



Planning and Land Use Committee Report

For the August 21, 2014 Meeting

Date: July 29, 2014 **From:** Brian Sikstrom, Senior Planner

Subject: **Development Permit with Variances Application #000352 for 2353 Douglas Street** – Application for the exterior design of an oil change building and associated landscaping. A variance is requested to substitute a trellis with climbing vines for a required landscape strip on the eastern property boundary.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 2353 Douglas Street. As part of this application, a variance is requested to provide a trellis with climbing vines instead of a 0.6 metre landscape strip on the eastern property boundary.

The proposal is to replace a vacant warehouse/retail building with a service station specializing in oil changes. The proposal includes the closure of two driveways on Douglas Street as well as the acquisition of a portion of a City lane off of Field Street for improved access.

The following points were considered in assessing this application:

- The proposal is consistent with the Core Employment Place Designation character features of the *Official Community Plan (OCP), 2012*, which include buildings set close to the street and landscape screening for service and parking areas.
- The design of the proposed building is consistent with the objectives of the Development Permit Area
- The proposal incorporates high quality materials, architectural design and landscaping which enhance the appearance of the site and improve pedestrian-friendliness and safety.
- The proposed trellis with climbing vines as shown on the landscape plans will provide sufficient screening and is an acceptable alternative to a landscape strip.
- The closure of two driveways on Douglas Street as part of this proposal also improves safety for pedestrians, bicyclists and other road users and is in-keeping with the OCP public realm objective for arterial streets which supports walking and the future of Douglas Street as a rapid transit route.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a hearing.

Staff recommend that the Planning and Land Use Committee support the application advancing to a hearing.

Recommendations

That Council consider passing the following resolution to authorize the issuance of Development Permit Application #000352 for 2353 Douglas Street in accordance with, subject to:

1. Plans date stamped May 8, 2014, and June 4, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 7.2 (h) relaxation of the width of landscaped area requirement from 0.60 m to Nil for a trellis and climbing vines.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites.
5. Successful acquisition by the applicant of a portion of the lane off of Field Street.

Respectfully submitted,



Brian Sikstrom, Senior Planner

Development Services



Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

August 14, 2014

BMS:lw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000352\PLUSC PLANNING REPORT TEMPLATE DP & DVP3.DOC

1.0 Purpose

2.0 Background

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 2353 Douglas Street. As part of this application a variance is requested to provide a trellis with climbing vines instead of a 0.6 metre landscape strip on the eastern property boundary.

2.1 Description of Proposal

The proposal is to replace a vacant warehouse/retail building with a service station specializing in oil changes. The plans show parking for three vehicles with landscape screening along Douglas Street. The proposal includes the closure of two driveways on Douglas Street as well as the acquisition of a portion of a City lane off of Field Street for improved access. The provision of a trellis with climbing vines rather than the required landscape strip on the eastern boundary of the site adjacent to a parking lot is necessitated by the constraints of the site and required driveway width.

The proposed building has a curved corrugated metal roof with fir soffits. The elevations are comprised of extensive clear glazing topped with spandrel glazing. The proposed green features include permeable pavers, high quality building materials with low maintenance, double-glazing, LED light fixtures and low-flow plumbing fixtures.

The proposal also includes four Class1 bicycle stalls within the building and two Class 2 bicycle stalls outside the building.

2.2 Existing Site Development and Development Potential

The property is a triangular shape with an area of 1155.3 m². The property is zoned M-1, Limited Light Industrial District, which permits garages and a variety of light industries. The existing building was built as an office/showroom in 1968.

The maximum floor space ratio (FSR) in the M-1 zone is 3.0:1 with a maximum building height of 15 metres.

2.3 Data Table

The following data table compares the proposal with the existing M-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	1155.3	N/A
Total floor area (m ²) – maximum	153.8 m ²	3465.9 m ²
Density (Floor Space Ratio) – maximum	0.12:1	3.0:1
Height (m) – maximum	6.94	15.0
Site coverage (%) – maximum	12.75%	N/A
Landscape screening	Nil with Trellis	0.60 m width/1.5 m
Storeys – maximum	One	N/A
Setbacks (m) – minimum for corner lots	> 3.0	3.0
Parking – minimum	3	2

Zoning Criteria	Proposal	Zone Standard
Bicycle storage – minimum	4	4
Bicycle rack – minimum	2	2

2.4 Land Use Context

The site is on the east side of Douglas Street between Queens Avenue and Field Street. Immediately adjacent land uses are:

- North: (across Field Street): automotive glass shop and the Armouries
- East: a parking lot (Field Street) and an apartment building (Queens Manor) (Queens Avenue)
- South: (across Queens Avenue): a furniture store
- West: (across Douglas Street): restaurant and warehouse

2.5 Legal Description

Parcel A (DD 242616-I) of Lots 1, 2 and 3, Block 1, Section 3, Victoria District Plan 779

2.6. Relevant History

To facilitate the one-way flow of traffic through the site as required by the City, the applicant needs to purchase a small triangle of City land (51 m²) off of a lane south of Field Street at the east end of the proposed building.

A separate report on the sale of a portion of the lane off of Field Street was reviewed by City Council on June 26, 2014. Council endorsed the recommendation to prepare a road closure bylaw, subject to approval of the Development Permit Application and adoption of the bylaw, and authorize the sale of the land.

2.7 Consistency with Design Guidelines

The site is within Development Permit Area 7A: Corridors. This Development Permit Area enables Council to review and approve the character of commercial, industrial and multi-family residential developments.

The design of the proposed building is consistent with the objectives of the Development Permit Area as it utilizes high quality materials and has a design and landscaping which enhance the appearance of the site and improve pedestrian-friendliness as well as safety.

2.8 Consistency with other City Policy

The proposal is within the Core Employment Place Designation of the *Official Community Plan, 2012* and is consistent with the place character features which include buildings set close to the street and landscape screening for service and parking areas.

2.9 Community Consultation

In compliance with the Community Association Land Use Committee (CALUC) Procedures for Processing Variances, the application was referred to the Burnside Gorge CALUC on June 24, 2014 for a 30-day comment period. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a hearing.

3.0 Issues

The form and character of the building is consistent with the Development Permit Area objectives. The primary issue associated with this application is the adequacy of the screening from the residentially zoned property adjacent to the east.

4.0 Analysis

The applicant is requesting a variance from the requirement for a landscape strip of 0.60 metres in width to be provided on the eastern boundary where the adjoining land use is a residentially zoned lot. Due to constraints of the site and the requirements for driveways, a 0.60 metre wide landscape strip is not feasible. The proposed trellis with climbing vines located on top of a retaining wall as shown in the landscape plans will provide sufficient screening and is an acceptable alternative.

5.0 Resource Impacts

There are no resource impacts anticipated with this application.

