



Planning and Land Use Committee Report

For the Meeting of June 25, 2015

To: Planning and Land Use Committee **Date:** June 11, 2015

From: Leanne Taylor, Planner, Development Services Division

Subject: Development Permit with Variances Application No. 000388 for 80 Saghalie Road

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 with Variances Application No. 000388 for 80 Saghalie Road in accordance with:

1. Plans date stamped March 13, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 10.42.27 - Increase the allowable maximum floor area for Commercial use from 190.00m² to 938.40m²;
 - b. Part 10.42.31 - Reduce the minimum required open site space from 50% to 45%;
 - c. Part 10.42.32 - Allow commercial uses on all floors rather than only the ground floor;
 - d. Part 10.42.34 (a) - Allow required parking to be located on-site rather than being enclosed;
 - e. Schedule C, Section C(5) - Reduce the required number of parking stalls from 14 to 8.
3. Register a legal agreement on title to limit the commercial use of the buildings and guarantee the future removal of the trailers within 15 to 20 years to the satisfaction of staff.
4. Final plans in to be accordance with the plans identified above the satisfaction of the staff."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official 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 920(8) 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 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 recommendations for a Development Permit with Variances Application for the property located at 80 Saghalie Road. The proposal is to permit an existing office building on-site and to subdivide the lands.

The following points were considered in assessing this Application:

- the proposal is inconsistent with the *Songhees Policy Plan and Design Guidelines 2008*, however, the existing office building and parking lot are temporary
- the existing site office building was installed on the subject property in 2006 to function as development and construction site offices and still remain on-site
- the applicant would like to keep the office building on the subject parcel to support the build-out of the project and, therefore, the building would have to be regulated as a permanent building rather than a temporary building
- the applicant would also like to subdivide Bayview Lot B (parent parcel) into two parcels, which requires Council approval
- the variances are related to increasing the total floor area of the commercial use and allowing the commercial use on all floors, reducing the minimum required open site space, reducing the total required number of parking spaces from 14 to 8 and allowing the parking to be unenclosed on-site.

BACKGROUND

Description of Proposal

The proposal is to permit an existing office building (prefabricated trailers) and to subdivide the lands.

The proposed variances are related to:

- increasing the allowable maximum floor area for Commercial use from 190m² to 938.40m²
- reducing the minimum required open site space from 50% to 45%
- allowing commercial use on all floors rather than contained only on the ground floor
- allowing the required parking to be surface parking rather than enclosed
- reducing the required number of parking spaces from 14 to 8.

Sustainability Features

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

Active Transportation Impacts

The applicant proposes the following features which support active transportation:

- six bicycle spaces (3 Class 1 and 3 Class 2).

Existing Site Development and Development Potential

The site is presently occupied by an existing office building and the remainder of the site is undeveloped. The maximum density (Floor Space Ratio) permitted on the site is 0.72:1 and could be developed as multiple dwellings, commercial and live-work.

Data Table

The following data table compares the proposal with the SSR Zone, Saghalie Road District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard SSR Zone
Site area (m ²) - minimum	3842	3842
Density (Floor Space Ratio) - maximum	0.24:1	0.72:1
Total commercial floor area (m ²) - maximum	938.4*	190.0
Height (m) - maximum	6.99	17
Storeys - maximum	2	5
Location of commercial use	All Floors*	Ground floor only
Open site space % - minimum	45*	50
Setbacks (m) - minimum		
Front (north)	10.9	3
Rear (south)	12.1	10
Side (east)	12.3	3
Side (west)	19.2	6
Parking - minimum	8*	14
Parking location	Surface (unenclosed)*	Enclosed
Bicycle parking stalls (minimum)	6	3

Relevant History

The existing office building on the property was installed in 2006 as a site trailer for construction of Bayview Phase 1. Following completion of the project, the building was not removed and was converted to office uses and a sales centre in support of the Bayview project. The building improvements were carried out without Planning or Building Permit approvals from the City.

In August of 2014, Council passed a resolution to waive the application of the Clean Hands Policy for Planning Approvals for the site.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on April 19, 2015, the proponent met with the Victoria West CALUC. A letter from the CALUC 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 Hearing of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 13: Core Songhees. The existing building on-site was constructed without permit and without consideration of the *Songhees Policy Plan and Design Guidelines*.

The applicant recognizes that it may be challenging for the existing building to be considered consistent with the applicable Guidelines. Moreover, over the long term, it is the applicant's goal to develop the site with a new multi-unit residential building that is consistent with the *Zoning Regulation Bylaw* and the applicable design guidelines. As a result, the applicant is willing to enter into a legal agreement that indicates when the building would be removed from the site. The applicant is amenable to the following terms:

- The building shall only be used for a period of 15 years from the date of registration of the agreement on title.
- That after the 15-year term, the City may request that the owner remove the building from the lands within a one-year time frame, at the owner's cost.
- Notwithstanding the above, the Owner may, by notice in writing to the City's Director of Sustainable Planning and Community Development, not earlier than nine months and not later than six months prior to the expiry of the Term, request that the Term be extended for a further five-year period from the expiry of the Term. The Director will grant the Owner's request if the development is proceeding in a reasonably prudent manner.

Staff recommend that Council consider supporting the proposed terms as described above.

Regulatory Considerations

Parking Variance

A parking variance is required as the existing parking layout does not provide the required number of parking spaces in accordance with Schedule "C": Off-street Parking Regulations. The existing office building requires 14 parking spaces. There are currently eight on-site parking spaces that comply with the regulations and 14 parking spaces that do not meet the minimum size and layout standards and cannot be counted towards the on-site parking calculation, and therefore the requested variance is of a technical nature. Staff have no concerns with the parking variance as there is sufficient on-street and off-street parking

available in the area. Should these lands redevelop in the future, the parking variance would no longer apply.

