



Planning and Land Use Committee Report

For the Meeting of January 14, 2016

To: Planning and Land Use Committee **Date:** December 18, 2015

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

Subject: Development Variance Permit No. 000158 for 950 Rockland Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000158 for 950 Rockland Avenue in accordance with:

1. Plans date stamped September 18, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. parking requirements reduced from 1.3 parking stalls per dwelling unit to 0.66 stalls per unit;
 - ii. bicycle storage requirements reduced from 1 storage space per dwelling unit to 0.49 storage space per unit.
3. That Council authorize staff to register a Section 219 Covenant on title in a form satisfactory to staff.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 922 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 recommendation for a Development Variance Permit Application for the property located at 950 Rockland Avenue. The proposal is to reduce the parking requirements from one required parking stall to zero following the transformation of a resident amenity space on the fifth floor of the building into a residential suite.

The following points were considered in assessing this Application:

- The Application is generally consistent with the Official Community Plan (OCP) Design Guidelines for Development Permit Area 14: Cathedral Hill Precinct.
- The requested vehicle and bike parking variance is minor in nature, will have minimal impact and is offset by the addition of a publicly accessible bicycle repair station.

BACKGROUND

Description of Proposal

The proposal is to reduce the parking requirements for the property so that one residential unit may be added within the existing building. The proposed variances are related to:

- Schedule C Section 16.A. 11(c) – parking requirements reduced from 1.3 parking stalls per dwelling unit to 0.66 stalls per unit
- Schedule C Section 17(2) – bicycle storage requirements reduced from 1 storage space per dwelling unit to 0.49 storage spaces per unit.

Sustainability Features

As indicated in the applicant's letter dated August 21, 2015, the following sustainability features are associated with this Application. To compensate for not adding an additional bicycle storage space, the applicant plans to provide a public bicycle repair station outside of the building. The applicant will supply the following items at the station:

- a bike mount
- eight repair tools attached to cables
- an air pump
- single bike rack.

The bicycle amenities are designed to be vandalism and theft resistant, would be located by the front entrance of the building and adjacent to the public sidewalk along Rockland Avenue. The location of 950 Rockland Avenue lends itself well to bike traffic and commuters entering and exiting the Downtown.

Existing Site Development and Development Potential

The site is presently developed as a four- storey multiple-dwelling apartment building with a standing height of 13.1m. The building has a total 40 residential units. There are 27 existing vehicle parking stalls and 20 bicycle stalls available on site.

Data Table

The following data table compares the proposal with the existing CHP-R3 Zone, Cathedral Hill Precinct. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify an existing non-conformity.

Zoning Criteria	Proposal	Zone Standard CHP-R3
Site area (m ²) - minimum	1,962.0	920.0
Site area per unit (m ²) - minimum	56.0	37.0
Number of units - maximum	41	-
Density (Floor Space Ratio) - maximum	1.5**	1.2 to 1.0
Total floor area (m ²) - maximum	2952.0**	2354.4
Lot width (m) - minimum	-	-
Height (m) - maximum	13.1	16.0
Storeys - maximum	4	5
Site coverage % - maximum	41%	24%
Open site space % - minimum	19%	30%
Number of dwellings units in an attached dwelling	-	-
Separation space between buildings (within the site) (m) - minimum	-	-
Setbacks (m) - minimum Front (Rockland Ave) Rear Side (north) Side (south)	7.6 12.6 5.5 4.0	9 - - -
Parking - minimum	27*	41
Visitor parking (minimum) included in the overall units	-	-
Bicycle parking stalls (minimum)	20*	21

Relevant History

The property located at 950 Rockland Avenue received a parking variance in 2012 to allow a relaxation of the required 1.3 parking spaces to 0.67 parking spaces per dwelling unit. This resulted in a reduction of 54 parking stalls to 27 stalls.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on October 5, 2015, the Application was

referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Development Permit Area (DPA) 14: Cathedral Hill Precinct

The *Official Community Plan* (OCP) identifies this property within DPA 14, Cathedral Hill Precinct. The proposal is generally consistent with the objectives of the OCP and design guidelines of DPA 14 because it intensifies multi-unit residential growth within the confines of an existing building envelope. The proposal directs growth into an area close to the amenities of the Downtown. The building's location is in close walking proximity to numerous bus stations thus reducing the residents' reliance on personal vehicle transportation and lowering the demand for off-street parking. The proposal also assists in meeting the OCP objectives related to active transportation through the provision of a publicly-accessible bicycle repair station and bicycle rack.

Maintenance Covenant

It will be important that the public bike repair station is kept in good repair. Staff recommend that a Section 219 Covenant be registered on title requiring the property owner to maintain the equipment to ensure its functionality in perpetuity.

CONCLUSIONS

The proposed work to transform an existing amenity space into a residential suite at 950 Rockland Avenue is generally consistent with relevant City policies and guidelines. The layout of the existing parking stalls on site would not allow for the addition of another parking stall that could meet the current stall size requirements of the *Zoning Regulation Bylaw*. The applicant proposes to compensate for not adding one additional vehicle stall nor one additional bicycle storage space by building a publicly-accessible bicycle repair station outside of the building and installing a public bicycle rack that would accommodate one bicycle.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 000158 for the property located at 950 Rockland Avenue.