6.0 Conclusions

The design of the proposed building is consistent with the objectives of the Development Permit Area, as it incorporates high quality materials, architectural design and landscaping which enhance the appearance of the site and improve pedestrian-friendliness. The proposed trellis with climbing vines as shown on the landscape plans will provide sufficient screening and is an acceptable alternative to a landscape strip. The closure of two driveways on Douglas Street as part of this proposal also improves safety for pedestrians, bicyclists and other road users and is in keeping with the OCP public realm objective for arterial streets which supports walking and the future of Douglas Street as a rapid transit route.

7.0 Recommendation

7.1 Staff Recommendation

That Council consider passing the following resolution to authorize the issuance of Development Permit Application #000352 for 2353 Douglas Street in accordance with, and subject to:

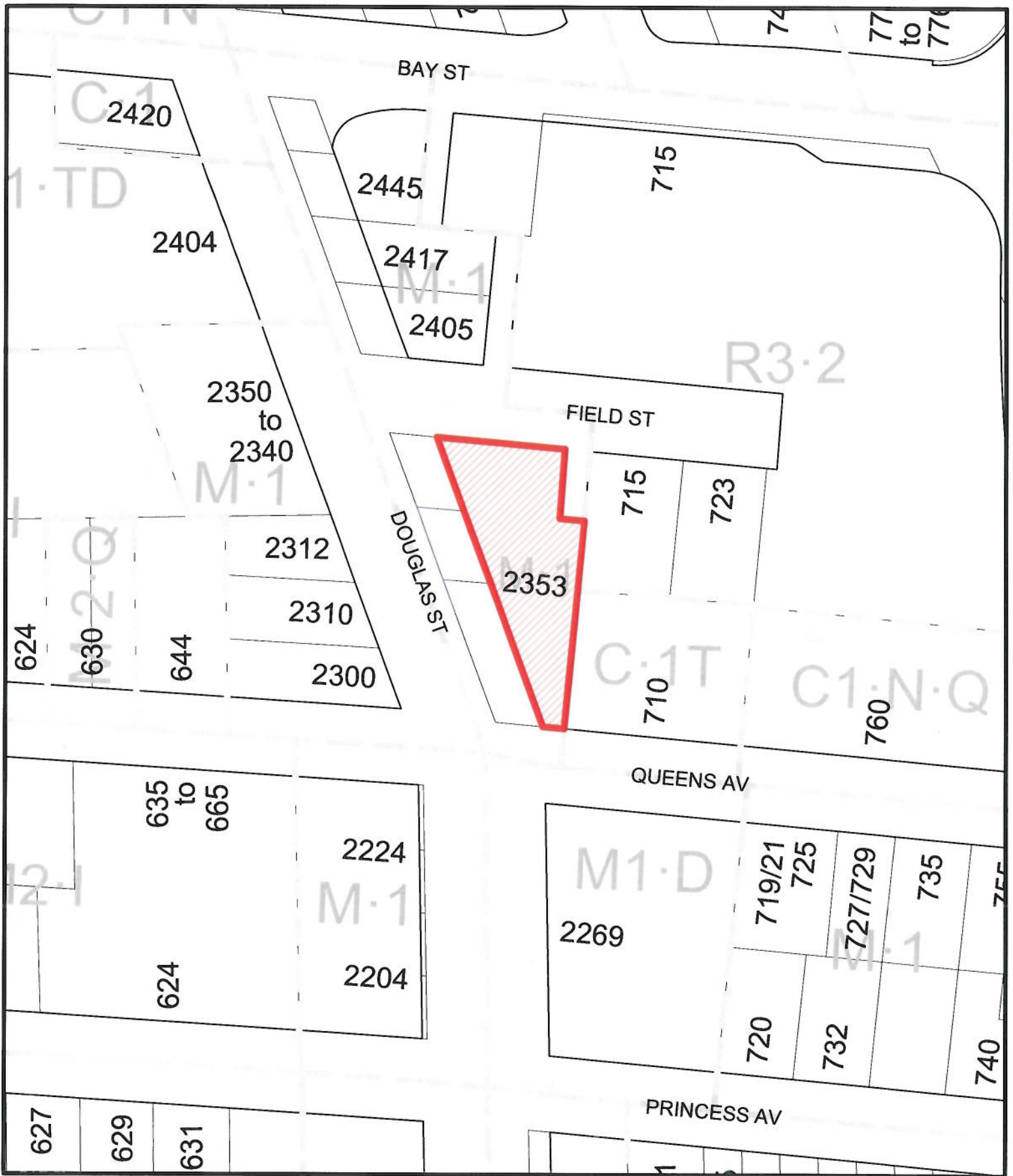
- a. plans date stamped May 8, 2014 and June 4, 2014;
- b. development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 7.2 (h) relaxation of the width of landscaped area requirement from 0.60 m to Nil for a trellis and climbing vines;
- c. final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development;
- d. compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites;
- e. successful acquisition by the applicant of a portion of the lane off of Field Street.

7.2 Alternative Recommendation

That Council decline Application #000352 for 2353 Douglas Street.

8.0 List of Attachments

- Zoning map
- Aerial map
- Letters from applicant dated January 15, 2014/Revised June 25, 2014 and January 10, 2014
- Plans dated May 8 and June 4, 2014.



2353 Douglas Street
Development Permit #000352





Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
Steven Wagner, Architect AIBC, MRAIC, AIA, LEED AP, Associate
Rudi Klauser, RID, NCIDQ, LEED AP, Senior Associate
Crosbby Chiu, MRAIC, SBA, Senior Associate

Rick Jones, Principal
Aaron Vornbrock, Senior Vice President
Eric Ching, CSBA, Vice President
Martin Grube, Associate
Bojan Ilic, Associate

January 15, 2014 **Revised June 25, 2014**

City of Victoria
Planning & Development Department
1 Centennial Square
Victoria, BC, V8W 1P6

Re: Letter to Mayor - Revision

Great Canadian Oil Change, 2353 Douglas Street, Victoria, BC

Our Project No. 3722

Dear Mayor and Council,

The site is located on Douglas Street between Queens Avenue & Field Street in the Downtown Core Area as part of the Rock Bay District and is comprised of 3 lots totaling approximately 12,500 SF with frontages on Douglas Street & Field Street. The proposed Great Canadian Oil Change Building is to be a free-standing single-storey structure totaling approximately 1,660 SF of building area. There is an existing building on the site that is vacant and to be demolished in order to avoid squatting/fire hazards in the future.

This proposed development is adjacent to Brocco Auto Glass across from Field Street on the north, the Furniture & Mattresses store in the south across from Queen Avenue, and faces the Dairy Queen / U-Haul Self Storage in the west across from Douglas Street. There is a four-storey residential building owned by BC Housing adjacent to the property in the east, as well as, a four-storey residential building in the north.

