



## Planning and Land Use Committee Report

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**Date:** March 20, 2014      **From:** Mike Wilson, Senior Planner – Urban Design  
**Subject:** **Development Permit Application #000297 for 1823 Douglas Street**  
The application is to construct a one-storey plus mezzanine commercial building for restaurant use with surface parking stalls.

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### 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 1823 Douglas Street. The application is to construct a one-storey plus mezzanine commercial building for restaurant use with surface parking stalls accessed from Caledonia Avenue. The proposed primary exterior materials include acrylic stucco, wood trim, painted concrete and precision concrete block.

The following considerations are provided to Council in assessing this application:

- The applicable design guidelines are the excerpts from the *Downtown Core Area Plan (DCAP)* (2011) as identified in the *Official Community Plan (OCP)* (2012), *Guidelines for Fences Gates and Shutters* (2010), and the *Buildings Signs and Awnings Advisory Design Guidelines*.
- The proposal presents several inconsistencies with the applicable design guidelines with respect to the height of the primary street wall, the length of the primary street wall, surface parking, proposed exterior materials and finishes.
- The proposal is not consistent with the objectives of Development Permit Area 2 (Heritage Conservation): Core Business.

This application presents several challenges with respect to the intent of the land use policies and design guidelines within OCP and DCAP. The applicable policy is to enable revitalization of this area through intensification; however, the current proposal replaces the existing building and does not respond to this potential for intensification. The applicant has noted a strong preference for an economical building type both in terms of form and architectural design. Given these challenges, staff have evaluated the proposal with respect to not only the scale of the proposed development (as it relates to the applicable guidelines) but also whether the design as presented has adequately responded to other aspects of the applicable guidelines. Where the application falls short of the guidelines, potential design amendments have been suggested to improve consistency with the applicable guidelines.

In light of the inconsistencies between the proposal and both the objectives of Development Permit Area 2 (Heritage Conservation): Core Business and the applicable design guidelines, staff recommend that the application be referred to the Advisory Design Panel (ADP) with a request that the ADP pay particular attention to the finishes and landscaping.

### Recommendation

That Council refer Development Permit #000297 for 1823 Douglas Street to the Advisory Design Panel (ADP) for review, with the provision of:

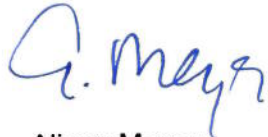
- detailed elevations of all proposed fences
- a detailed landscape plan
- pedestrian weather protection for the length of the Douglas Street frontage;

and that the ADP be requested to pay particular attention to the following:

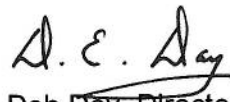
- the external building finishes as they relate to the surrounding context and applicable design guidelines
- the proposed landscape treatment and screening of the surface parking area.

Upon completion of review by the ADP, that the applicant make revisions to address the recommendations of the ADP as well as the staff suggestions contained in this report and the application along with a staff report return to the Planning and Land Use Committee.

Respectfully submitted,

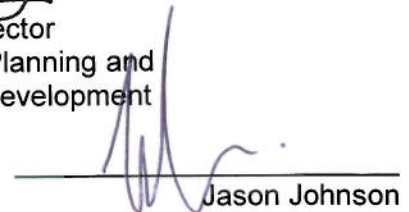


Alison Meyer  
Assistant Director  
Development Services



Deb Day, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:

  
Jason Johnson

Date: March 13, 2014

AM/MW:aw



## 1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 1823 Douglas Street.

## 2.0 Background

### 2.1 Description of Proposal

The application is to construct a one-storey plus mezzanine commercial building for restaurant use with seven surface parking stalls accessed from Caledonia Avenue. The proposed primary exterior materials include acrylic stucco, wood trim, painted concrete and precision concrete block.

### 2.2 Existing Site Development and Development Potential

Under the existing CA-4 Zone, Central Area Commercial Office District, permitted uses include office, retail, restaurant and residential (above the second storey). A maximum floor space ratio of 3:1 and a maximum building height of 43 m are permitted. No off-street parking is required.

### 2.3 Data Table

The following data table compares the proposal with the existing CA-4 Zone. No variances from the *Zoning Regulation Bylaw* are required to accommodate this proposal.

