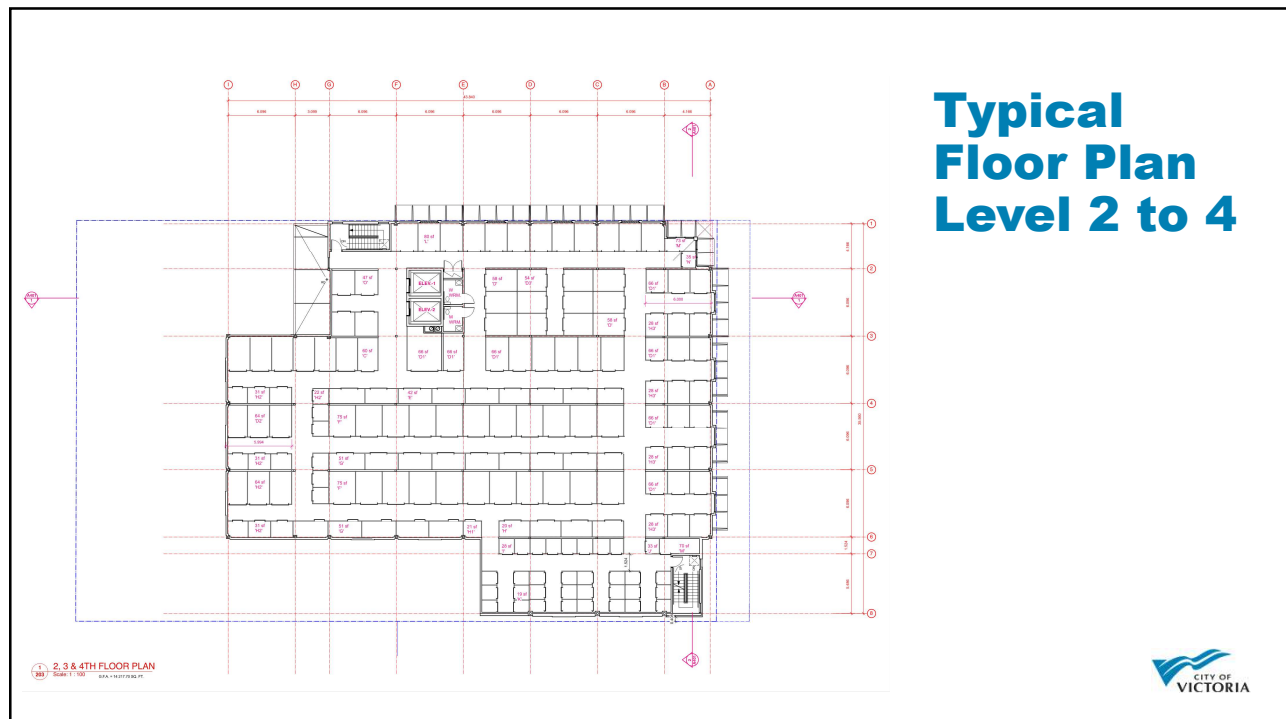
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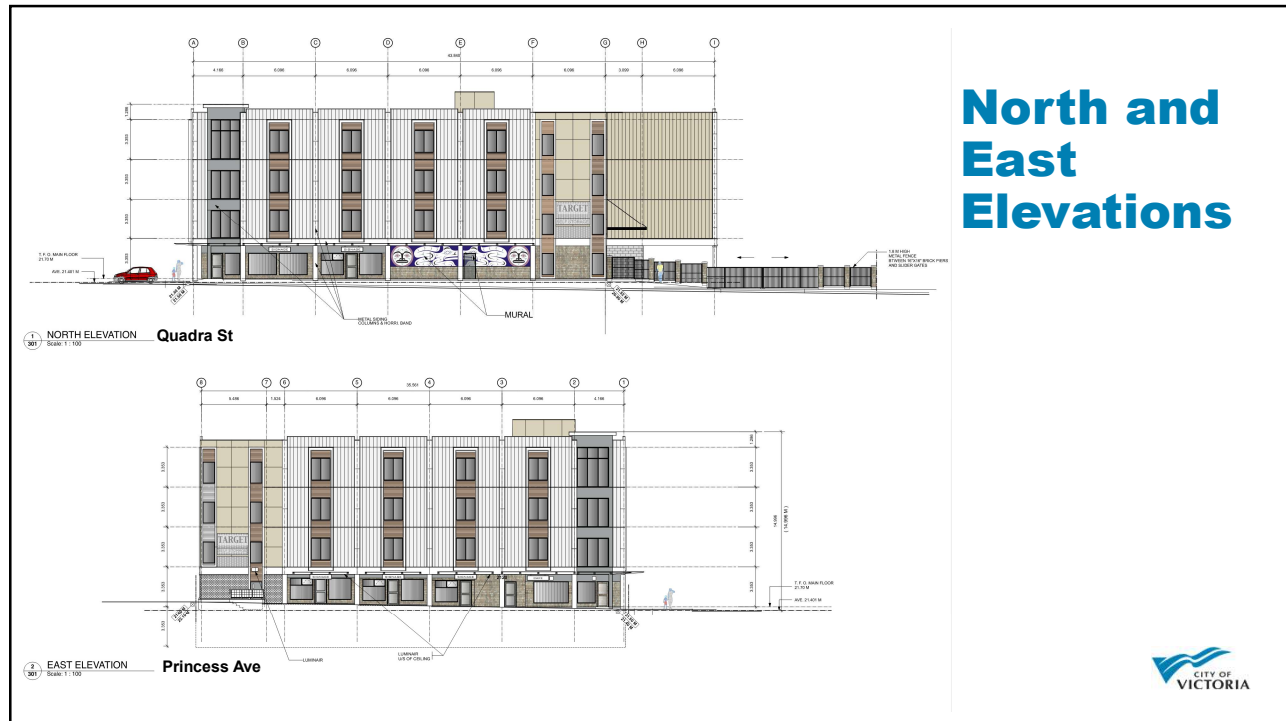
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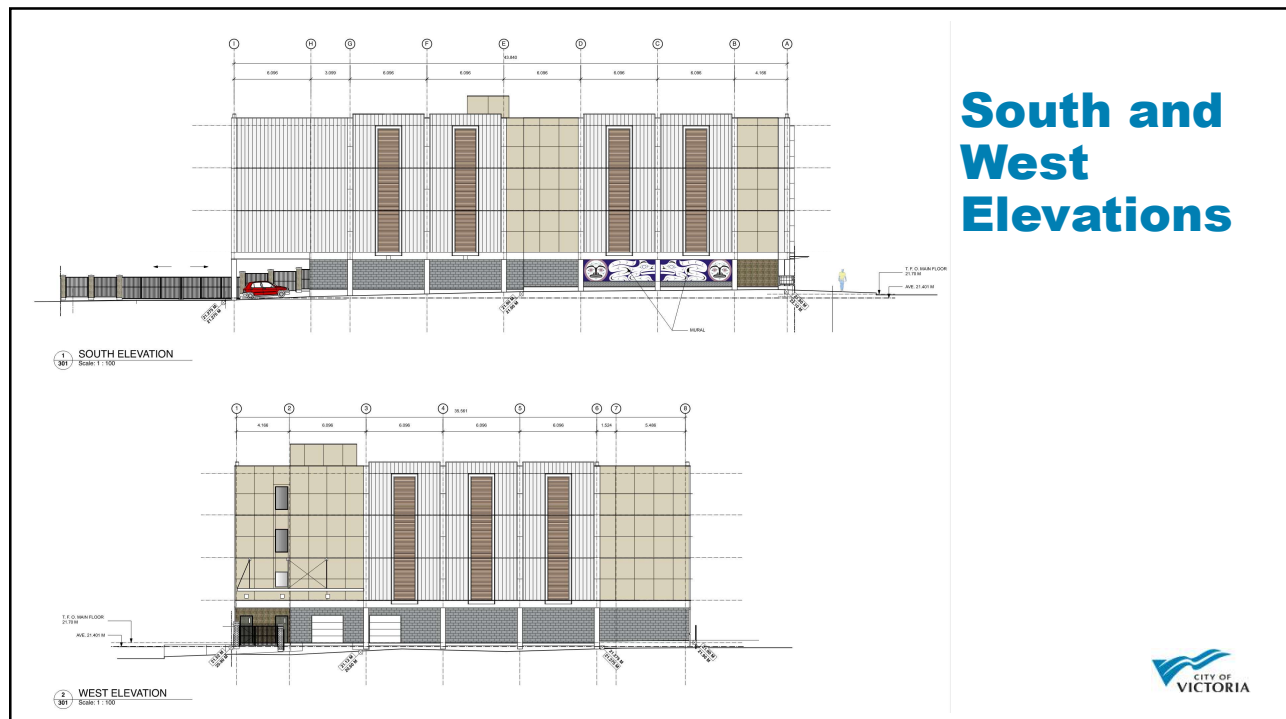