The nature of the proposed development is in harmony with district objectives to transform the key area to an employment centre in order to attract and maintain light industrial businesses to create a more diverse employment base. An open space is proposed at the corner of Douglas Street & Field Avenue to benefit pedestrians, residents, workers and visitors to this neighbourhood.

Services are in place; however, they will need adjustments to suit this proposal. The proposal conforms to the Zoning Bylaw regulations as far as building setbacks, heights, off-street parking requirements and all other aspects of the zoning bylaws are concerned.

The main vehicular access point is currently on Douglas Street with two right-in and right-out access points as well as additional access from Queen Avenue. We revised the access to the site as a right-in only and closed off the additional access points from Douglas Street & Queens Avenue. To avoid left turn movement to and from Douglas Street whilst creating safe traffic movement in and out of the site, we are proposing a right-out from Field Street as suggested by Bunt & Associates (report and exhibits are attached). This can be achieved through the purchase of additional land from the adjacent lane (currently a landscape area) and would not affect the neighbour's access to the site.

This proposed development incorporates building elements that are complementary to the street scape on both sides. The building is adjacent to the street and sidewalk creating a strong street presence and sense of safety for pedestrians. The building having a small footprint has distinctive massing as well as architectural articulations in order to avoid the impression of small blocks.

We have utilized a variety of visually pleasing building materials such as red metal cladding to contrast with the storefront glazing as well as a distinctive curved overhang that highlights the building's transparency with a protruded red metal feature highlighting the main vehicular access points of the building. The building is enhanced with high-quality signage utilizing an LED lighting system to illuminate the site at night time and deter nuisance behavior.

Landscaping along Douglas Street & Field Avenue is proposed to distinguish this development and its connection to the City sidewalk for improved safety and comfort of pedestrians. Permeable pavers are proposed to delineate the path of cars in queues and provide additional permeability for the site and storm infiltration. Scale and location of the planting material is complementary and consistent with the scale and massing of the building.

We wish to request for a variance regarding the required landscape screen along the east property line because of the limited space for the internal traffic circulation due to the small size of the property. Also, it is not favorable to have landscape in this location since the site is higher than the adjacent property by up to 9' and we would be planting against the existing retaining wall. Our alternative proposal is to install decorative trellis, covered by growing vines, at a height of 1.5 meters.

Accessibility to this development includes a letdown and accessible washroom. Through strategic site planning, landscaping and lighting, the site will be easily visible thereby deterring criminal activity.

We trust this information is satisfaction for you.

Yours Truly,

Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
URBAN DESIGN GROUP ARCHITECTS LTD.

FG/cdm

Attachment: Vehicle Turn Path Analysis Report by Bunt & Associates

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
Rudi Klauser, RID, NCIDQ, LEED AP, Senior Associate
Crosbby Chiu, MRAIC, SBA, Senior Associate
Eric Ching, CSBA, Senior Associate

Rick Jones, Principal
Aaron Vornbrock, Vice President
Steven Wagner, Architect AIBC, MRAIC, AIA, LEED AP, Associate
Martin Grube, Associate
Bojan Ilic, Associate

January 10, 2014

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

Attention: Mayor Dean Fortin & Councillors

Re: Green Building Indicator

Great Canadian Oil Change, 2353 Douglas Street, Victoria, BC

Our Project No. 3722

Dear Mayor and Councillors,

This new development is for a Great Canadian Oil Change facility which requires a pit of 8 feet below slab and the existing building cannot be used for this purpose. The existing building will be demolished and building material will be recycled. Sediment control will be in place for the course of demolition and new construction. Storm-water management is considered with the increase of landscape area and permeable pavers to allow for infiltration and water-table recharge.

High quality building materials with low maintenance are proposed to increase the life-cycle of the building and minimize the need for repair/additional construction work.

Double-glazed thermally-broken storefront and overhead doors are proposed to minimize heat loss via a thermal bridge.

Radiant heating systems are to be used to heat the occupant rather than the space. This building is categorized as a semi-heated building and we will comply with the requirements of ASHRAE 2010 for energy efficiency.

LED light-fixtures will be used to minimize both energy consumption and frequent replacement of the lighting.

Low-flow plumbing fixtures and water wise landscaping is proposed in order to lower water consumption for this development.

The used oil will be recycled and reused. Garbage recycling is provided to minimize the waste material.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Fariba'.

Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Associate
URBAN DESIGN GROUP ARCHITECTS LTD.

FG/cdm

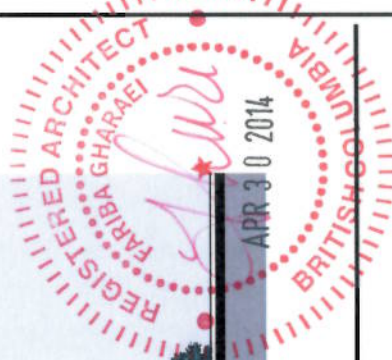
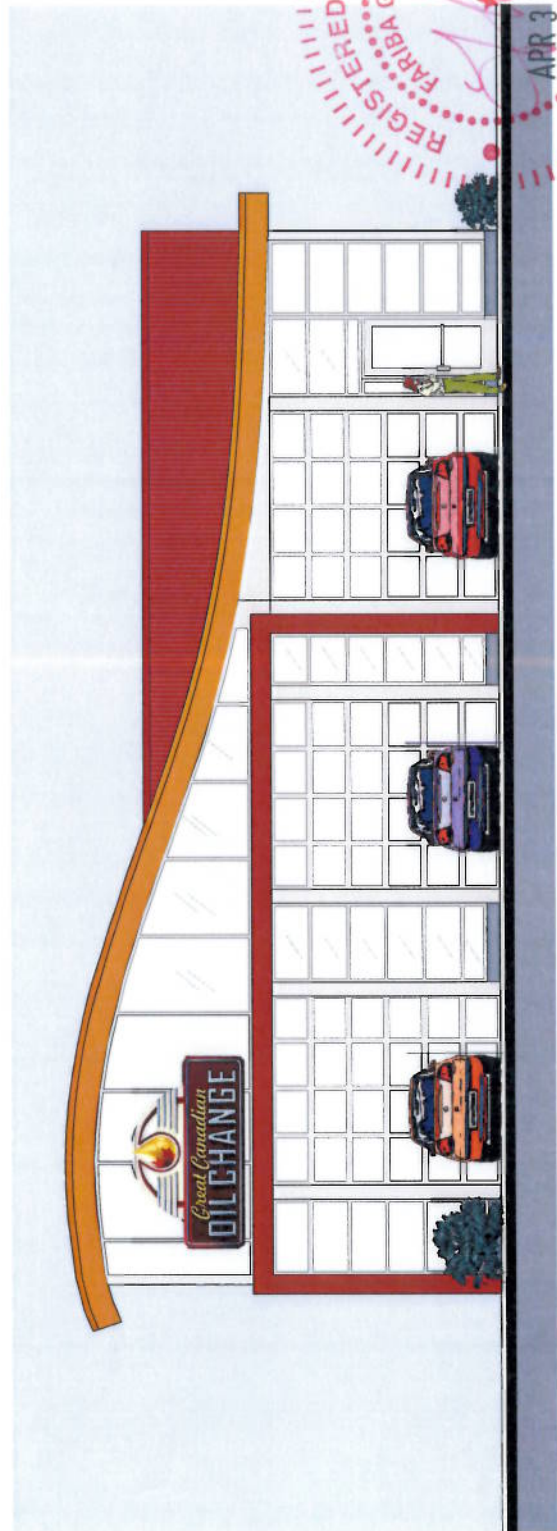
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

The (ARCH) is an incorporated firm under the laws of the Province of British Columbia. It is a member of the Association of Architects and Engineers of British Columbia (AAECBC) and is registered with the British Columbia Association of Architects and Engineers (BCAAE).