Respectfully submitted,



Adrian Brett
Heritage Planner
Community Planning

am


Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

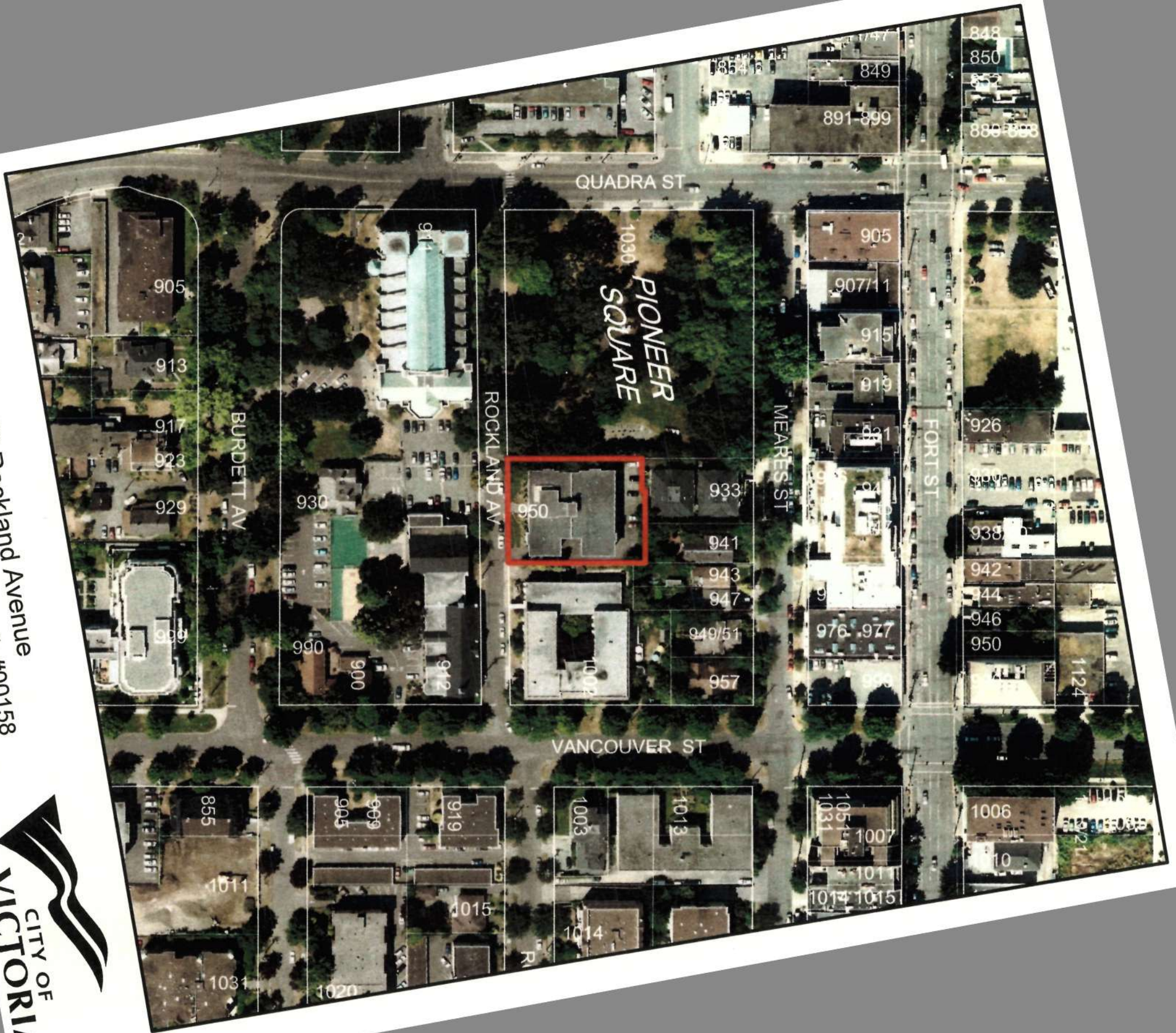
Date:


December 30, 2015

List of Attachments

- Subject map
- Letter from applicant date-stamped September 18, 2015
- Consent letter regarding Section 219 Covenant date-stamped December 18, 2015
- Plans date-stamped December 18, 2015.





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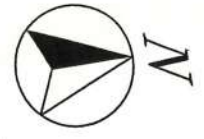
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VANCOUVER ST

BURDETT AV



950 Rockland Avenue
Development Variance Permit #00158





August 21, 2015

Mayor and Council
City of Victoria – City Hall
1 Centennial Square
Victoria, British Columbia
V8W 1P6



Re : Request for Development Variance

To Mayor Fortin and Council,

The current owner of the multi-dwelling residential property at 950 Rockland Avenue in Victoria, British Columbia is applying for a development permit to relax the parking requirements to transform an amenity space on the 5th floor into a residential suite.