Subdivision

The applicant proposes to subdivide the lot into two separate parcels. As there is no road frontage on Kimta Road, vehicle and emergency access would be provided by a long driveway adjacent to the E&N Railway and Kimta Road. From a site-planning perspective, this condition is not ideal, however, due to the constraints of the Railway Corridor and the slope of the site, this access road would provide access to parking garages and facilitate the required emergency access.

CONCLUSIONS

The applicant is requesting the approval of the existing site office and sales centre on the subject lands. The applicant is willing to enter into a legal agreement to ensure that the building will be removed after a period of 15 or 20 years. Ultimately, it is the applicant's intent to construct a new multi-unit residential building on the property that is consistent with the *Zoning Regulation Bylaw* and the applicable design guidelines within the *Official Community Plan*.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000388 for the property located at 80 Saghalie Road.

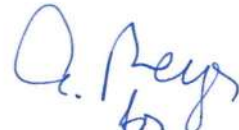
Respectfully submitted,



Leanne Taylor
Planner
Development Services Division



Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and
Community Development
Department



Andrea Hudson
Acting Director
Sustainable Planning
and Community
Development
Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

June 15, 2015

LT:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000388\DP DVP PLUC REPORT TEMPLATE1.DOC

List of Attachments

- Zoning map
- Aerial photo
- Letter from Victoria West Land Use Committee
- Letter from Focus Equities dated September 14, 2015
- Plans date stamped March 13, 2015.





80 Saghalie Road
Development Permit #000388



April 13, 2015



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

Attention: Alicia Ferguson, Secretary
Sustainable Planning and Community Development Department,
Development Services Division

Dear Alicia:

Re: Development Permit Application #000388 for Saghalie Road

On Thursday, April 19th, 2015, the Victoria West Community Association Land Use Committee met with the proponent of the above noted development permit application.

The Victoria West Land Use Committee has no objection to the requested variances.

Yours truly,


Doran Musgrove
Chair, Victoria West Land Use Committee

DM/css

June 3, 2015

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



Attention: Mayor and Council

Re: 80 Saghalie Road, Site Office Buildings, Development Permit Application with Variances

Dear Mayor Helps and Members of Council:

We are writing with regard to two upcoming Development Permit applications to permit subdivision of the subject parcel and to regulate the existing site office trailers, allowing them to remain in support of the ongoing build-out of the Bayview Place project.

Subdivision Application

The property at 80 Saghalie Road is part of the Bayview Place lands and received rezoning approval on October 24, 2013 to include seniors' housing as a permitted use on the eastern parcel, proposed Lot A. The subdivision will create the seniors' housing Lot A and retain the remnant Lot B for future mixed-use (multiple residential and commercial) development in accordance with the zoning. The preliminary plan of subdivision was submitted and reviewed during the rezoning process and was designed specifically to allow for the interim retention of the trailers on proposed Lot B to serve as the temporary site offices for the project.

Construction History

As background, the site office trailers were originally installed on the property in 2006 to function as the development and construction site offices when the initial Bayview One building was under construction. The buildings are composed of pre-fabricated trailers, assembled together to create the commercial office space.

Prior to installation, the project team engaged with the City of Victoria Planning and Building Department to seek direction on the necessary approvals and was advised that the City does not require Development Permits or Building Permits for such site office trailers. Applications for the required electrical and infrastructure services connection permits were submitted and issued by the City. The project's civil, structural and geotechnical engineers all provided input to the siting, layout and installation of the trailers on site. The trailers were installed on a concrete foundation to account for the sloped topography. The exterior of the trailers were clad in metal siding to present a high quality finish, to be commensurate with the Bayview Place development and respectful of the surrounding residential neighbourhood. This work to transform the previously used trailers into an attractive site office was advanced at significant expense to the project and was made in a concerted effort to be a good neighbor to the community while the project is under construction.

As the master developers of approximately 20 acres of land at Bayview Place, which includes the Bayview and Roundhouse properties, Focus Equities is responsible for ongoing build-out through a multi-phase development process. Accordingly, the site office trailers have been and will continue to be utilized to support overall development management as well as serving as a presentation sales centre for individual phases of the project, including Bayview One and Promontory. It is anticipated that the site office trailers will be required to support the build-out of the project over the coming years and that retention of the buildings in their current location would be less disruptive to the neighbourhood than relocating them around the site phase-by-phase. We believe Bayview Place is in a unique position relative to other development sites in Victoria in that the combined master plan includes at a minimum a further 8 future phases of construction. While we remain confident in the strength of Victoria's market, we

also know from past and current experience that the uptake or absorption of units is achieved at a slower pace than in other markets.

Required Approvals

We understand the City is now suggesting that the buildings be regulated as permanent buildings, rather than temporary buildings as was the intent and classification at original installation. We have been advised that the Development Permit applications referred to below are required.

There are two separate trailer assemblages, with the eastern building encompassing approximately 183 m² on the main floor and the western building encompassing approximately 267 m² on the main floor. The basement level includes approximately 487 m². The total gross floor area is approximately 914 m². Commercial use is permitted in the current zoning; the buildings do not exceed the permitted density of the zone; and the buildings are sited according to the zoning regulations. Attached for your information is documentation from RJC structural engineers with respect to the trailer assemblages.