GREAT CANADIAN OIL CHANGE LTD.
2353 DOUGLAS ST., VICTORIA BC
GREAT CANADIAN OIL CHANGE LTD.

architects ltd
400-140 WEST ROAD
VICTORIA BC V8L 4C3
TEL: 251-1111
FAX: 251-1111
P: 251-1111
3722
COVER SHEET

DATE: MAY 2013
SCALE: A=0.0
SHEET: 10



BUILDING ELEVATION - SOUTH

SYMBOLS GENERAL NOTE: All work shall conform with the BC Building Code 2012 It is the responsibility of the Client/Commissioner to ensure that the project is completed in accordance with the requirements of the BC Building Code 2012 and to ensure that the project is completed in accordance with the requirements of the BC Building Code 2012.		CONTACT LIST SUBJECT PROPERTY 		PROJECT INFORMATION CONSULTANTS ARCHITECT JAMES CHONG ARCHITECTS LTD. 400-140 WEST ROAD VICTORIA BC V8L 4C3 TEL: 251-1111 FAX: 251-1111 P: 251-1111		LEGAL DESCRIPTION PARCEL 1X1 (00-00516-0), OF LOTS 1, 2, 43, BLOCK 1, SECTION 3, PLAN 779		ISSUED FOR DEVELOPMENT PERMIT	
DRAWING LIST A-0.0 COVER SHEET A-0.1 CONTEXT PLAN A-1.0m SITE PLAN A-2.1 FLOOR PLAN A-2.2 SERVICE PIT & ROOF PLANS A-3.1 EXTERIOR ELEVATIONS A-4.1 BUILDING SECTION		CIVIC ADDRESS 2353 DOUGLAS ST., VICTORIA BC		LANDSCAPE L1 PLANT LIST / SECTION NOTES L2 LANDSCAPE PLANTING L3 LANDSCAPE PLANTING DESIGN/GENERAL REFERENCE PLAN		ARCHITECTURAL A-0.0 COVER SHEET A-0.1 CONTEXT PLAN A-1.0m SITE PLAN A-2.1 FLOOR PLAN A-2.2 SERVICE PIT & ROOF PLANS A-3.1 EXTERIOR ELEVATIONS A-4.1 BUILDING SECTION		LANDSCAPE L1 PLANT LIST / SECTION NOTES L2 LANDSCAPE PLANTING L3 LANDSCAPE PLANTING DESIGN/GENERAL REFERENCE PLAN	
ZONING EXISTING ZONING: M4.1 LIMITED LIGHT INDUSTRIAL DISTRICT		ARCHITECT JAMES CHONG ARCHITECTS LTD. 400-140 WEST ROAD VICTORIA BC V8L 4C3 TEL: 251-1111 FAX: 251-1111 P: 251-1111		LANDSCAPE ARCHITECT JAMES CHONG ARCHITECTS LTD. 400-140 WEST ROAD VICTORIA BC V8L 4C3 TEL: 251-1111 FAX: 251-1111 P: 251-1111		SURVEYOR BAC CONSULTING SURVEYING 400-140 WEST ROAD VICTORIA BC V8L 4C3 TEL: 251-1111 FAX: 251-1111 P: 251-1111		LEGAL DESCRIPTION PARCEL 1X1 (00-00516-0), OF LOTS 1, 2, 43, BLOCK 1, SECTION 3, PLAN 779	

GENERAL NOTE:

BOUNDARIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE EXISTING PROPERTY LINES WILL BE DETERMINED BY SURVEYOR'S RECORDS.

NOTES:

A RELEASE LETTER FROM MOE RESPECTING SITE REMEDIATION IN PROGRESS.
ACQUISITION OF ADDITIONAL LAND IS IN PROGRESS.

FIELD ST.

NO BUILD SETBACK
PROPERTY LINE

DOUGLAS ST.

2310

2300

QUEENS AVE.

QUEENS AVE.

SITE PLAN (NORTH)

SCALE 1:200

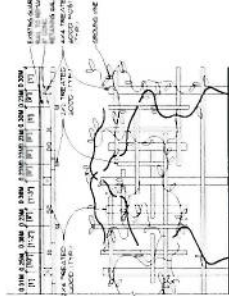
Received
City of Victoria

JUN 04 2014

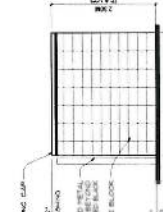
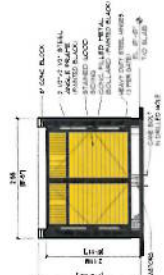
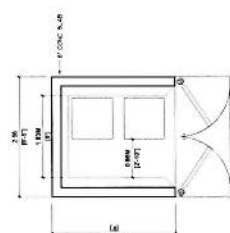
Planning & Development Department
Development Services Division



BIKE RACK
SCALE 1:4



WOOD TRELLIS WITH VINE
SCALE 1:20



GARBAGE ENCLOSURE
SCALE 1:20



KEY PLAN
SCALE 1:4

LEGAL DESCRIPTION:
RD. 000-450-007, F.O.D. 01001012
PARCELS A & D 0001014 OF LOTS 1, 2, AND 3,
BLOCK 1, SECTION 3, PLAN 770
CIVIC ADDRESS:
2300 DOUGLAS STREET, VICTORIA, BC

PROJECT INFORMATION TABLE	
ZONING (EXISTING):	M-1 LIMITED LIGHT INDUSTRIAL DISTRICT
SITE AREA (m ²):	EXISTING 44-12,428 SF (1,153.3 m ²) AREA OF NEW PROPERTY TO BE ACQUIRED: 44-12,428 SF (1,153.3 m ²) TOTAL SITE AREA: 1,153 SF (103.79 m ²)
COMMERCIAL FLOOR AREA (m ²):	1,153 SF (103.79 m ²)
FLOOR SPACE RATIO	1:1
LOT COVERAGE %:	1,153 SF (103.79 m ²) / 1,153 SF (103.79 m ²) = 100%
OPEN SITE SPACE %:	0%
HEIGHT OF BUILDING (m):	8.54
NUMBER OF STOREYS:	ONE
PARKING SPACES ON SITE:	18 INCLUDING THE GLE
BICYCLE PARKING (STORAGE & RACK):	1
BUILDING SETBACK (m):	0 WEST 8.5 EAST 12.0 NORTH 48.8 SOUTH 51.0
FRONT YARD	
REAR YARD	
SIDE YARD	
COMBINED SIDE YARDS	
RESIDENTIAL USE DETAILS	NOT APPLICABLE