Zoning Criteria	Proposal	Zone Standard
Site area (m <sup>2</sup> ) – minimum	677	n/a
Total floor area (m <sup>2</sup> ) – maximum	384.2	2031
Density (Floor Space Ratio) – maximum	0.57:1	3:1
Height (m) – maximum	8.4	43
Site coverage (%) – maximum	49.5	n/a
Storeys – maximum	2	n/a
Setbacks (m) – minimum		
Front – Douglas Street	Nil	Nil
Rear	18	Nil
East	Nil	Nil
West	Nil	Nil
Parking – minimum	7	n/a
Visitor parking – minimum	n/a	n/a
Bicycle storage – minimum	3	1
Bicycle rack – minimum	3	1

## **2.4 Land Use Context**

The following land uses are located in the immediate area:

- to the west across Douglas Street is a three and a half storey hotel in the CA-3 Zone
- to the east is a vacant lot in the CA-60 Zone
- to the north is a one-storey restaurant in the C-1 Zone
- to the south is a two-storey commercial building in the CA-4 Zone.

## **2.5 Legal Description**

The north ½ of Lot 731, Victoria City.

## **2.6 Consistency with City Policy**

This application presents several challenges with respect to the intent of the land use policies and design guidelines within OCP and DCAP. The applicable policy is to enable revitalization of this area through intensification; however, the current proposal replaces the existing building and does not respond to this potential for intensification.

Staff have discussed the policy inconsistencies with the applicant who has noted a preference for a building type and architectural design that is economical. They have also noted the need for any changes to be economical.

Given these challenges, staff have evaluated the proposal with respect to not only the scale of the proposed development (as it relates to the applicable guidelines) but also whether the design as presented has adequately responded to other aspects of the guidelines. Where the application falls short of meeting the guidelines, staff have suggested potential improvements to respond more fully to the applicable guidelines.

## **2.7 Consistency with the Objectives of Development Permit Area 2: Core Business**

The *Official Community Plan* (2012) includes the subject lands within Development Permit Area 2 (Heritage Conservation): Core Business. The objectives of this Development Permit Area are provided below with staff commentary.

1. *To revitalize a central business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings, with greatest heights along Douglas Street, Blanshard Street and Yates Street, balanced with protection of the views from public vantage points of heritage landmark buildings on Pandora Avenue, Blanshard Street, Broughton Street and Humboldt Street as identified on Map 8 of the Plan.*

The proposed one-level plus mezzanine commercial building does not meet this objective as it is neither a high-rise commercial building nor a low-to-medium rise residential mixed-use building.

2. *To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.*



In this general area, there are Heritage Designated buildings that feature brick and stone masonry and highly articulated building facades. Development proposals within this area do not need to mimic these buildings but should respond appropriately to enhance these special character features through their proportion, scale, detail and finish. The architectural expression of the proposed building does not adequately respond to the special features and characteristics of this Development Permit Area.

3. *To enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.*

The proposed finishing materials are of a lower quality. Most notably, there is an extensive use of stucco and concrete block. The proposed materials do not respond well to the historic context.

## **2.8 Consistency with Design Guidelines**

The applicable design guidelines are the excerpts from the *Downtown Core Area Plan* (2011) as identified in the *Official Community Plan, Guidelines for Fences Gates and Shutters* (2010), *Buildings Signs and Awnings Advisory Design Guidelines*. Further analysis regarding the application's consistency with the Guidelines is provided in Section Four of this report.

## **2.9 Community Consultation**

As there are no variances from the *Zoning Regulation Bylaw* associated with this application, a referral to the Downtown Residents Association was not required.

## **3.0 Issues**

The primary issue with this application is its lack of consistency with the applicable design guidelines.

## **4.0 Analysis**

### **4.1 Consistency with Downtown Core Area Plan**

#### **4.1.1 Downtown Core Area Plan - Section Three: Districts**

Section 3.19 of the Plan requires that parking for a new development be provided underground. The proposed seven surface parking stalls are neither consistent with this guideline nor has the applicant employed any design mitigation measures such as screening and landscaping that attempt to address this. Staff recommend that if the policy is to be maintained at grade that it be screened and landscaped more attractively and effectively.