The building was built in 1964. The property is zoned for CHP-R3. The uses permitted in this zone include dwelling units and dwelling unit accessory uses. The Zoning By-Law (Part 3.3, art.2) requires that a residential unit be no smaller than 33m². The off-street parking requirement, as per Schedule C (art. 16.11.b), requires 1.3 parking stalls per residential unit.

The proposed unit is 56m². We are requesting a relaxation of the off-street parking requirements, outlined in Schedule C so as to not add any additional parking stalls on site. We are requesting this based on the following:

1. **Existing building:** the layout of the existing parking stalls on site does not allow for the addition of a parking stall that would meet all of the requirements of the current Schedule C in terms of stall size, clearance to adjacent structures and setbacks from the property lines. The addition of a stall on this site would not comply with the requirements of Schedule C.
2. **Previous parking/bike upgrades :** The original parking lot already received a relaxation from 1.3 spaces to 0.67 spaces per dwelling units in 2012, resulting in a reduction of 52 parking stalls to 27 stalls. This relaxation allowed us to convert 2 of the existing 29 stalls into a secure and covered bicycle parking (Class 1) area.

VANCOUVER

WINNIPEG

MONTREAL

460, rue Sainte-Catherine, O., bureau 606, Montréal, Québec, H3B 1A7

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F. 514 735.8476

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3. **Proximity to public transit:** there are numerous bus lines, with frequent buses, within a five (5) minute walking distance from the building. These bus lines include numbers 6, 11, 14, 24, and 25.
4. **Proximity to the downtown core:** the property is located within walking distance of the downtown core and the access to necessities are within a ten (10) minute walk in each direction. The need for a car in this location is not necessary.
5. **Rental property:** the dwelling units in the building are all rentals. None of the dwelling units are owned. The average occupancy of one of the dwelling units is 2 to 3 years. The turnaround of the tenants is quite frequent.

To make up for not adding a stall, we are proposing the following:

1. Build a public bike repair station. The reason we find this to be the best option is because the tenants of the building do not seem to require extra parking nor bike stalls. This observation was based on a questionnaire (see attached: Questionnaire) we sent to the owner.

The location of 950 Rockland lends itself well to a pit stop for incoming/outgoing bike traffic from Oak Bay, Cadboro Bay and even James Bay or for anyone in the neighborhood. It is a place where cyclists can fill up on air or tighten their bearings before they head home. The station is intended to promote a more sustainable form of transportation for the tenants as well as the public. It ensures a safe, convenient and attractive mode of transportation which can be enjoyed by everyone. The bike maintenance station would include the following:

- A bike mount to hoist and repair
- 8 tools attached to cables
- An air pump
- A single bike rack

The above mentioned items would be secured/mounted on a 4" thick concrete pad. They are vandalism and theft resistant and would be located by the front entrance adjacent to the sidewalk.

2. Install additional public rack for six bikes

Based on the above noted information, we would like to request a minor variance to Schedule C, to allow for an additional dwelling unit without an additional parking stall. We would replace this parking stall with a public bike maintenance station.

Date : 20 August 2015

Reference : BC-1166

I am available at your convenience to discuss the above and respond to any comments or questions you may have.

Best regards,

A handwritten signature in dark ink, appearing to read 'Patrick Schilling', with a large, stylized flourish extending from the end.

Patrick Schilling

Architect + Principal

Architect AIBC AIA MRAIC LEED AP BD+C

Attachments:

1. Questions Submitted to Landlord/Property Manager

Questionnaire Submitted to Property Manager, with answers:

- 1) What is the current demand for parking on the property?

The current parking demand has been low. There are currently 10 out of 28 parking stalls being used as most tenants here do not own cars.

- 2) How many vehicles are owned/used by residents of the property?

Out of the vehicles parking here, we have 9 vehicles owned by residents and one vehicle that is owned by someone who does not live at the building.

- 3) Is there demand for more bicycle parking?

There is not a need for additional bicycle parking.

- 4) How many bicycles are owned/used by residents of the building?

Only 7 of the 20 resident bicycle parking stalls are currently in use.

- 5) How many units will there be on the property?

There will be 41 units. In 2012 the council authorized a relaxation from 1.3 spaces to 0.67 spaces per dwelling, resulting in a reduction from 52 to 27 stalls.

- 6) What have been the comments from nearby properties regarding the additional requested variance?

Our neighbours include Christ Church Cathedral & School and the vacant building next door (formerly the senior's home) thus there has not been much response to the change.

Viscount Manor Holdings Ltd.
330-1639 West 2nd Ave.
Vancouver, BC
V6J 1H3

December 11, 2015

Re: BC-1166, 950 Rockland DP application

To: City Of Victoria,

Please accept this letter as commitment from the owner of the above property that, pending a successful development permit application, they will register a Section 219 Covenant on title that indicates the owner will maintain the Public Bike Repair Station equipment.

Regards,



Andrew Rennison

Director and signing officer

Viscount Manor Holdings Ltd. and Pacific Cove Island Properties Ltd.





950 ROCKLAND AVENUE

Victoria, British Columbia

Tenant Improvements (Rooftop Sunroom)

CODE:

THE LATEST VERSION OF THE BRITISH COLUMBIA BUILDING CODE APPLIES TO THIS PROJECT.