PARKING SIZES: REGULAR CAR STALL: 6'0" (1.83m) x 10'0" (3.05m) MAKING AVAILABLE WIDTH (REGULAR STALL): 57'0" (17.07m)	
PARKING REQUIREMENTS: TOTAL PARKING REQUIRED: TOTAL PARKING PROVIDED:	153.79 BAYED SPACES -> 2 STALLS 3 STALLS
PARKING RATIO:	3 STALLS/1,153 SF OF BUILDING = 1.8 STALLS/1000 SF
DEE PARKING REQUIRED: 1 PER 200 SQ M MINIMUM - 6 STALLS DEE PARKING PROVIDED: (CLASS 1) 4 STALLS + (CLASS 2) 2 STALLS = 6 STALLS TOTAL LOADING SPACE REQUIRED: ON THE SERVICE AREA LOADING SPACE PROVIDED:	1 STALL 1 STALL

GREAT CANADIAN OIL CHANGE LTD.
2350 DOUGLAS ST., VICTORIA BC
GREAT CANADIAN OIL CHANGE LTD.

architects ltd
600-140 WEST PENDER
VICTORIA BC V8T 1C1
TEL: 253-1234 FAX: 253-1234
PACMAN 604-688-7861

SITE PLAN
METRIC
DATE: 2014-05-20
BY: J. SMITH
CHECKED: M. JONES
SCALE: A1:1m



KEY PLAN
SCALE: 1:500



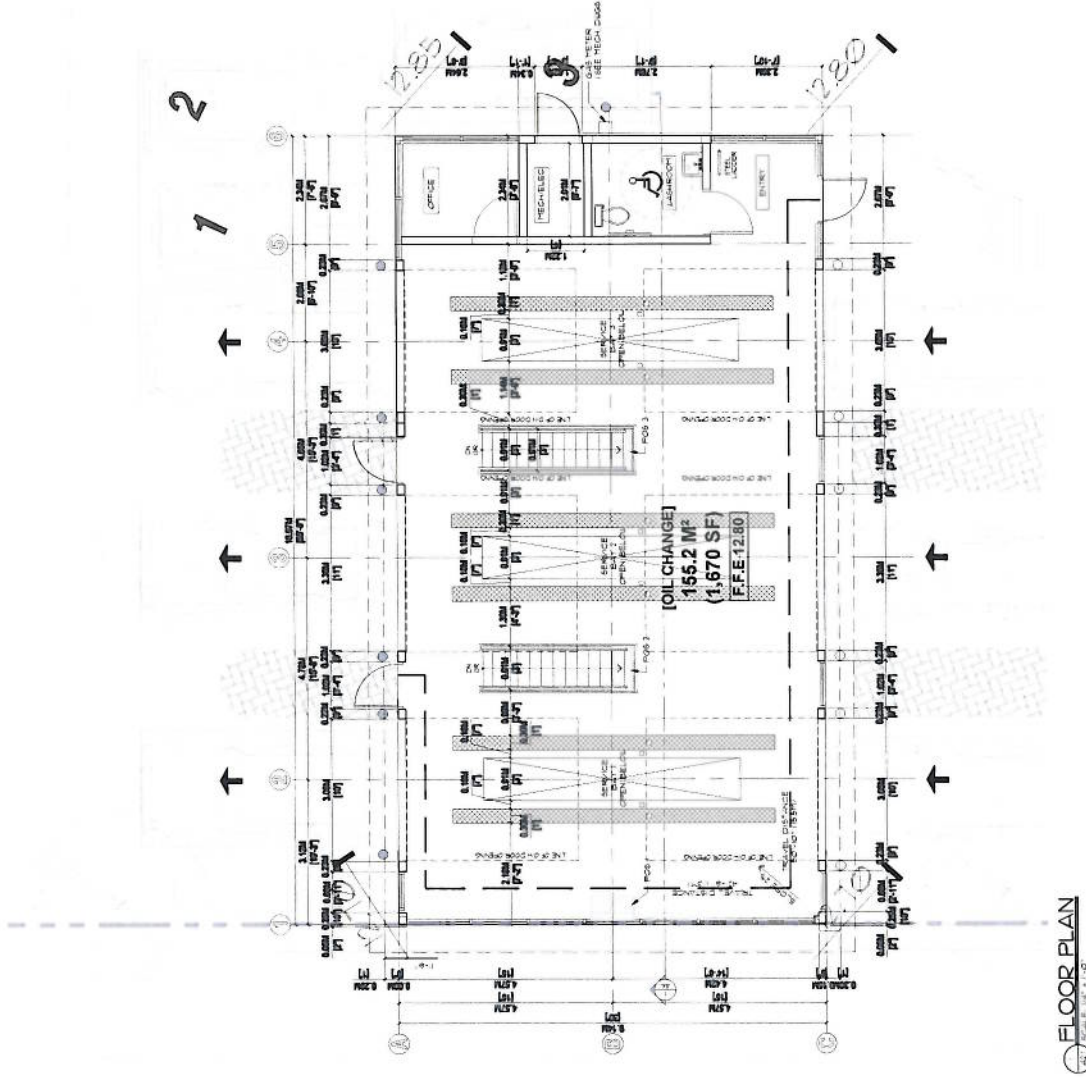
NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. THE PROPERTY OF THE
OWNER IS TO BE MAINTAINED
3. THE PROPERTY OF THE
OWNER IS TO BE MAINTAINED
4. THE PROPERTY OF THE
OWNER IS TO BE MAINTAINED

GREAT CANADIAN OIL CHANGE
2353 DOUGLAS ST., VICTORIA BC
GREAT CANADIAN OIL CHANGE LTD.

architects ltd
400-100 WEST PENDER
VANCOUVER BC V6E 4C4
TEL: 604-687-2204
FAX: 604-687-2204

FLOOR PLAN
3722

NO. 303
A-21
Scale: 1:500



FLOOR PLAN
SCALE: 1:500

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

GREAT CANADIAN OIL CHANGE LTD.
2353 DOUGLAS ST., VICTORIA BC
GREAT CANADIAN OIL CHANGE LTD.

aditects ltd
400-140 WEST ROAD
VICTORIA BC V8C 4G3
TEL: 250-383-1111
FAX: 250-383-1111
3722