#### **4.1.2 Downtown Core Area Plan - Section Five: Transportation and Mobility**

The subject lands are located on a primary transit corridor. Policy 5.73 seeks to ensure that pedestrian weather protection such as canopies, awnings and recessed building entrances are provided. The proposed design includes an entryway that has a minimal setback from Douglas Street. The application provides minimal pedestrian weather protection, in the form of a glass



and steel overhead canopy, along the building frontage on Douglas Street. If this application proceeds, staff recommend the provision of a more significant overhead canopy for pedestrian weather protection.

#### **4.1.3 Downtown Core Area Plan - Section Six: Urban Design**

As a corner site, there are two different street wall heights established in the DCAP so it is necessary that the applicant consider how the desired street wall height wraps around the corner of the site at Caledonia Avenue.

Section 6.187.1 requires that new buildings provide a primary street wall along a minimum length of 60% of the building face parallel to Douglas Street and that the street wall has a minimum height of 15 m and a maximum height of 20 m. The proposed primary street wall is comprised of 100% of the building face parallel to Douglas Street; however, at 8.4 m in height, it does not meet the minimum street wall height as required by the guidelines.

Caledonia Avenue is considered a "narrow street" and requires a primary street wall along a minimum length of 60% of the building face parallel to the street that has a minimum height of 10 m and a maximum height of 15 m. The proposed primary street wall only achieves 47% of the building face parallel to the street. Additionally, the proposed building height does not meet the minimum street wall height as required by the guidelines as the proposal is only 8.4 m in height.

Although the applicant suggests that the property is too small to construct viable street wall conditions that meet the guidelines, there would seem to be some solutions that could have been explored to provide more presence and better respond to the guidelines. If this application moves forward, staff recommend review by the ADP regarding to what extent this application may be able to respond more appropriately to other aspects of the guidelines such as the provision of high quality building finishes.

Section 6.182 encourages visually articulated designs and quality architectural materials. As noted in correspondence from the applicant, the proposal does include several relief elements that increase the building's visual interest. However, the proposed acrylic stucco and concrete-block finishing treatments are not considered quality architectural materials. Should this application proceed, staff recommend that the application be referred to the Advisory Design Panel with special attention to reviewing the proposed finishing materials.

#### **4.2 Consistency with *Buildings, Signs and Awnings Advisory Design Guidelines***

The application does not include any details related to signs or awnings thus the staff review was limited to reviewing the proposed form and exterior finish of the building. The design guidelines recommend evaluating the design based on several general aspects. One of the aspects noted is relevancy of expression to the surrounding context. Staff have reviewed the expression of architecture in relationship to the Development Permit Area as a whole.

The proposed design does not represent a common architectural style found within Development Permit Area 2 (Heritage Conservation): Core Business. Should this application move forward, staff recommend changes to the exterior of the building so that the architectural expression is more relevant to Development Permit Area 2 (Heritage Conservation): Core Business. This could be achieved by providing an appropriate design response that enhances these special character features through the proportion, scale and finish of buildings.

#### **4.3 Consistency with *Guidelines for Fences, Gates and Shutters*.**

The proposal includes a gated bicycle enclosure constructed of heavily galvanized-wire mesh and a 1.8 m tall wooden fence at the east and south property lines. The applicant has not provided detailed elevations of the fence materials or the bicycle enclosure. As a result, it is difficult for staff to comment on the proposal. Should this application move forward, staff recommend that the applicant submit detailed elevation drawings of all fences and gates on the site in order to ensure the proposal is compliant with the Guidelines.

#### **5.0 Resource Impacts**

There are no resource impacts anticipated.

#### **6.0 Options**

##### Option 1 (Refer Application to ADP)

That Council refer Development Permit #000297 for 1823 Douglas Street to the Advisory Design Panel (ADP) for review, with the provision of:

- detailed elevations of all proposed fences
- a detailed landscape plan
- pedestrian weather protection for the length of the Douglas Street frontage;

and that the ADP be requested to pay particular attention to the following:

- the external building finishes as they relate to the surrounding context and applicable design guidelines
- the proposed landscape treatment and screening of the surface parking area.