DISCREPANCY:

Group A2 Assembly Occupancy (Art. 3.1.2.1)

The building is an existing structure, built in 1964, not sprinklered and built of non-combustible materials. It is 4 stories high and 2,852m² (31,281sq) in area.

There is a fire separation between this space and the Group C (Restaurant) Occupancy below (Art. 3.1.3.1). This fire separation is required to have a 1 hour fire-resistance rating (Art. 3.1.3.1). Any penetration of this separation will need to be properly protected (Art. 3.1.3.1.2).

AREA:

Total gross area of the Group A2 space (to exterior face of envelope): 55,5m² (598sq)

Total net area of the Group A2 space (to interior face of envelope): 43,8m² (470sq)

Occupant load (Art. 3.1.7.1):

Accessory Use: 55,5m² (598sq)
Occupant load: 1.85 (one per person) (3.1.7.1) - 30 people

Proposed Use: 55,5m² (598sq)
Proposed Occupant Load: 3 persons per seating unit - 2 people
Total Occupant Load: 6 people (Art. 3.1.7.1)

6.7m² per person (185sqm seating)
Single door provided - 1500mm width: 100 persons

Door and window (Art. 3.1.8.2)

Maximum distance of door and window to be 5m.

Door (Art. 3.1.8.1.1)

Doors that swing in a direction shall swing in the direction of travel to exit.
Exterior door lock (Art. 3.1.8.1.2)

An egress door is an access to exit serving a specified use area is permitted to be equipped with a locking device that can be released either locally or remotely.

Exit signs (Art. 3.1.8.1.3)

Every exit door shall have an exit sign placed over or adjacent to the door.

Exit sign illumination (Art. 3.1.8.1.4)

The exit sign shall be visible from the exit approach, have legible lettering for the word "exit" and be illuminated continuously while the building is occupied.

The intent is to comply to as many of the current 2000 requirements as possible. For accessibility and feasibility reasons, some will not be followed.

CONTEXT PLAN



950 ROCKLAND AVENUE

SITE PLAN



EXITING/EGRESS PLAN



EXITING PLAN

PROJECT DESCRIPTION:

TRANSFORMATION OF AN EXISTING AMENITY SPACE, LOCATED ON THE ROOF, INTO A RESIDENTIAL UNIT. THE EXISTING MULTI-UNIT BUILDING WAS CONSTRUCTED IN 1964.

THE CURRENT USE OF THIS SPACE IS MULTIPLE-UNIT RESIDENTIAL USE. THE USE WILL BE CHANGED TO RESIDENTIAL.

THERE IS NO WORK PROPOSED ON THE EXTERIOR OR ENVELOPE OF THIS SPACE.

PROJECT ADDRESS:

950 Rockland Avenue
Victoria, British Columbia
V8T 2G6

LEGAL DESCRIPTION:

Municipal Short Legal:
Lot 1 of Lot 205, VICTORIA, PLAN 17100

BCA Short Legal/Long Legal:
Lot 1 of Lot 1705 VICTORIA,
Lot 1 PLAN 17100 VICTORIA

ZONING:

The zoning is CMR-B3, Commercial Mid-Rise District. Except as provided in this plan, all uses are subject to the bylaws for zones B3-1 and B3-2 Zone, Multiple Dwelling District.

MINOR VARIANCE:

Request is made for a relaxation of the off-street parking requirements, required in Zone B3-1. It is requested that the variance be granted.

There are currently 27 parking stalls on site, 9 of these are being used by residents and 1 is being used by a non-resident. There are currently 25 Class 1, single parking stalls in the east as well as 6 Class 2 bicycle parking stalls in the front.

PROJECT STATISTICS

Site Area:	1,352m ² (29,122sq)
Total Floor Area:	2,912m ² (31,281sq)
Floor Space Ratio:	1.55 (existing)
Site Coverage (35):	41% (existing)
Open Site Space (35):	13% (existing)
Height:	13.1m (43'-0") (existing)
Number of Storeys:	5 (existing)
Number of Dwelling Units:	41 (proposed)
Parking Spaces:	27 (existing)
Single Parking (Class 1):	25 (existing)
Double Parking (Class 2):	2 (existing)
Front Yard Setback:	3.6m (12'-0") (existing)
Rear Yard Setback:	17.5m (57'-4") (existing)
Side Yard Setback:	2.5m (8'-0") (existing) on east 4.0m (13'-2") (existing) on west

IMAGES



PHOTO 1 - AMENITY ROOM



PHOTO 2 - OVERALL BUILDING VIEW



PHOTO 3 - BUILDING ENTRANCE

LIST OF DRAWINGS:

ARCHITECTURAL DRAWINGS	STATUS
ADD: EXIST. SPLIT	●
ADD: GENERAL NOTES	●
ADD: MATERIAL NOTES	●
ADD: SITE PLAN	●
ADD: DEMOLITION, CONSTRUCTION & CEILING PLAN	●