DATE	NOV 2013
BY	AS
REV	15
PROJECT	15
SHEET	15

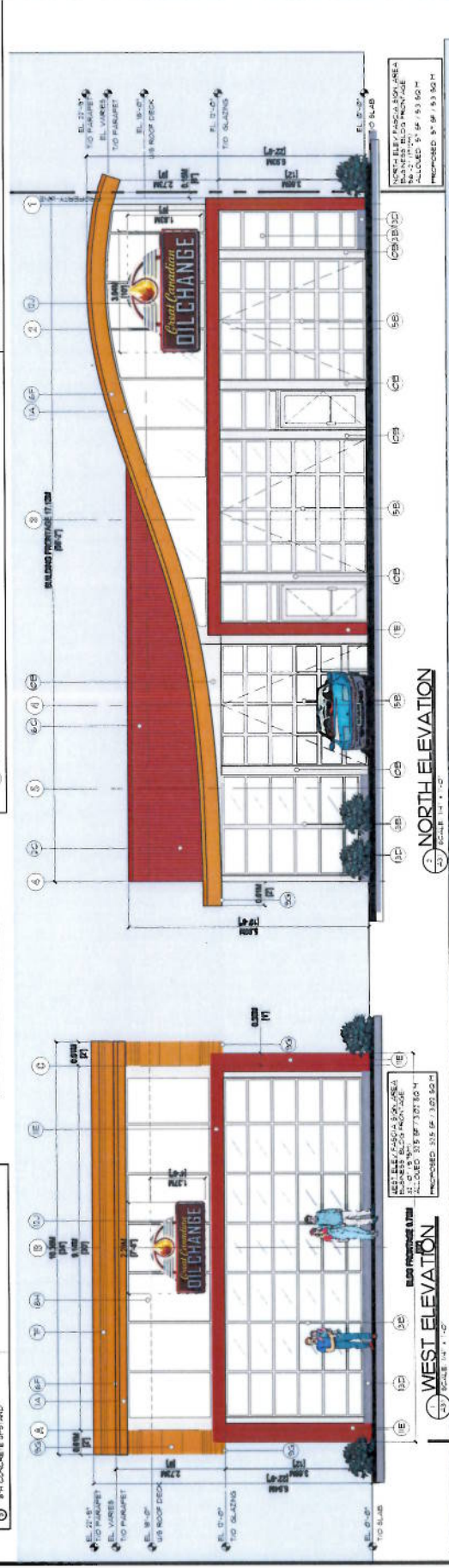


KEY PLAN
1/8" SCALE NTS

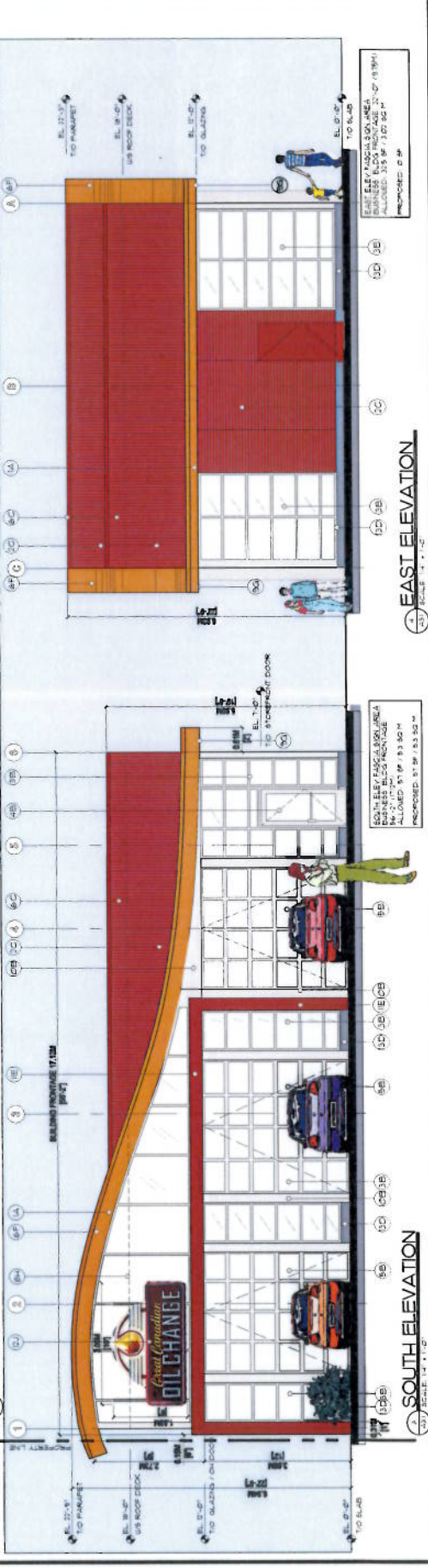
STREET VIEW IMPOSED - DOUGLAS ST.
1/8" SCALE NTS

HOUSE AREA CALCULATION:
THE CITY OF VICTORIA'S OFFICIAL DEVELOPMENT BY-LAW (2006) REQUIRES THAT ALL NEW RESIDENTIAL DEVELOPMENT BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF VICTORIA'S PLANNING DEPARTMENT.
THE CITY OF VICTORIA'S OFFICIAL DEVELOPMENT BY-LAW (2006) REQUIRES THAT ALL NEW RESIDENTIAL DEVELOPMENT BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF VICTORIA'S PLANNING DEPARTMENT.
THE CITY OF VICTORIA'S OFFICIAL DEVELOPMENT BY-LAW (2006) REQUIRES THAT ALL NEW RESIDENTIAL DEVELOPMENT BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF VICTORIA'S PLANNING DEPARTMENT.