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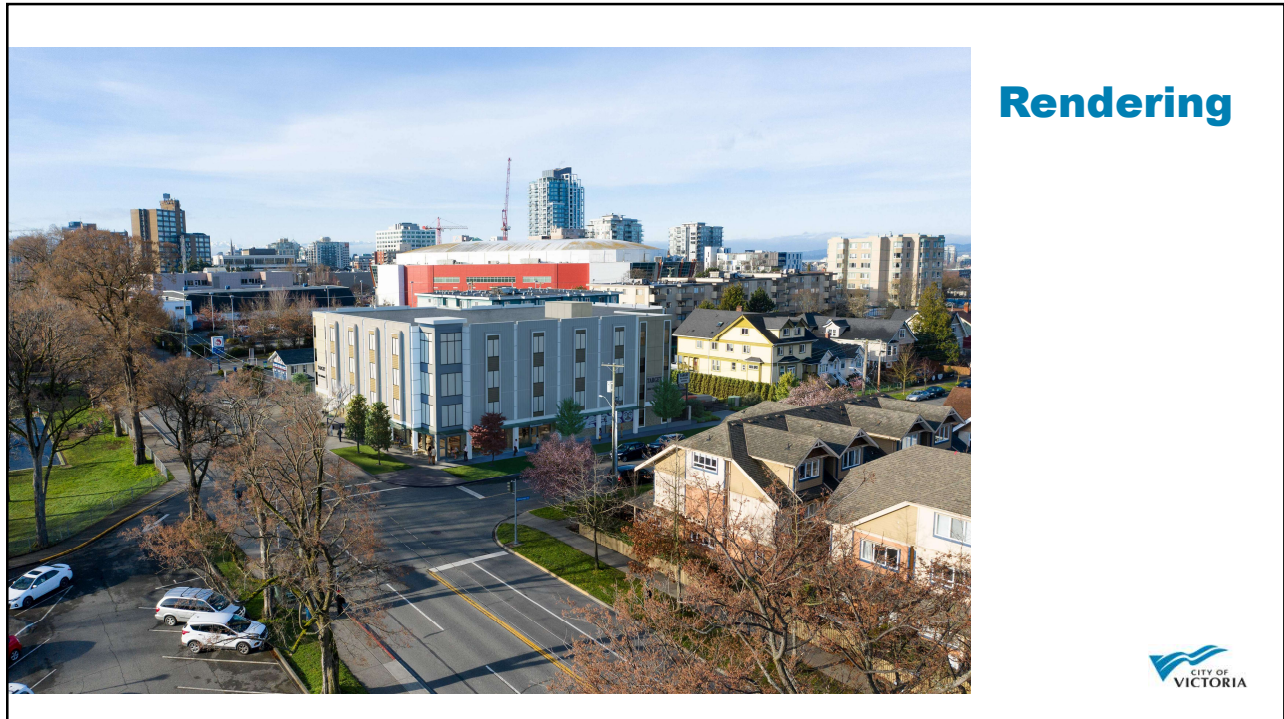
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**View looking
north on
Quadra St**

17 COMMITTEE OF THE WHOLE | APRIL 28, 2022



17



**View looking
east on
Princess Ave**

18 COMMITTEE OF THE WHOLE | APRIL 28, 2022



18



Rendering

19 COMMITTEE OF THE WHOLE | APRIL 28, 2022