Three Development Permit applications are submitted along with this letter. The first will allow subdivision of the property, resulting in a freestanding parcel for seniors' housing use on Lot A. The second DP application with variances will regulate the site office trailers on Lot B allowing them to remain as temporary buildings. The third DP Application allows for a parking variance, reducing the required parking spaces from 14 to 8 (note: the site presently provides 22 parking spaces, but only 8 conform to current City parking standards). The following variances are necessary to allow the existing trailers to remain as currently constructed:

- Vary the maximum amount of commercial floor area permitted in any one building from maximum of 190 m² to the amount as constructed.
- Vary the location of the commercial use from being limited to the ground floor of a building only to allow both ground floor and basement commercial use locations.
- Vary the requirement for parking to be enclosed to allow retention of the current surface parking area.
- Vary the minimum amount of Open Site Space to allow retention of the current surface parking area.
- Vary the parking requirement to 8 parking spaces instead of 14.

We note that the intent of the Songhees Hillside Urban Design Guidelines is to ensure a high quality neighbourhood setting and to regulate the form and character of permanent buildings and landscapes. The temporary trailers and the surrounding entry landscape are finished to a high quality, beyond that typical of other development sites and in keeping with the intent of the guidelines. However, as temporary buildings, they were not designed nor intended to meet the full spectrum of the Songhees Hillside Urban Design Guidelines.

Focus Equities is committed to advancing the Bayview Place development and achieving a positive community result, and asks that the Development Permit with Variances be granted to allow retention of the temporary buildings to serve the build-out of the project. The trailers were never intended to be permanent buildings and they will be removed when development of this portion of the site is advanced.

We have worked at length with staff in recent months to collaboratively reach a proposed resolution to this matter. A Section 219 Restrictive Covenant has been prepared and will be registered prior to advancement of the application to Public Hearing. The covenant limits the commercial use of the buildings to general office use related to real estate development, construction and marketing and as a show suite and discovery centre. The covenant also guarantees future removal of the trailers.

Respectfully,

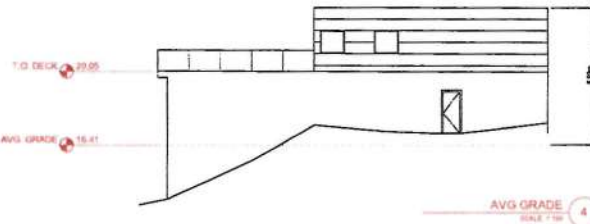

David Fullbrook
Focus Equities



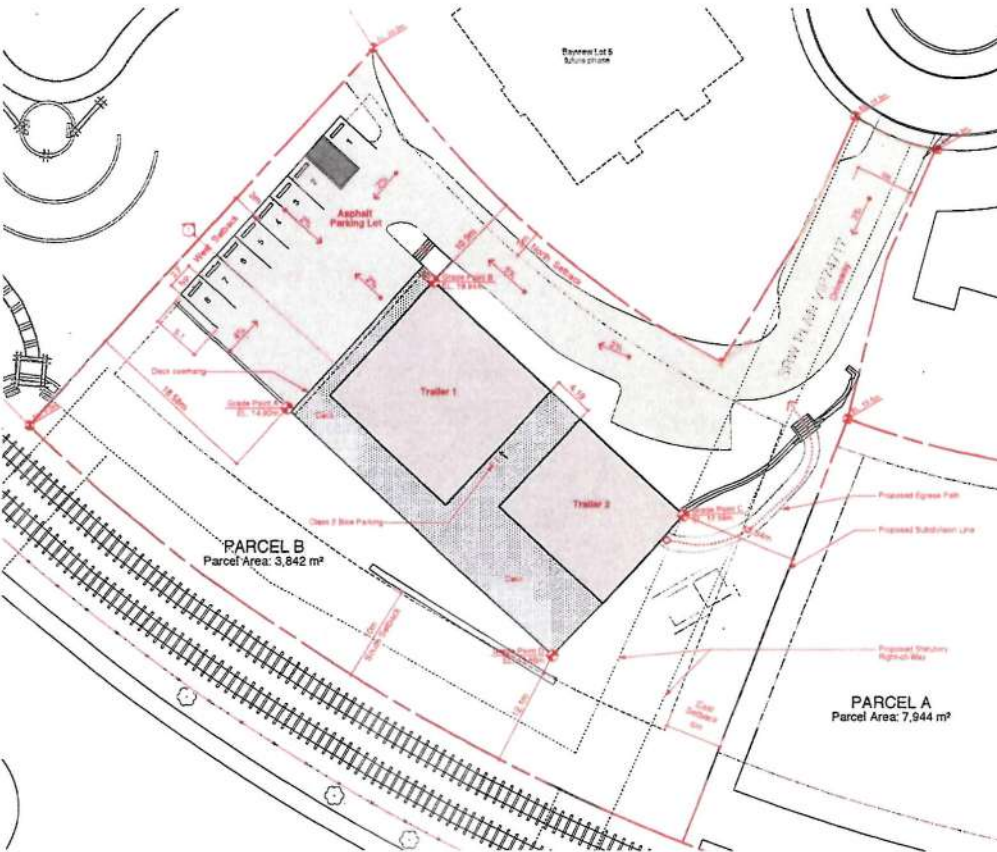
Average Grade Calculation

Grade Points	Average of Points	Distance Between Grade Points	Totals
Points A&B	17.37	20m	347.40
Points B&C	16.7	37.3m	617.51
Points C&D	15.71	20m	314.20
Points D&A	16.58	37.3m	596.37
Grade Calculation			1895.48
	Perimeter of building		115.51
	Avg. grade		16.41m