PROJECT TEAM

CLIENT	ARCHITECT
Primer Investments 101 - 1851 West Broadway Vancouver, British Columbia V6J 1G5 Project Manager: Dave Brown P: 604.813.3507 E: d.brown@primerinvestments.com	Thaden Architecture + Design 1640 W 10th Avenue Vancouver, British Columbia V6J 1G5 Project Manager: Kendra Kelling P: 778.550.1155 ext. 2001 E: k.kelling@thaden.ca

Received
City of Victoria

DEC 18 2015

Planning & Development Department
Development Services Division

Original Submission

Received Date:
September 16/15

1. SITE PLAN	2. EXIST. SPLIT
3. GENERAL NOTES	4. MATERIAL NOTES
5. SITE PLAN	6. DEMOLITION, CONSTRUCTION & CEILING PLAN

Project Report

Meeting/Review Report

Form

950 ROCKLAND AVENUE
TENANT IMPROVEMENT
950 Rockland Avenue
Victoria, British Columbia
V8T 1G7

THEODORUS
ARCHITECTURE + DESIGN

Project Number: BC-1166

Sheet No: A-001

DATE: 9/15/15

Scale: 1/8" = 1'-0"

Author: A-001

2.1. LINPA SEQUENCES

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* U.S. DEPARTMENT OF COMMERCE

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LAWRENCE J. HARRIS

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David M. Allen

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a, British Columbia

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project number BC-1166

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A-002

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City of Victoria

DEC 18 2015

Planning & Development Department
Development Services Division

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City of Victoria

DEC 18 2015
Planning & Development Department
Development Services Division

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• **WORLD REPORT** THE CONVENT ON VIOLATION OF RIGHTS AND FREEDOMS OF INDIVIDUALS, WHICH PROVIDES FOR A MECHANISM FOR THE PROTECTION OF HUMAN RIGHTS, WAS ADOPTED BY THE GENERAL ASSEMBLY OF THE UNITED NATIONS ON 18 DECEMBER 1993.

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3. DRAFTS AND LATEST SUBJECTS INFORMATION AND PAST PASTORAL RECORDS.

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4. PROPOSED REPAIRS: PLACE 1.000 SQUARE MILLIMETER, 40,000 PSI STRENGTH, 15% MIN. AIR ENCAPSULATED CONCRETE OVER EXISTING 1.000 SQUARE MILLIMETER, 40,000 PSI STRENGTH.
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AND THE ASSOCIATION OF INFORMATION SCIENTISTS

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7 PART LISTS FOR ALL MISSING ISSUES. TO BE CONTINUED ON THE
8 BACK OF THIS CARD. PLEASE PRINT NAME AND ADDRESS OF THE
9 PERSON TO WHOM THE PARTS ARE BEING SENT.

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4. PSYCHIC - LOGIC
 The following are the various components of the psychic logic:

[illegible][illegible]

1.2. DRYER AND LATE ARE NOT SYSTEM ROAD VEHICLES WITH 0-20 MPH LIMIT OPERATING IN THE REGION.

1.3. TRAIL OF TILES AND -SILLS IN MOUNTAINOUS AREA FORM BROAD WASHES

12. KATZ, G. F. 1963. BONDING IN ACCORDANCE WITH AUSTIN'S LAW. *MACROMOL. REV.* 1:1-27. AND
KATZ, G. F. 1965. *THEORY OF POLYMERIZATION*. JOHN WILEY, NEW YORK.

1. RETURN TO CHARGES FOR INDICATION OF PENDING MATTERS. (1)
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9. RETURN TO CHARGES FOR INDICATION OF PENDING MATTERS. (1)
10. RETURN TO CHARGES FOR INDICATION OF PENDING MATTERS. (1)

1. *Journal of the American Medical Association*, 1977; 237: 1000-1001.

1. ¹H NMR (400 MHz, CDCl₃) δ: 7.25 (d, 2H, H_A and H_B), 6.95 (d, 2H, H_C and H_D), 6.75 (d, 2H, H_E and H_F), 6.55 (d, 2H, H_G and H_H), 6.35 (d, 2H, H_I and H_J), 6.15 (d, 2H, H_K and H_L), 5.95 (d, 2H, H_M and H_N), 5.75 (d, 2H, H_O and H_P), 5.55 (d, 2H, H_Q and H_R), 5.35 (d, 2H, H_S and H_T), 5.15 (d, 2H, H_U and H_V), 4.95 (d, 2H, H_W and H_X), 4.75 (d, 2H, H_Y and H_Z), 4.55 (d, 2H, H_{AA'} and H_{BB'}), 4.35 (d, 2H, H_{CC'} and H_{DD'}), 4.15 (d, 2H, H_{EE'} and H_{FF'}), 3.95 (d, 2H, H_{GG'} and H_{HH'}), 3.75 (d, 2H, H_{II'} and H_{JJ'}), 3.55 (d, 2H, H_{KK'} and H_{LL'}), 3.35 (d, 2H, H_{MM'} and H_{NN'}), 3.15 (d, 2H, H_{OO'} and H_{PP'}), 2.95 (d, 2H, H_{QQ'} and H_{RR'}), 2.75 (d, 2H, H_{SS'} and H_{TT'}), 2.55 (d, 2H, H_{UU'} and H_{VV'}), 2.35 (d, 2H, H_{WW'} and H_{XX'}), 2.15 (d, 2H, H_{YY'} and H_{ZZ'}), 1.95 (d, 2H, H_{AA''} and H_{BB''}), 1.75 (d, 2H, H_{CC''} and H_{DD''}), 1.55 (d, 2H, H_{EE''} and H_{FF''}), 1.35 (d, 2H, H_{GG''} and H_{HH''}), 1.15 (d, 2H, H_{II''} and H_{JJ''}), 0.95 (d, 2H, H_{KK''} and H_{LL''}).

