







DISCLAIMER:  
It is the responsibility of the  
contractor to check and confirm all  
existing, details and  
specifications prior to the  
commencement of any work and  
report any and all errors,  
omissions and discrepancies to  
the designer. It is the responsibility of  
the contractor to confirm all  
measurements must be confirmed  
on site.

Revisions

JC Scott eco Design

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PROJECT

THE LOCAL - WHARF ST

TITLE

PATIO / SITE PLAN

DATE

20 - JUNE - 2014

SCALE

1 : 50 M

DRAWN BY

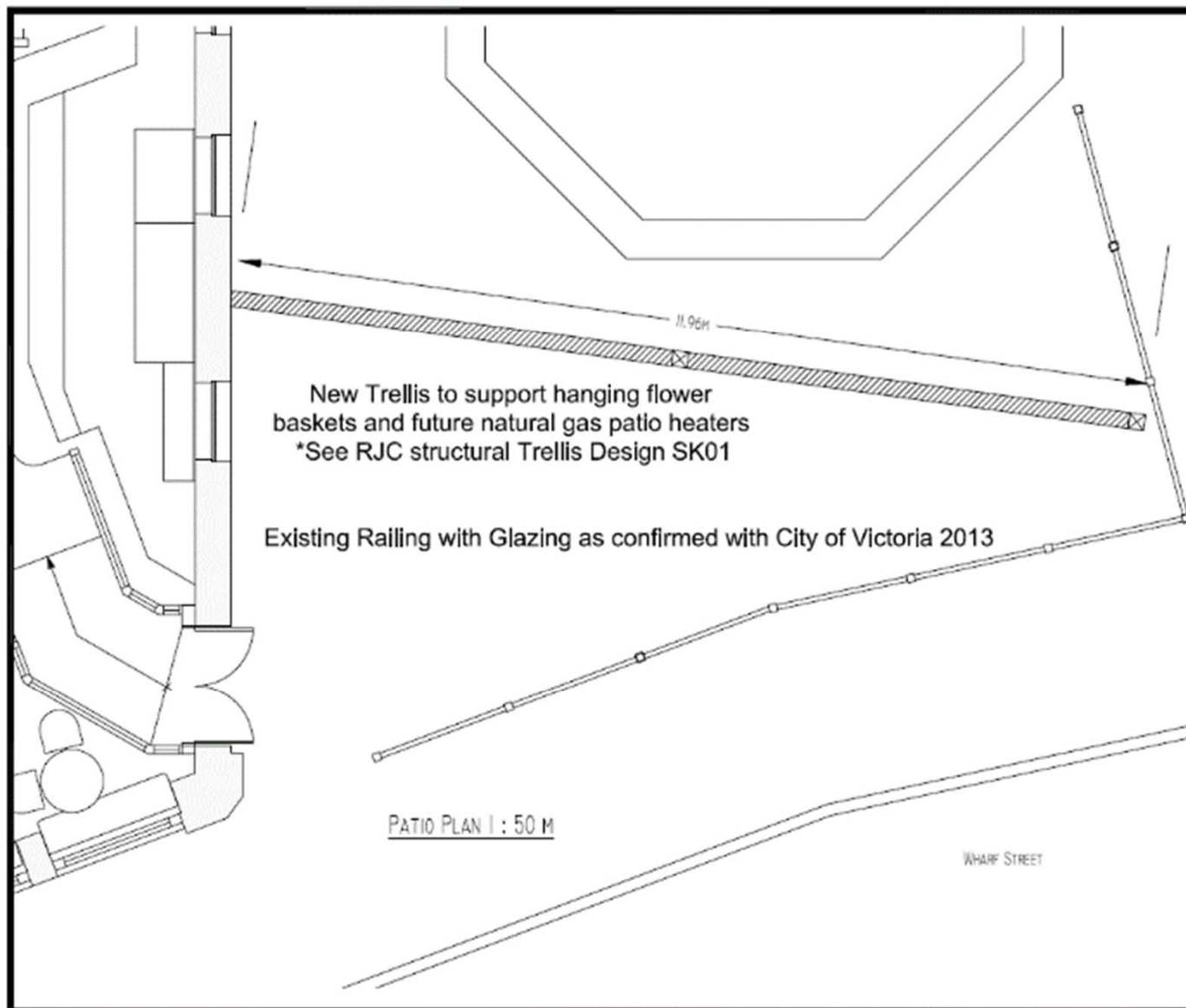
JCS/SHF

CHECKED BY

JCS

DRAWING #

ID 1.01

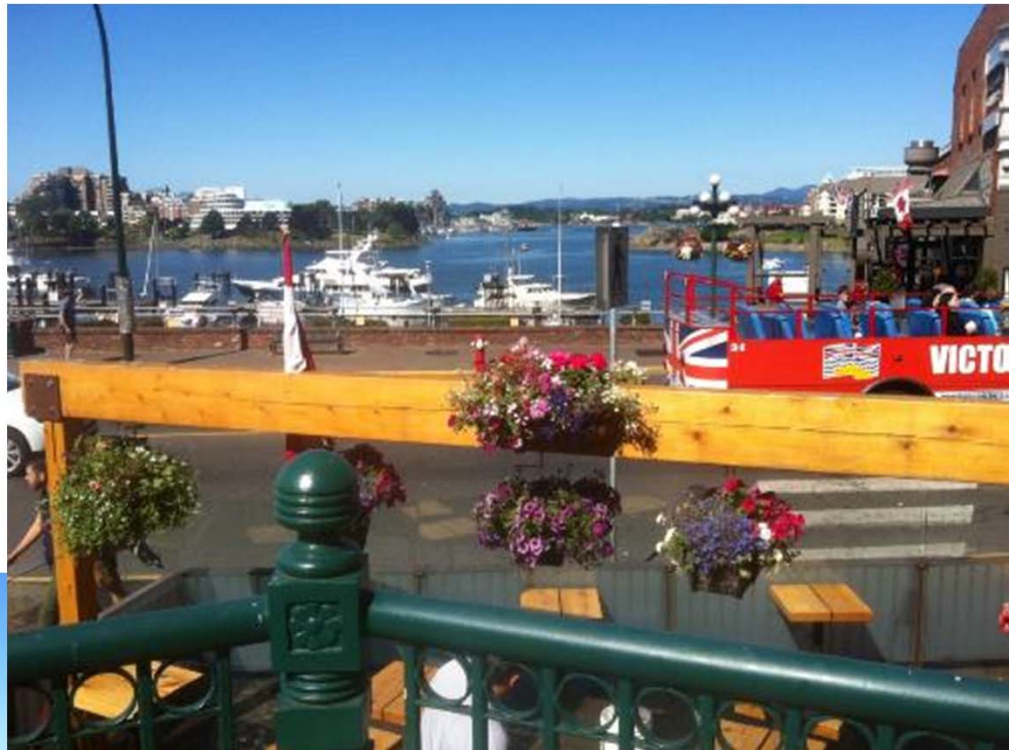






The trellis beam was sized and detailed with bevels to reflect the details of the timber and concrete features of the adjacent Bastion Lookout.





Standing view over trellis  
beam from Bastion Lookout



Seated View from Bastion Lookout





Patio photo August 2014





**THE LOCAL PATIO  
BASTION SQUARE  
1205 WHARF ST.**





Original Patio Rendering - showing natural gas heaters and hanging baskets

The patio at 1205 Wharf Street / 10 Bastion Square has been operating under a Sidewalk Cafe agreement with the City of Victoria since 2007.

We have a plan of the patio on file with September 2007 as the date.

That agreement was reached with Sharon Przybysz who was the patio co-ordinator for the city at that time. We subsequently learned that Sharon was working under Jeff Mitton who is still with the city although Sharon is not.



In 2011, after seeing glass windbreaks installed around a number Sidewalk Cafes in Victoria, similar glazing was ordered for the Local. The downtown Co-ordinator Michael Hill issued a stop work order although the glass was ordered at exactly the same height.

On-site negotiation sessions resulted in plans and renderings, moving the patio boundary to a smaller footprint. The renderings always showed a trellis beam with natural gas heaters. The only question that ever arose about the beam was its height, only the heaters were questioned due to city by-laws allowing only free-standing propane heaters.