Note: Site Plan for grade point locations



AVG. GRADE
SCALE 1:10



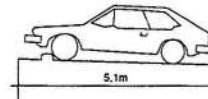
SURVEY SITE PLAN
SCALE 1:500

PROJECT INFORMATION TABLE

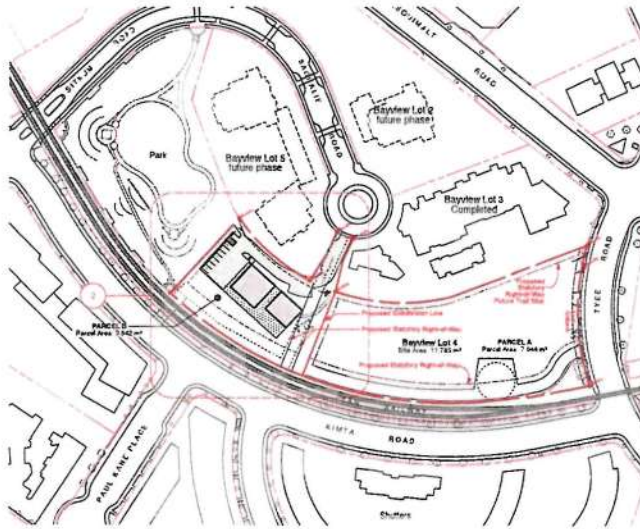
TEMPORARY OFFICE BUILDINGS

80 SAGHAIE ROAD, VICTORIA BC V8A 6A1

Zone (existing)	Zone Standard	Proposed
Site Area (m²)	SSR Zone 15A-3A	SSR Zone 15A-3A
Uses	3642 m²	3642 sqm
	Multiple Buildings / Commercial / Live Work	Commercial - Part 3 / Occasional D
Area		749 sqm
Commercial Floor Area	Maximum 150 m² of any one building	836.4 sq m
Sprinklered		No
Staging	Commercial use may be located only on the ground floor of a building	Commercial use may be located on the ground floor and on the basement floor of the building
Floor Space Ratio	Maximum 0.72 to 1	0.72 to 1
Lot Coverage %	Maximum 40%	23% (note includes deck and stairs)
Open Site Space %	Minimum 50%	45 %
Height of Building (m)	Maximum 7m or 5 storey	7.0m (+23.41m finished)
Building Setbacks (m)		
	North 3m	10.9m
	East 5m	12.3m
	South 10m	12.1m
	West 5m	19.2m
Parking stalls on site	1 space per 65 m² = 14 spaces (existing)	8 on site
Bicycle parking storage	1,095 m² of GFA for the 1st 5,000 m² = 2 spaces (existing) 50% Class 1, 50% Class 2	8 spaces provided (2) Class 1, 6 spaces provided with existing (3) Class 2 spaces provided on site
Staging	28 parking must be in enclosed parking structure	Surface parking to serve the temporary buildings



SECTION 4 PARKING LOT
SCALE 1:50



PROPOSED SUBDIVISION KEYPLAN
SCALE 1:1000

DRAWING LIST

A101	Project Information / Survey Site Plan
D-0.2	Site Plan - Ground Floor - As Built
D-1.2	Site Plan - Second Floor - As Built
A-1.1	Elevations - As Built
A-1.2	Elevations - As Built
A102	Parcel Plan

GENERAL NOTE - DIALOG

These drawings have been prepared in good faith based upon information furnished by others. While the information is believed to be reliable, the architect assumes no responsibility for the accuracy of the "as-built" drawings or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to the architect. Those relying on the record drawings are advised to obtain independent verification of its accuracy.



METRIC
The metric system is used in all drawings unless otherwise specified.
All dimensions are given in metric units unless otherwise specified.
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ARCHITECT & PRIME CONSULTANT
FOCUS EQUITIES
1000 10th Avenue, Suite 100
Victoria, BC V8W 2G1
Tel: 250.363.1111
Fax: 250.363.1112
www.focus-equities.com

CODE CONSULTANT
FOCUS EQUITIES
1000 10th Avenue, Suite 100
Victoria, BC V8W 2G1
Tel: 250.363.1111
Fax: 250.363.1112
www.focus-equities.com

Focus Equities Office Trailers
88 Saghalie Road, Victoria BC V8A 6A1

Project Information
Site Plan

Drawn: PLOT DATE: 06/03/15

A101

Received
City of Victoria

JUN 03 2015

Planning & Development Department
Development Services Division

ISSUED FOR

- A 12 MAY15 Titled for Development Permit
- B 03 JUN15 Referred for Development Permit

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

METRIC

1:1000 Scale
All measurements are in metres unless otherwise stated.
All measurements are to the centre of the road unless otherwise stated.
All measurements are to the centre of the lot unless otherwise stated.
All measurements are to the centre of the lot unless otherwise stated.