[illegible]

2. THE STUDY

2. CUB TEANES IN ACCORDANCE WITH CUBAN MANUFACTURE REGULATIONS FOR NEW CIGARS IN THE NEW CUBAN CIGAR FACTORY

THESE RESULTS
INDICATE THAT THE
EFFECTS OF THE
TREATMENT ARE
NOT SIGNIFICANTLY
DIFFERENT FROM
THOSE OF THE
CONTROL GROUP.

15. RESEARCHER'S NAME _____
ADDRESS _____
CITY _____
STATE _____
ZIP _____

1. **WATER QUALITY AND QUALIFIED WFO MEMBERS** THE ON-PAUSE PROGRAM

SECRET
REF ID: A66542

3. HIT ADDITION: INJECTION CURED ADHESIVE ELECTRICAL INSULANT, FILLER, PRIMER AND SEALER. SELECT A CR PATENT, MAGNETIC BALL, AND
4. CR NOT CORRECTED ACCEPTANCE, ADHESION TO P, AND SPACE
5. CRF ADHESIVE, INJECTION BALL, M-1000 (1:1) FROM 100% INJECTION
6. INJECTION SUCH AS RECEIVED 100% FILLER, AND ADHESIVE FROM 12
7. FROM THERMAL CR CRYSTALLINE FROM THIS CRF AND A 100%

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1. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
2. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
3. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
4. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
5. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
6. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
7. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
8. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
9. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)
10. *Phragmites australis* (Cav.) Trin. ex Steud. (Common reed)

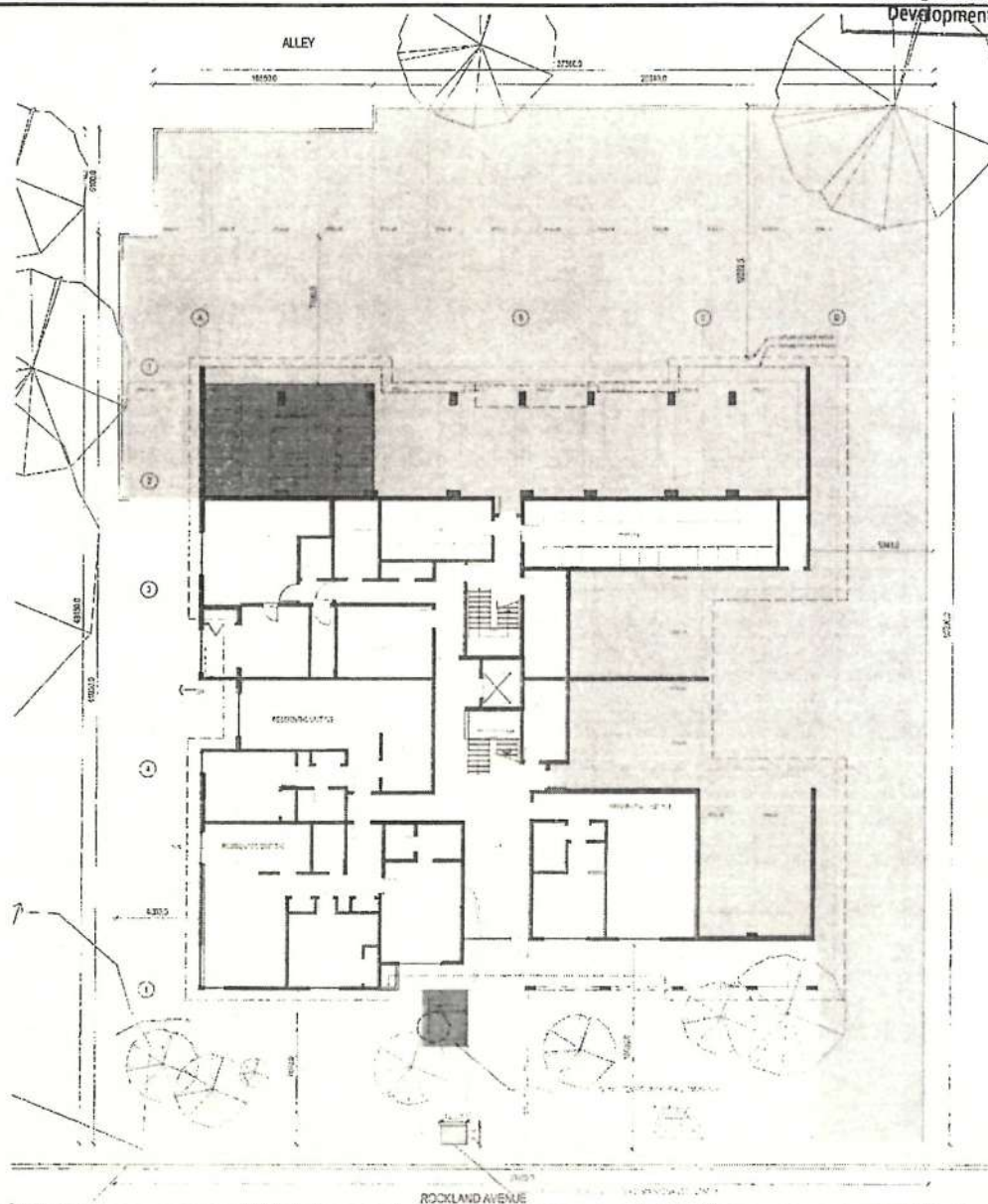
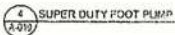
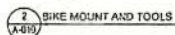
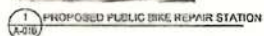
[illegible][illegible]