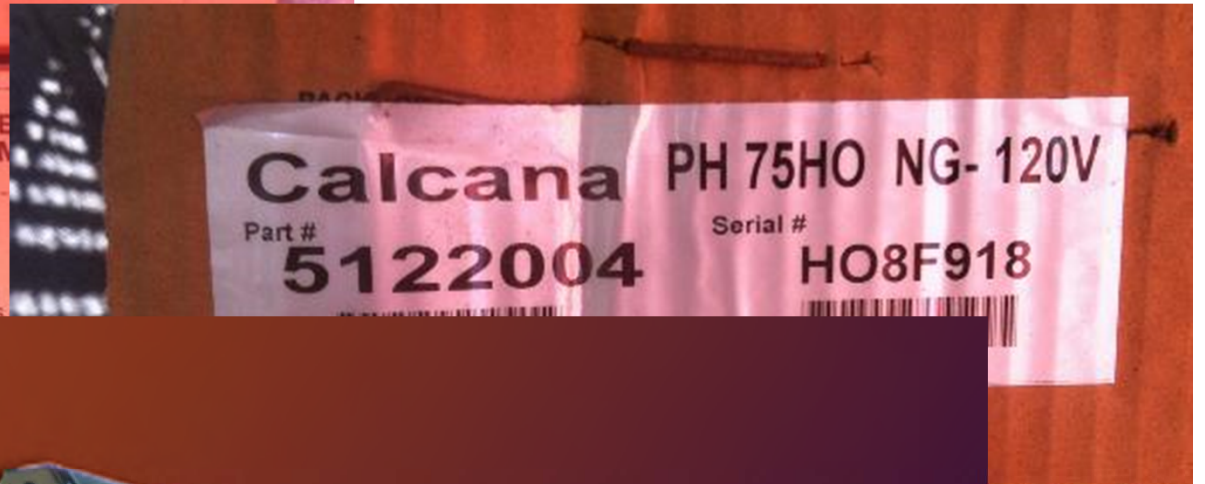
The City of Victoria is noted for our wonderful hanging flower baskets and street lights



Flowers and flower baskets are Victoria 'Signature' attractions, Swans is famous for their floral display, much of it is on or over the city sidewalk









**Fire  
Department**

Office of the  
Fire Chief

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Fire Prevention  
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JC Scott  
17 1/2 Fan Tan Alley  
Victoria, BC  
V8W 3G9

April 2, 2013

Mr. Scott

**Re: Heater options for outdoor patios.**

As discussed in our meeting of March 5, 2013 it is the opinion of the Victoria Fire Prevention Office that approved and properly installed natural gas heaters would be a safer alternative to using free-standing propane heaters.

I understand that there is currently a City of Victoria Bylaw titled the Sidewalk Cafés Regulation – No 02-75 whereby “free-standing propane heaters” are the only heaters allowed to be in use on sidewalk cafés, and you are looking to petition the City of Victoria for a variance that would allow you to install a safer, semi-permanent alternative.

I support your initiative for a number of reasons, the main one being safety. As opposed to natural gas, the nature of propane causes it to sink and potentially accumulate which would increase the risk of possible explosion. Natural gas, being lighter than air, would rise away and eventually dissipate. The system you have proposed would be connected to the existing gas lines with a safety shut off valve which would be safer in the event of an incident on the patio or with the appliance itself. Lastly, with having a plumbed natural gas line to the heaters, there will not be the need to store volumes of 20 pound propane tanks on the property which may be susceptible to mischief, and would pose a higher danger to fire suppression members as well as the public in the event of a fire at this location.

Thank you for your commitment to safety.

  
Megan Sabell  
Fire Prevention Officer

‘approved and properly installed natural gas heaters would be a safer alternative to using free-standing propane heaters.’

...

‘I support your initiative for a number of reasons, the main one being safety.’

Letter from City of Victoria  
Fire Department Fire  
Prevention Officer

The points in this letter have been the basis of our patio heating design scheme, because properly installed natural gas has shut offs, and has less risk of mischief than free standing propane tanks.