ARCHITECT & PRIME CONSULTANT

Focus Equities
1000 Bayview Road, Suite 100, Victoria, BC V8M 0A1
Tel: 250-688-1111
Fax: 250-688-1112

CODE CONSULTANT

City of Victoria
1000 Bayview Road, Suite 100, Victoria, BC V8M 0A1
Tel: 250-688-1111
Fax: 250-688-1112

SEAL

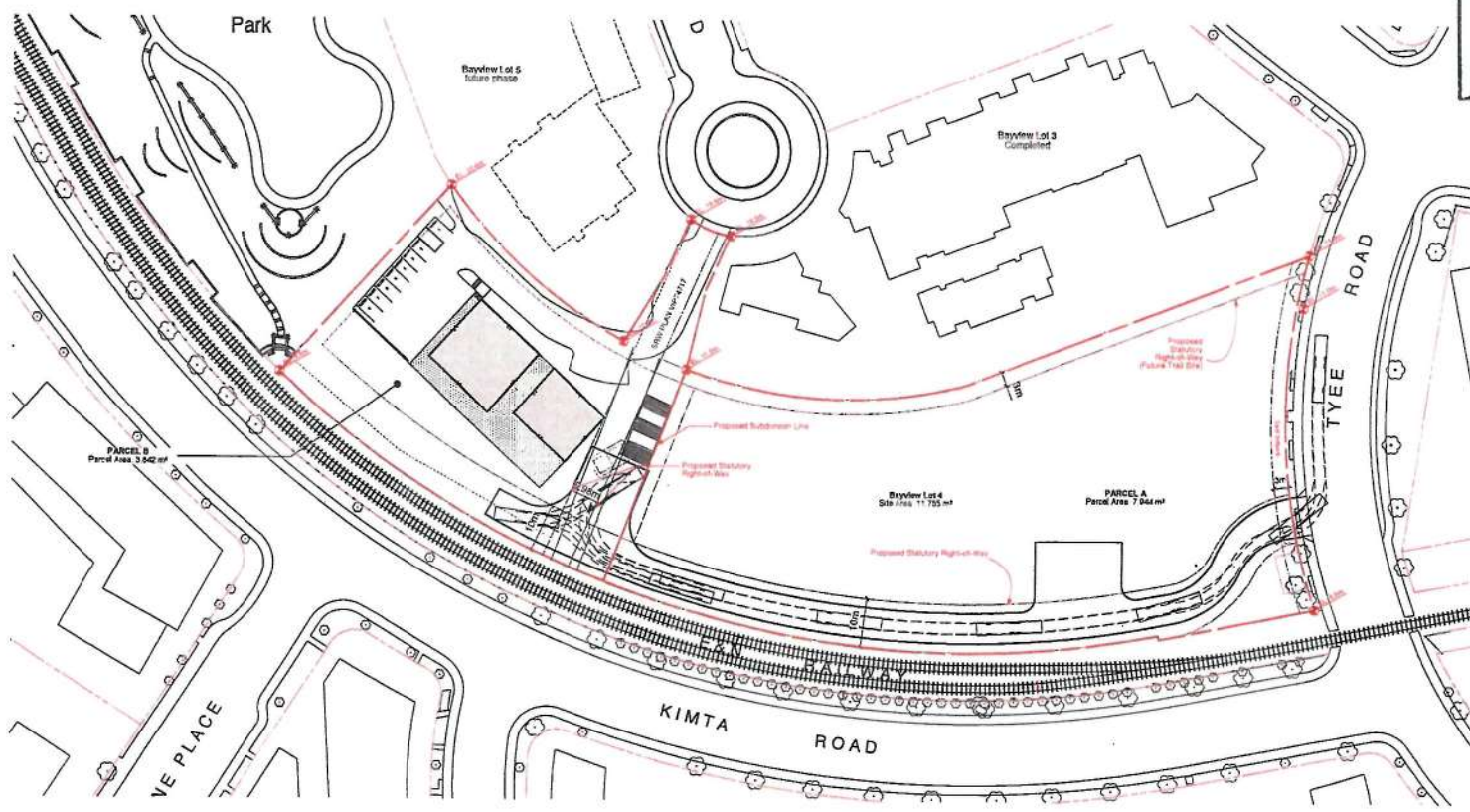
Focus Equities Office Trailers

100 Bayview Road, Suite 100, Victoria, BC V8M 0A1

Parcel Plan

DRAWN: JUNE 2015 CHECKED:

A102



PROPOSED SUBDIVISION
SCALE 1:1000

No.	Notes and Revisions	By	Date
1	ISSUED FOR CONSTRUCTION	BC	05 MAY 08
2	REVISION TO CONSTRUCTION	BC	11 JUN 08
3	REVISION TO CONSTRUCTION	BC	11 JUN 08
4	REVISION TO CONSTRUCTION	BC	11 JUN 08
5	REVISION TO CONSTRUCTION	BC	11 JUN 08
6	REVISION TO CONSTRUCTION	BC	11 JUN 08
7	REVISION TO CONSTRUCTION	BC	11 JUN 08
8	REVISION TO CONSTRUCTION	BC	11 JUN 08
9	REVISION TO CONSTRUCTION	BC	11 JUN 08
10	REVISION TO CONSTRUCTION	BC	11 JUN 08
11	REVISION TO CONSTRUCTION	BC	11 JUN 08
12	REVISION TO CONSTRUCTION	BC	11 JUN 08
13	REVISION TO CONSTRUCTION	BC	11 JUN 08
14	REVISION TO CONSTRUCTION	BC	11 JUN 08
15	REVISION TO CONSTRUCTION	BC	11 JUN 08
16	REVISION TO CONSTRUCTION	BC	11 JUN 08
17	REVISION TO CONSTRUCTION	BC	11 JUN 08
18	REVISION TO CONSTRUCTION	BC	11 JUN 08
19	REVISION TO CONSTRUCTION	BC	11 JUN 08
20	REVISION TO CONSTRUCTION	BC	11 JUN 08

All specifications, drawings, designs, materials, measurements and notes shall conform to the latest edition of the National Building Code of Canada and the latest edition of the National Electrical Code of Canada. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