Upon completion of review by the ADP, that the applicant make revisions to address the recommendations of the ADP as well as the staff suggestions contained in this report and the application along with a staff report return to the Planning and Land Use Committee.

##### Option 2 (Decline Application)

That Development Permit Application #000297 for 1823 Douglas Street be declined.

##### Option 3 (Approve Application as Submitted)

That Council authorize the issuance of Development Permit #000297 for 1823 Douglas Street, in accordance with plans dated December 4, 2013.

#### **7.0 Conclusions**

This application presents several challenges with respect to the intent of the land use policies and design guidelines within the OCP and DCAP. The applicable policy is to enable revitalization of this area through intensification; however, the current proposal replaces the existing building and does not respond to this potential for intensification.



The proposal presents several inconsistencies with the applicable design guidelines. Notably, the proposed street wall height on both Douglas Street and Caledonia Avenue is considerably lower than anticipated by the *Downtown Core Area Plan*. Moreover, the proposed exterior building finishes, including acrylic stucco and concrete block, are not considered quality materials and are not encouraged by the applicable guidelines. The proposed surface parking area is also not encouraged in the guidelines and, if provided, could be improved through landscape treatments and screening.

The proposal presents numerous inconsistencies with the objectives of Development Permit Area 2 (Heritage Conservation): Core Business and the applicable design guidelines. In light of the inconsistencies, staff recommend that this application be referred to the ADP.

## **8.0 Recommendations**

That Council refer Development Permit #000297 for 1823 Douglas Street to the Advisory Design Panel (ADP) for review, with the provision of:

- detailed elevations of all proposed fences
- a detailed landscape plan
- pedestrian weather protection for the length of the Douglas Street frontage;

and that the ADP be requested to pay particular attention to the following:

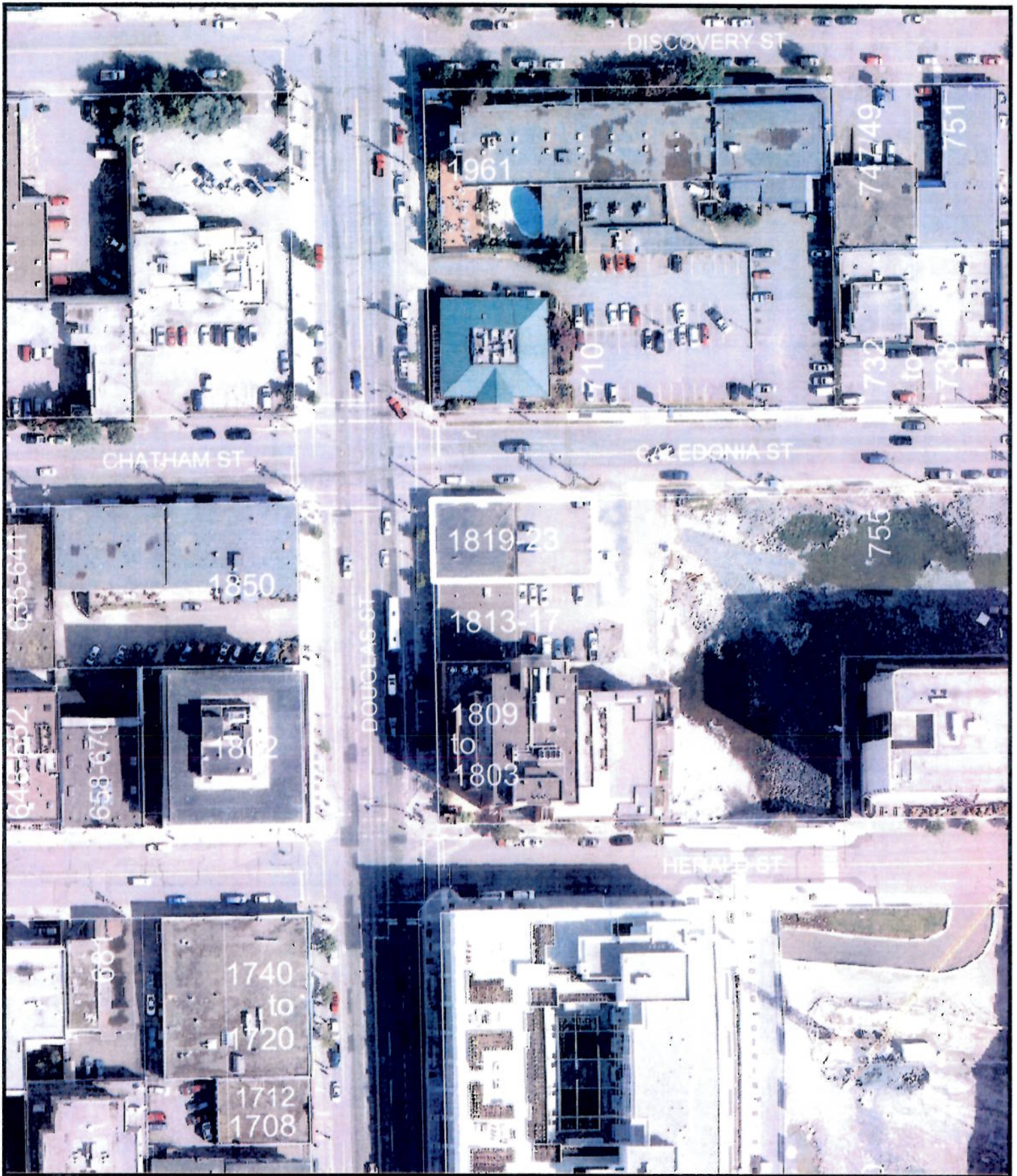
- the external building finishes as they relate to the surrounding context and applicable design guidelines
- the proposed landscape treatment and screening of the surface parking area.