EXTERIOR MATERIAL FINISHES	SPECIFICATIONS
1	METAL BENT PLATE ROOF
2	CRAMP ANCHORED ALUMINUM
3	CRAMP ANCHORED ALUMINUM
4	CRAMP ANCHORED ALUMINUM
5	CRAMP ANCHORED ALUMINUM
6	CRAMP ANCHORED ALUMINUM
7	CRAMP ANCHORED ALUMINUM
8	CRAMP ANCHORED ALUMINUM
9	CRAMP ANCHORED ALUMINUM
10	CRAMP ANCHORED ALUMINUM
11	CRAMP ANCHORED ALUMINUM
12	CRAMP ANCHORED ALUMINUM
13	CRAMP ANCHORED ALUMINUM
14	CRAMP ANCHORED ALUMINUM
15	CRAMP ANCHORED ALUMINUM
16	CRAMP ANCHORED ALUMINUM
17	CRAMP ANCHORED ALUMINUM
18	CRAMP ANCHORED ALUMINUM
19	CRAMP ANCHORED ALUMINUM
20	CRAMP ANCHORED ALUMINUM
21	CRAMP ANCHORED ALUMINUM
22	CRAMP ANCHORED ALUMINUM
23	CRAMP ANCHORED ALUMINUM
24	CRAMP ANCHORED ALUMINUM
25	CRAMP ANCHORED ALUMINUM
26	CRAMP ANCHORED ALUMINUM
27	CRAMP ANCHORED ALUMINUM
28	CRAMP ANCHORED ALUMINUM
29	CRAMP ANCHORED ALUMINUM
30	CRAMP ANCHORED ALUMINUM
31	CRAMP ANCHORED ALUMINUM
32	CRAMP ANCHORED ALUMINUM
33	CRAMP ANCHORED ALUMINUM
34	CRAMP ANCHORED ALUMINUM
35	CRAMP ANCHORED ALUMINUM
36	CRAMP ANCHORED ALUMINUM
37	CRAMP ANCHORED ALUMINUM
38	CRAMP ANCHORED ALUMINUM
39	CRAMP ANCHORED ALUMINUM
40	CRAMP ANCHORED ALUMINUM
41	CRAMP ANCHORED ALUMINUM
42	CRAMP ANCHORED ALUMINUM
43	CRAMP ANCHORED ALUMINUM
44	CRAMP ANCHORED ALUMINUM
45	CRAMP ANCHORED ALUMINUM
46	CRAMP ANCHORED ALUMINUM
47	CRAMP ANCHORED ALUMINUM
48	CRAMP ANCHORED ALUMINUM
49	CRAMP ANCHORED ALUMINUM
50	CRAMP ANCHORED ALUMINUM
51	CRAMP ANCHORED ALUMINUM
52	CRAMP ANCHORED ALUMINUM
53	CRAMP ANCHORED ALUMINUM
54	CRAMP ANCHORED ALUMINUM
55	CRAMP ANCHORED ALUMINUM
56	CRAMP ANCHORED ALUMINUM
57	CRAMP ANCHORED ALUMINUM
58	CRAMP ANCHORED ALUMINUM
59	CRAMP ANCHORED ALUMINUM
60	CRAMP ANCHORED ALUMINUM
61	CRAMP ANCHORED ALUMINUM
62	CRAMP ANCHORED ALUMINUM
63	CRAMP ANCHORED ALUMINUM
64	CRAMP ANCHORED ALUMINUM
65	CRAMP ANCHORED ALUMINUM
66	CRAMP ANCHORED ALUMINUM
67	CRAMP ANCHORED ALUMINUM
68	CRAMP ANCHORED ALUMINUM
69	CRAMP ANCHORED ALUMINUM
70	CRAMP ANCHORED ALUMINUM
71	CRAMP ANCHORED ALUMINUM
72	CRAMP ANCHORED ALUMINUM
73	CRAMP ANCHORED ALUMINUM
74	CRAMP ANCHORED ALUMINUM
75	CRAMP ANCHORED ALUMINUM
76	CRAMP ANCHORED ALUMINUM
77	CRAMP ANCHORED ALUMINUM
78	CRAMP ANCHORED ALUMINUM
79	CRAMP ANCHORED ALUMINUM
80	CRAMP ANCHORED ALUMINUM
81	CRAMP ANCHORED ALUMINUM
82	CRAMP ANCHORED ALUMINUM
83	CRAMP ANCHORED ALUMINUM
84	CRAMP ANCHORED ALUMINUM
85	CRAMP ANCHORED ALUMINUM
86	CRAMP ANCHORED ALUMINUM
87	CRAMP ANCHORED ALUMINUM
88	CRAMP ANCHORED ALUMINUM
89	CRAMP ANCHORED ALUMINUM
90	CRAMP ANCHORED ALUMINUM
91	CRAMP ANCHORED ALUMINUM
92	CRAMP ANCHORED ALUMINUM
93	CRAMP ANCHORED ALUMINUM
94	CRAMP ANCHORED ALUMINUM
95	CRAMP ANCHORED ALUMINUM
96	CRAMP ANCHORED ALUMINUM
97	CRAMP ANCHORED ALUMINUM
98	CRAMP ANCHORED ALUMINUM
99	CRAMP ANCHORED ALUMINUM
100	CRAMP ANCHORED ALUMINUM



NORTH ELEVATION
1/8" SCALE 1" = 1'-0"



EAST ELEVATION
1/8" SCALE 1" = 1'-0"

SOUTH ELEVATION
1/8" SCALE 1" = 1'-0"

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

THE DRAWING IS AN APPROVED COPY OF THE ORIGINAL DRAWING. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE ORIGINAL DRAWING FROM THE ARCHITECT'S OFFICE. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THE ORIGINAL DRAWING. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THE ORIGINAL DRAWING.

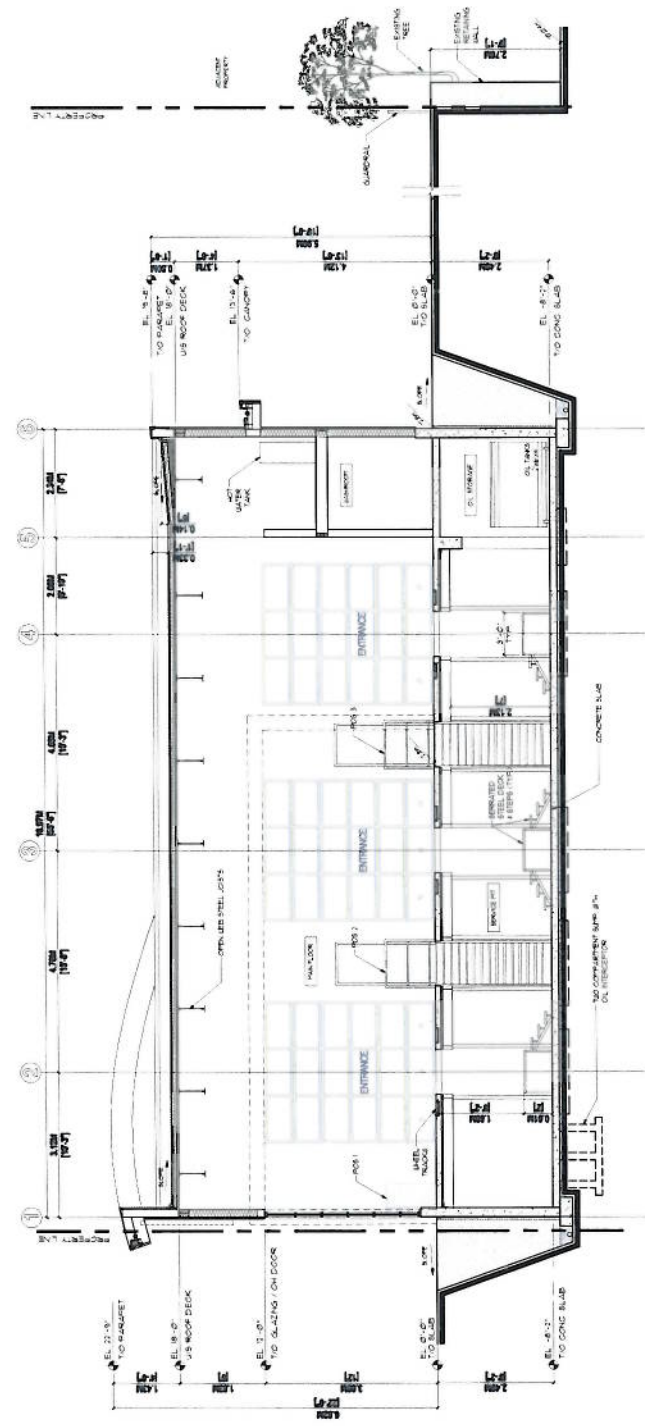
GREAT CANADIAN OIL CHANGE LTD.
 2353 DOUGLAS ST, VICTORIA BC
 GREAT CANADIAN OIL CHANGE LTD.