BAYVIEW PROPERTIES

Project Number: _____ Date: _____

Project Name: _____ Date: _____

Project Location: _____ Date: _____

Project Status: _____ Date: _____

Project Budget: _____ Date: _____

Project Manager: _____ Date: _____

Project Engineer: _____ Date: _____

Project Architect: _____ Date: _____

Project Designer: _____ Date: _____

Project Draftsman: _____ Date: _____

Project Checker: _____ Date: _____

Project Approver: _____ Date: _____

Project Seal: _____ Date: _____

Project Stamp: _____ Date: _____

Project Signature: _____ Date: _____

Project Initials: _____ Date: _____

Project Markings: _____ Date: _____

Project Notes: _____ Date: _____

Project Comments: _____ Date: _____

Project Observations: _____ Date: _____

Project Recommendations: _____ Date: _____

Project Suggestions: _____ Date: _____

Project Advice: _____ Date: _____

Project Guidance: _____ Date: _____

Project Assistance: _____ Date: _____

Project Support: _____ Date: _____

Project Help: _____ Date: _____

Project Aid: _____ Date: _____

Project Service: _____ Date: _____

Project Care: _____ Date: _____

Project Maintenance: _____ Date: _____

Project Upkeep: _____ Date: _____

Project Preservation: _____ Date: _____

Project Protection: _____ Date: _____

Project Security: _____ Date: _____

Project Safety: _____ Date: _____

Project Health: _____ Date: _____

Project Well-being: _____ Date: _____

Project Prosperity: _____ Date: _____

Project Success: _____ Date: _____

Project Achievement: _____ Date: _____

Project Fulfillment: _____ Date: _____

Project Satisfaction: _____ Date: _____

Project Contentment: _____ Date: _____

Project Happiness: _____ Date: _____

Project Joy: _____ Date: _____

Project Pleasure: _____ Date: _____

Project Fun: _____ Date: _____

Project Entertainment: _____ Date: _____

Project Recreation: _____ Date: _____

Project Leisure: _____ Date: _____

Project Relaxation: _____ Date: _____

Project Rest: _____ Date: _____

Project Sleep: _____ Date: _____

Project Dream: _____ Date: _____

Project Vision: _____ Date: _____

Project Hope: _____ Date: _____

Project Faith: _____ Date: _____

Project Trust: _____ Date: _____

Project Belief: _____ Date: _____

Project Confidence: _____ Date: _____

Project Assurance: _____ Date: _____

Project Certainty: _____ Date: _____

Project Clarity: _____ Date: _____

Project Understanding: _____ Date: _____

Project Knowledge: _____ Date: _____

Project Wisdom: _____ Date: _____

Project Insight: _____ Date: _____

Project Intuition: _____ Date: _____

Project Instinct: _____ Date: _____

Project Feeling: _____ Date: _____

Project Emotion: _____ Date: _____

Project Sensation: _____ Date: _____

Project Perception: _____ Date: _____

Project Awareness: _____ Date: _____

Project Consciousness: _____ Date: _____

Project Mind: _____ Date: _____

Project Soul: _____ Date: _____

Project Spirit: _____ Date: _____

Project Energy: _____ Date: _____

Project Power: _____ Date: _____

Project Force: _____ Date: _____

Project Influence: _____ Date: _____

Project Impact: _____ Date: _____

Project Effect: _____ Date: _____

Project Result: _____ Date: _____

Project Outcome: _____ Date: _____

Project Consequence: _____ Date: _____

Project Effectiveness: _____ Date: _____

Project Efficiency: _____ Date: _____

Project Productivity: _____ Date: _____

Project Performance: _____ Date: _____

Project Achievement: _____ Date: _____

Project Success: _____ Date: _____

Project Fulfillment: _____ Date: _____

Project Satisfaction: _____ Date: _____

Project Contentment: _____ Date: _____

Project Happiness: _____ Date: _____

Project Joy: _____ Date: _____

Project Pleasure: _____ Date: _____

Project Fun: _____ Date: _____

Project Entertainment: _____ Date: _____

Project Recreation: _____ Date: _____

Project Leisure: _____ Date: _____

Project Relaxation: _____ Date: _____

Project Rest: _____ Date: _____

Project Sleep: _____ Date: _____

Project Dream: _____ Date: _____

Project Vision: _____ Date: _____

Project Hope: _____ Date: _____

Project Faith: _____ Date: _____

Project Trust: _____ Date: _____

Project Belief: _____ Date: _____

Project Confidence: _____ Date: _____

Project Assurance: _____ Date: _____

Project Certainty: _____ Date: _____

Project Clarity: _____ Date: _____

Project Understanding: _____ Date: _____

Project Knowledge: _____ Date: _____

Project Wisdom: _____ Date: _____

Project Insight: _____ Date: _____

Project Intuition: _____ Date: _____

Project Instinct: _____ Date: _____

Project Feeling: _____ Date: _____

Project Emotion: _____ Date: _____

Project Sensation: _____ Date: _____

Project Perception: _____ Date: _____

Project Awareness: _____ Date: _____

Project Consciousness: _____ Date: _____

Project Mind: _____ Date: _____

Project Soul: _____ Date: _____

Project Spirit: _____ Date: _____

Project Energy: _____ Date: _____

Project Power: _____ Date: _____

