



alan **lowe** architect inc.

December 20, 2016

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

Attention: Mayor Helps and Council

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

Your Worship Mayor Helps and Councillors;

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Yours truly,

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

Alan Lowe, MAIBC  
Alan Lowe Architect Inc.