architects ltd
 600 HODGE STREET
 VICTORIA BC V8V 2E2
 TEL: 250-363-1111
 FAX: 250-363-1112

PROJECT NO. 3722
BUILDING SECTION
 SCALE 1/4" = 1'-0"

SHEET NO. 1
 TOTAL SHEETS 1



BUILDING SECTION
 SCALE 1/4" = 1'-0"

1. Mantles min. 2% slope away from building.

SECTION A-A

City of Chicago

JUN 04 2016
Landscape APlanning & Development Department
Development Services Division

date	21/05/2012
page	14

2

Copyright reserved. This drawing and design is and at all times remains the exclusive property of Jit Design Group Inc. and cannot be used without the

STUDY TITLE

PLANT LIST/ SECTION

SCALE 1/1000000	DATE 1000 14
-----------------	--------------

70. Maria Stuart (1562-1587)

IHI Design Group Inc

date	21/05/2012
page	14

2

to Confronted reversed This scenario and design is and

PLANT LIST/ SECTION

SCALE 1/1000000	DATE 1000 14
-----------------	--------------

70. Maria Stuart (1562-1587)

IHI Design Group Inc

date	21/05/2012
page	14

2

to Confrontation reversed. This scenario and design is and



Received
City of Viro

JUN 04 2014

Planning & Development Department
Development Services Division

JHL Design Group Inc.
Landscape Architecture + Urban Design

© 2011, Morgan Stanley, Ventures, LLC
 604 263-8613
 1-800-277-0534
info@msvc.com

Sample	3/3/2007
Date	June 14
Comments	

GREAT CANADIAN OIL CHANGE
2353 DOUGLAS STREET, VICTORIA, BC

LANDSCAPE PLAN/
PLANTING DESIGN/
OVERALL REFERENCE PLAN

L-2

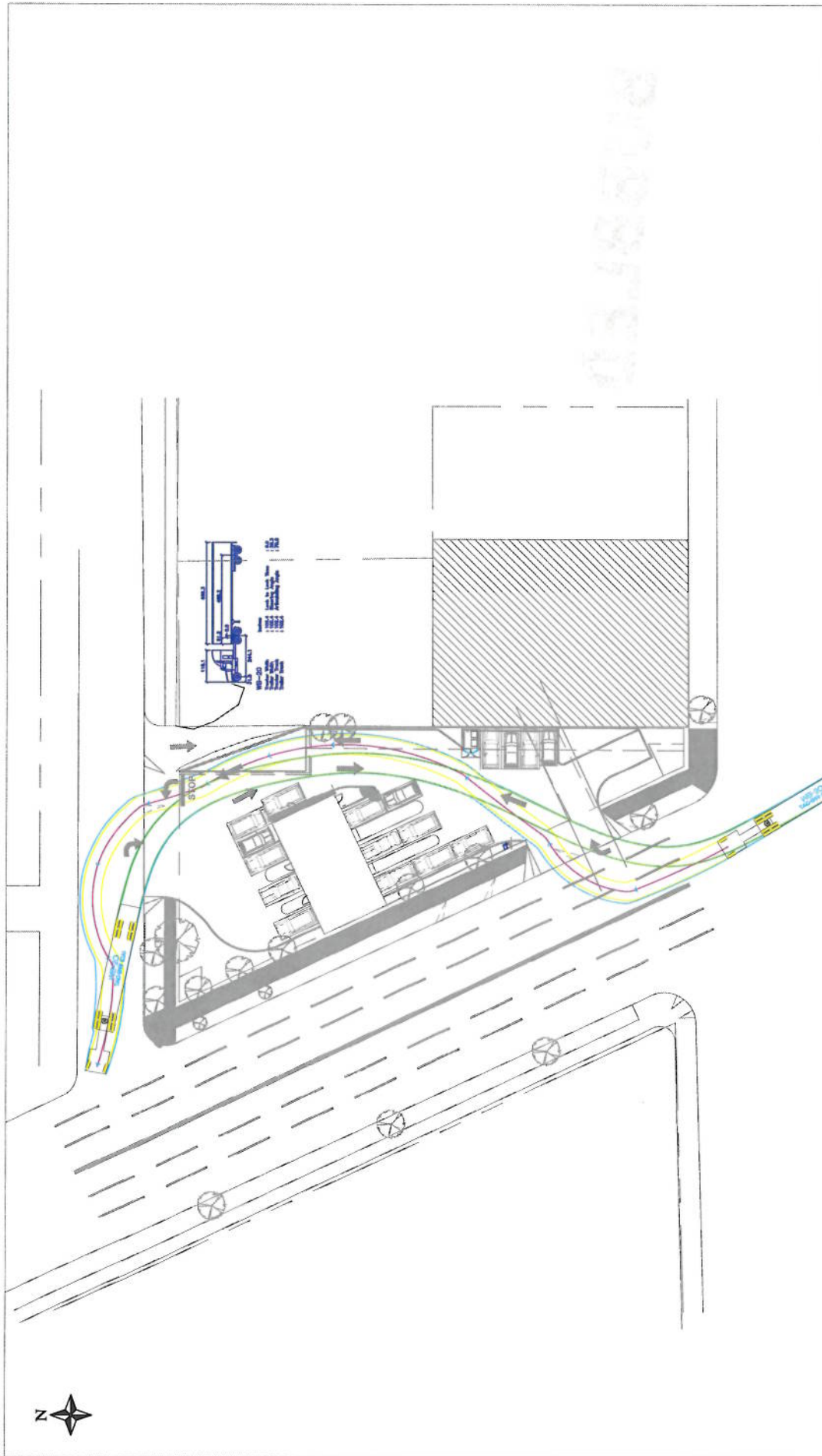


Exhibit 1

WB-20 - Enter from Douglas / Exit to Field

Great Canadian Oil Change - 2353 Douglas Street, Victoria BC
 4052.11 May 6 2014 Scale NTS