Project Force: _____ Date: _____

Project Influence: _____ Date: _____

Project Impact: _____ Date: _____

Project Effect: _____ Date: _____

Project Result: _____ Date: _____

Project Outcome: _____ Date: _____

Project Consequence: _____ Date: _____

Project Effectiveness: _____ Date: _____

Project Efficiency: _____ Date: _____

Project Productivity: _____ Date: _____

Project Performance: _____ Date: _____

Project Achievement: _____ Date: _____

Project Success: _____ Date: _____

Project Fulfillment: _____ Date: _____

Project Satisfaction: _____ Date: _____

Project Contentment: _____ Date: _____

Project Happiness: _____ Date: _____

Project Joy: _____ Date: _____

Project Pleasure: _____ Date: _____

Project Fun: _____ Date: _____

Project Entertainment: _____ Date: _____

Project Recreation: _____ Date: _____

Project Leisure: _____ Date: _____

Project Relaxation: _____ Date: _____

Project Rest: _____ Date: _____

Project Sleep: _____ Date: _____

Project Dream: _____ Date: _____

Project Vision: _____ Date: _____

Project Hope: _____ Date: _____

Project Faith: _____ Date: _____

Project Trust: _____ Date: _____

Project Belief: _____ Date: _____

Project Confidence: _____ Date: _____

Project Assurance: _____ Date: _____

Project Certainty: _____ Date: _____

Project Clarity: _____ Date: _____

Project Understanding: _____ Date: _____

Project Knowledge: _____ Date: _____

Project Wisdom: _____ Date: _____

Project Insight: _____ Date: _____

Project Intuition: _____ Date: _____

Project Instinct: _____ Date: _____

Project Feeling: _____ Date: _____

Project Emotion: _____ Date: _____

Project Sensation: _____ Date: _____

Project Perception: _____ Date: _____

Project Awareness: _____ Date: _____

Project Consciousness: _____ Date: _____

Project Mind: _____ Date: _____

Project Soul: _____ Date: _____

Project Spirit: _____ Date: _____

Project Energy: _____ Date: _____

Project Power: _____ Date: _____

Project Force: _____ Date: _____

Project Influence: _____ Date: _____

Project Impact: _____ Date: _____

Project Effect: _____ Date: _____

Project Result: _____ Date: _____

Project Outcome: _____ Date: _____

Project Consequence: _____ Date: _____

Project Effectiveness: _____ Date: _____

Project Efficiency: _____ Date: _____

Project Productivity: _____ Date: _____

Project Performance: _____ Date: _____

Project Achievement: _____ Date: _____

Project Success: _____ Date: _____

Project Fulfillment: _____ Date: _____

Project Satisfaction: _____ Date: _____

Project Contentment: _____ Date: _____

Project Happiness: _____ Date: _____

Project Joy: _____ Date: _____

Project Pleasure: _____ Date: _____

Project Fun: _____ Date: _____

Project Entertainment: _____ Date: _____

Project Recreation: _____ Date: _____

Project Leisure: _____ Date: _____

Project Relaxation: _____ Date: _____

Project Rest: _____ Date: _____

Project Sleep: _____ Date: _____

Project Dream: _____ Date: _____

Project Vision: _____ Date: _____

Project Hope: _____ Date: _____

Project Faith: _____ Date: _____

Project Trust: _____ Date: _____

Project Belief: _____ Date: _____

Project Confidence: _____ Date: _____

Project Assurance: _____ Date: _____

Project Certainty: _____ Date: _____

Project Clarity: _____ Date: _____

Project Understanding: _____ Date: _____

Project Knowledge: _____ Date: _____

Project Wisdom: _____ Date: _____

Project Insight: _____ Date: _____

Project Intuition: _____ Date: _____

Project Instinct: _____ Date: _____

Project Feeling: _____ Date: _____

Project Emotion: _____ Date: _____

Project Sensation: _____ Date: _____

Project Perception: _____ Date: _____

Project Awareness: _____ Date: _____

Project Consciousness: _____ Date: _____

Project Mind: _____ Date: _____

Project Soul: _____ Date: _____

Project Spirit: _____ Date: _____



BAYVIEW PROPERTIES LTD.
Suite 204, 31 Bevilston Square
Victoria, British Columbia, V8W 1J1 Canada
(250) 380-3832



BAYVIEW PROPERTIES

JOB SITE TRAILER OFFICE
FIRST FLOOR

100 Soghalla Road
Victoria, British Columbia

No.	Issue and Revisions	By	Date
1	ISSUED FOR CONSTRUCTION	ME	18 MAY 08
2	Revised for Construction Review	ME	1 JUN 08
3			
4			
5			
6			
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11			
12			
13			
14			
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All specifications, drawings, designs, proposals, arrangements and notes
relating to construction shall remain the property of Bayview Properties and shall not be used for any other purpose without the written consent of Bayview Properties. (This clause does not apply to specifications with a permit agency or not a publication of laws, and no liability, compensation or any benefit is payable to the extent of the written consent of Bayview Properties.)

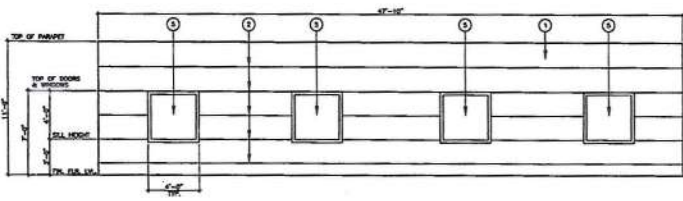
BAYVIEW PROPERTIES

Project Director: _____
Project Designer: _____
Project Number: _____
Drawn By: _____
Scale: _____
Issue Date: _____