4. REPORTING AGENCY: (NAME, ADDRESS AND PHONE NUMBER) _____

5. MAIL DESIGNED TO RECEIVE MAIL FOLDING SHALL BE PROVIDED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

[illegible]

2.0. *STREPTOCOCCUS MELITENSIS* 10718



THROBAC

Model No. T-100

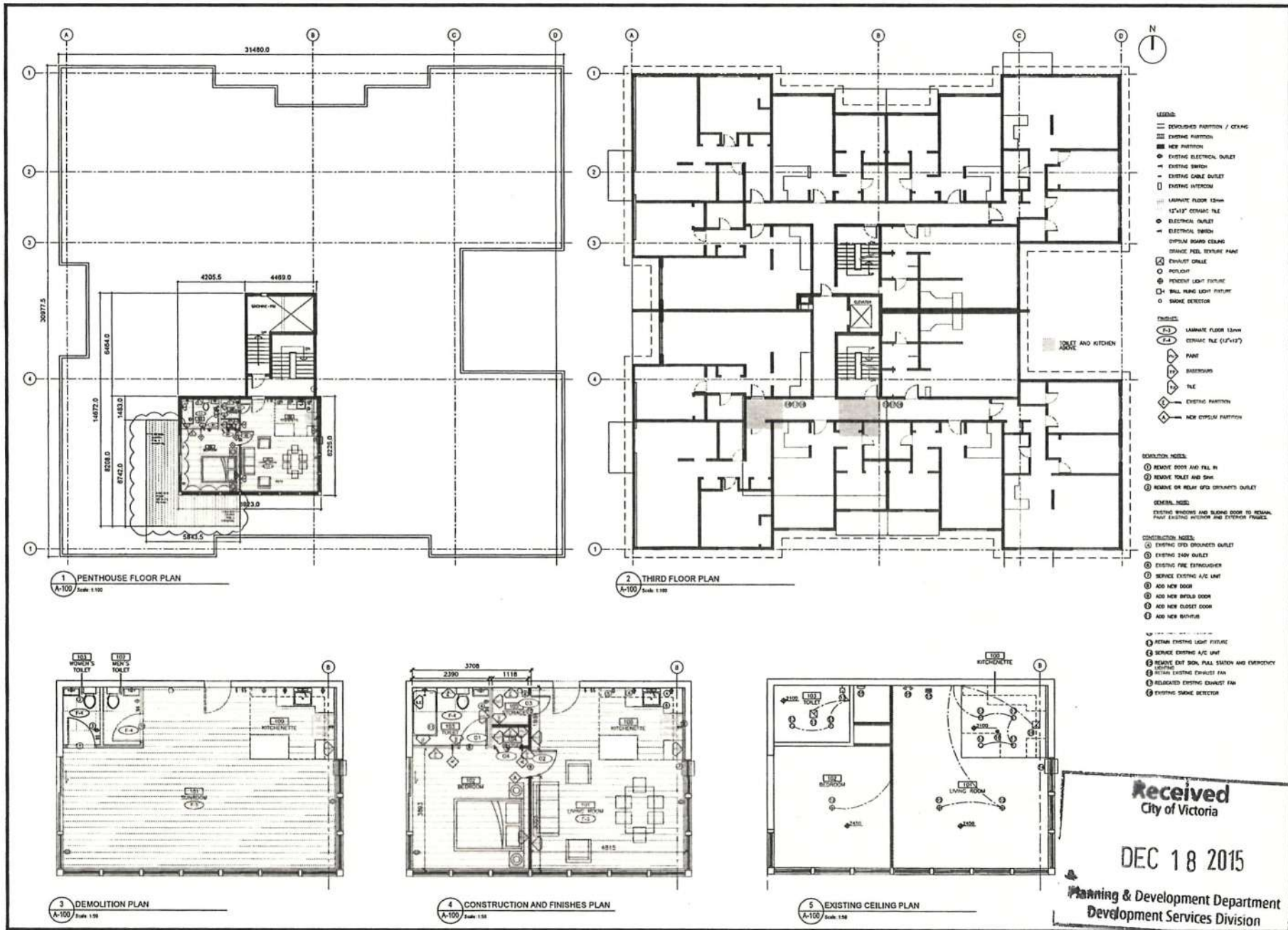
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Serial No. T-100-1