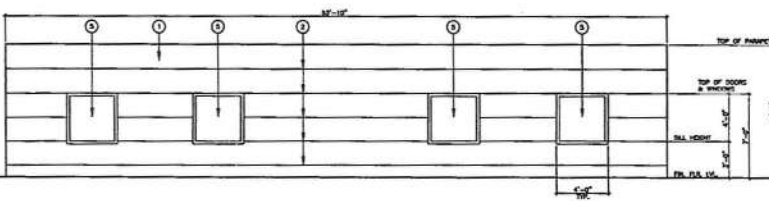
1/4" = 1' - 0"

EXTERIOR ELEVATIONS

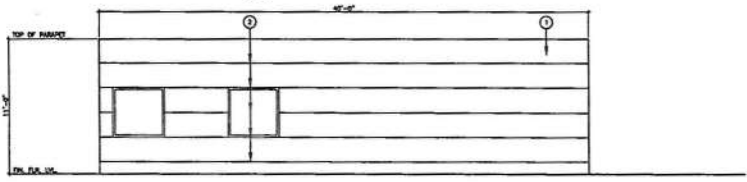
A-1.1



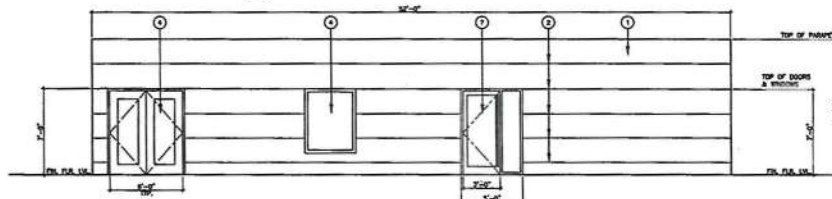
1B NORTH ELEVATION - TRAILER 2



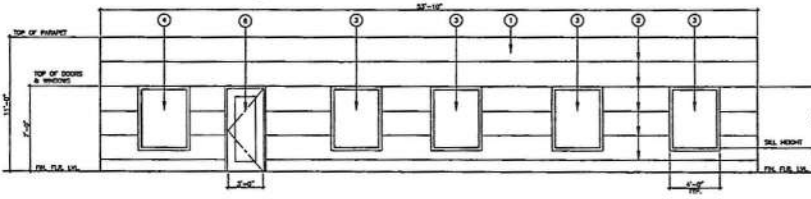
1A NORTH ELEVATION - TRAILER 1



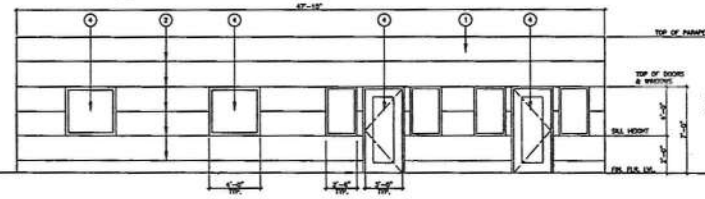
2B EAST ELEVATION - TRAILER 2



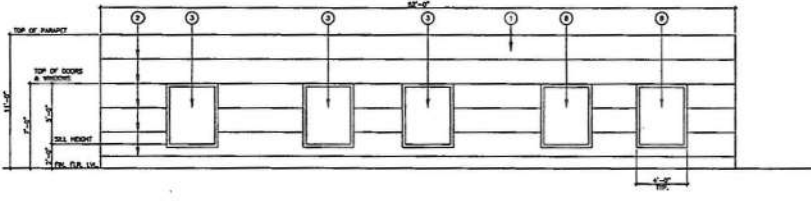
2A EAST ELEVATION - TRAILER 1



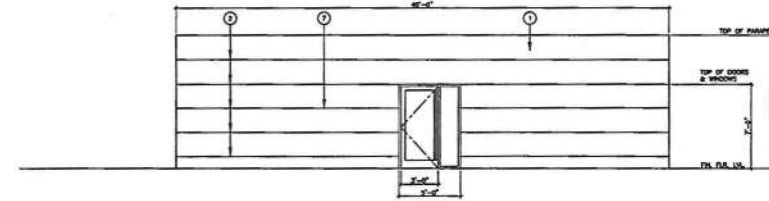
3A SOUTH ELEVATION - TRAILER 1



3B SOUTH ELEVATION - TRAILER 2



4A WEST ELEVATION - TRAILER 1



4B WEST ELEVATION - TRAILER 2

EXTERIOR ELEVATIONS

1/4" = 1' - 0" 1

Received
City of Victoria

MAR 13 2015

Planning & Development Department
Development Services Division

KEYNOTES

- ① 10 Exterior Wall, 2'-0" wide metal cladding.
- ② 1' reveal.
- ③ 10 4'-0" x 6'-0" Windows @ 2'-0" o.c. to match.
- ④ 10 4'-0" x 6'-0" Windows @ 2'-0" o.c. to match existing.
- ⑤ 10 4'-0" x 6'-0" Windows @ 2'-0" o.c. to match existing.
- ⑥ 10 2'-0" x 7'-0" Door to match.
- ⑦ 10 2'-0" x 7'-0" Hurricane Door with 2'-0" wide transoms slightly.
- ⑧ Reveal 10 4'-0" x 6'-0" Windows @ 2'-0" o.c.



**JOB SITE TRAILER OFFICE
FIRST FLOOR**

100 Saghalie Road
Victoria, British Columbia



EXTERIOR ELEVATIONS

$VF = F \cdot D$	1
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BAYVIEW PROPERTIES

Project Director: _____ Project Designer: _____

—

Project Number	Drawn By
1	1

Source: *Source Data*

 $1/4^{\circ}:1^{\circ}-0^{\circ}$

EXTERIOR DECK ELEVATIONS

Source: *Author's calculations*.

A-12

A-1.2

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