BC-1189

A-010

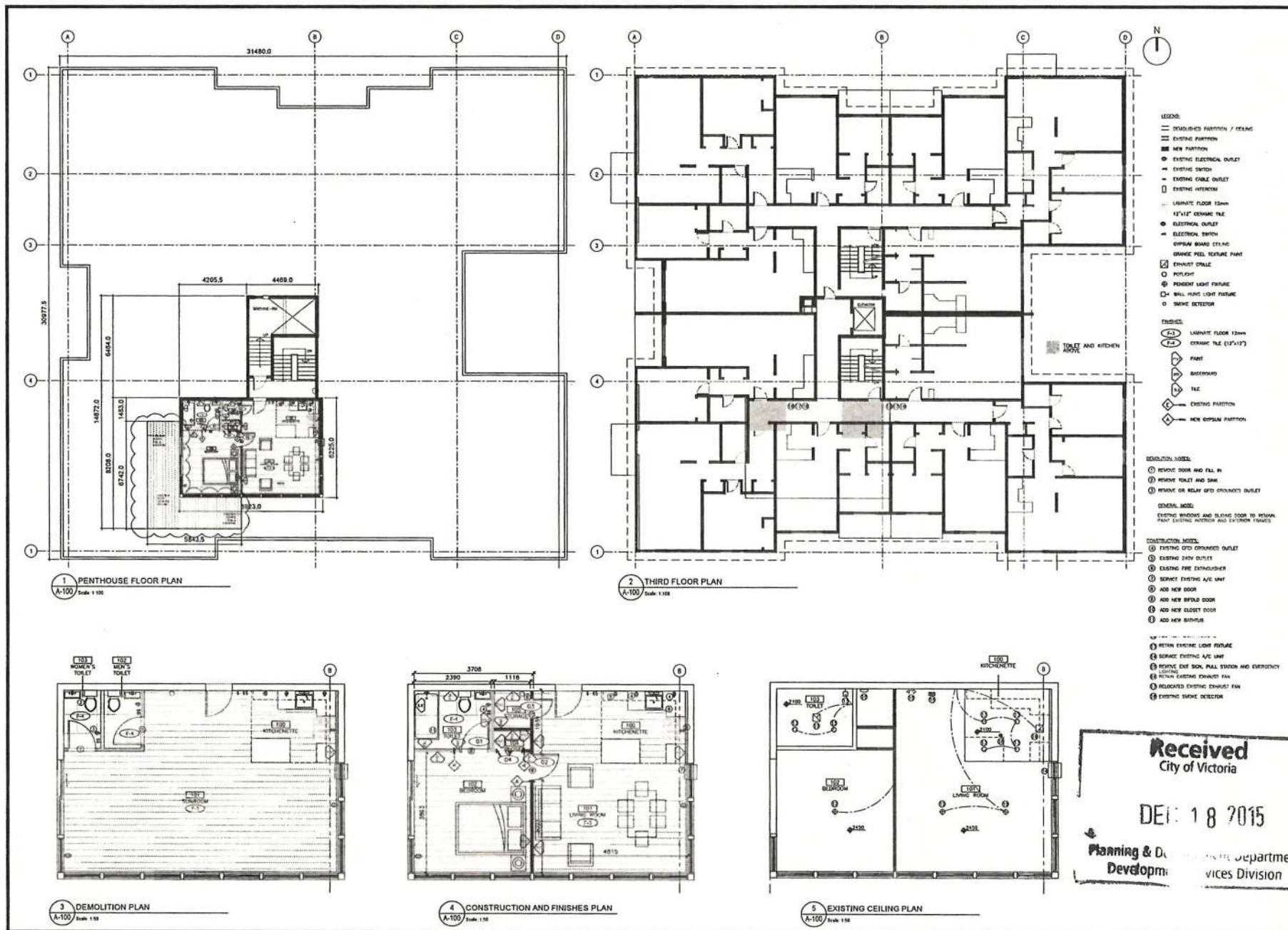
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950 ROCKLAND AVENUE
TENANT IMPROVEMENT
950 Rockland Avenue
Victoria, British Columbia
V8H 1G7

THURDEAU
ARCHITECTURE+DESIGN
1
Project number BC-1166
Date of construction CONSTRUCTION & FINISHES
CEILING PLAN
Scale: 1/4" = 1'-0" (if needed) number
Sheet: 11 of 11
Drawn by: [Signature]
Checked by: [Signature]

Received
City of Victoria
DEC 18 2015
Planning & Development Department
Development Services Division



Project Manager	
Architect/Design Engineer	
Engineer	
950 ROCKLAND AVENUE TENANT IMPROVEMENT 950 Rockland Avenue Victoria, British Columbia V8H 1G7	
Received City of Victoria DEI: 18 2015 Planning & Development Department Services Division	
Project Number	BC-1166
Scale	A-100
Drawn by	PH
Checked by	PH