Upon completion of review by the ADP, that the applicant make revisions to address the recommendations of the ADP as well as the staff suggestions contained in this report and the application along with a staff report return to the Planning and Land Use Committee.

## **9.0 List of Attachments**

- Zoning map
- Aerial map
- Letters from applicant dated December 11, 2012, and November 26, 2013
- Revised plans dated December 4, 2013.



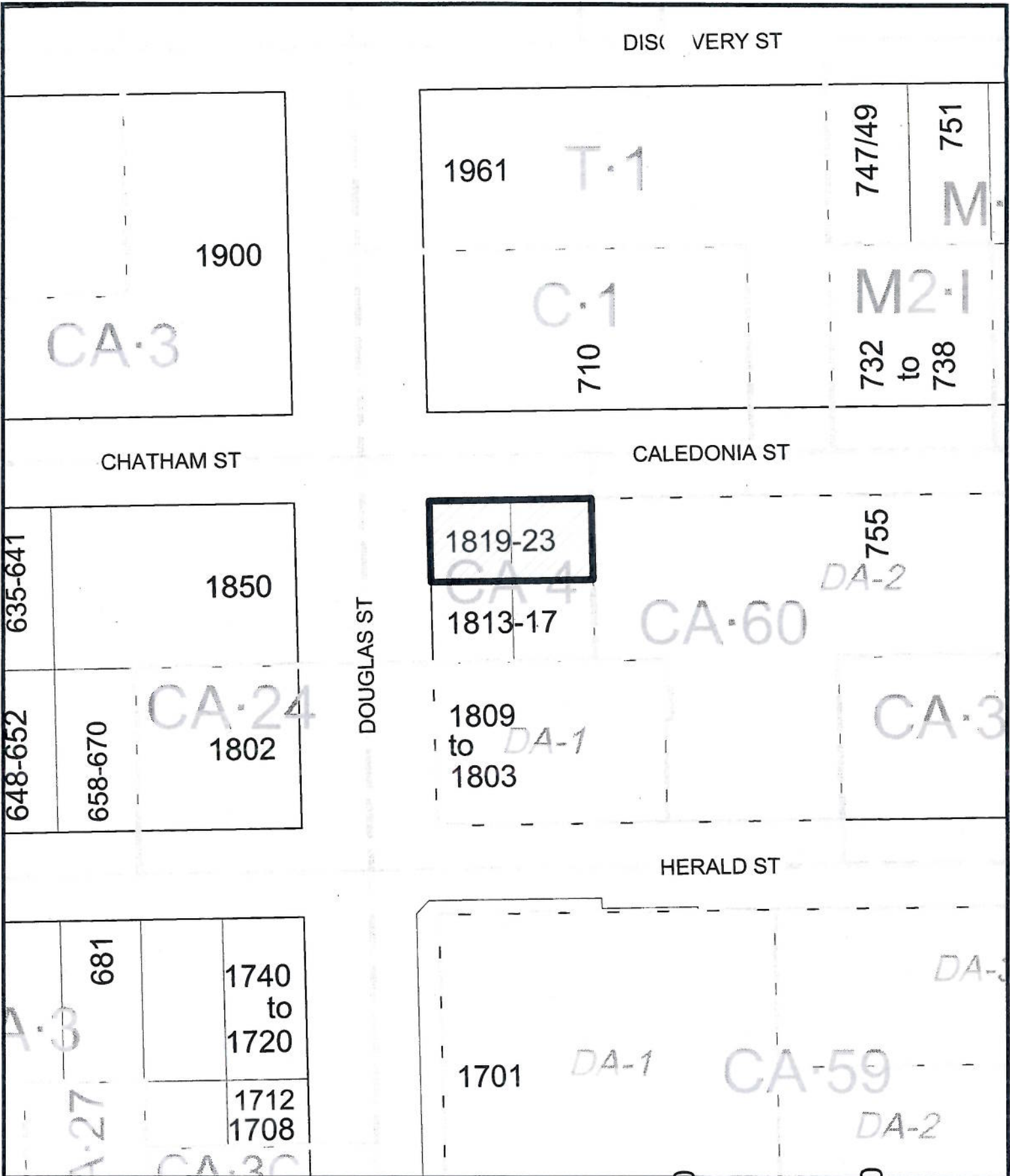


1823 Douglas Street  
Development Permit #000297





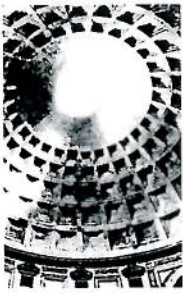
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1823 Douglas Street  
Development Permit #000297







**P R A X I S**  
a r c h i t e c t s i n c .

Michael D. Levin, MAIBC • Robert Rocheleau, MAIBC

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December 11, 2012

Mayor and Council  
c/o  
Mike Wilson  
Senior Planner - Urban Design  
Development Services Division  
Planning and Development Department  
City of Victoria  
1 Centennial Square, Victoria, BC, V8W 1P6

**Re: New Sushi Restaurant**  
**1823 Douglas Street**

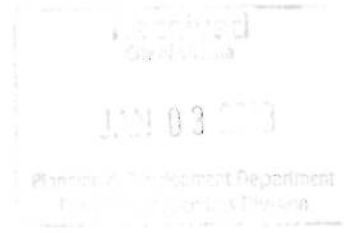
We are proposing to demolish the building at the South East corner of Caledonia and Douglas and build a new one-storey restaurant with a mezzanine. The existing building is comprised of three separate addresses separated internally into three compartments. The floor level is different for each compartment relative to Douglas Street. In each compartment the rear portion has another level (so there are at least 6 different main floor levels in the building). The building exterior walls are primarily load bearing masonry the most likely to fail in an earthquake. The building has virtually no insulation. The building to the south is of a similar age but is under separate ownership and tenancy.

Currently the site consists of two lots. The west lot fronting Douglas accommodates the building and the east lot accommodates the parking and service access. Each lot has a separate title. All of the above complicates the remodeling of this building as a single use. The existing zone does not require parking.

We propose to consolidate the two lots. We will build a new 3600sf restaurant within the footprint of the old building. Except for the rear section of the restaurant, the dining, kitchen and sushi bar area will be on one level. The rear floor area of the building will be raised to accommodate the change in grade at the rear of the building. The rear section will accommodate food storage, access to the mezzanine and public washrooms (except for the accessible washroom at the dining level) and a rear exit. The mezzanine will accommodate administration services.

While the internal height of the building will be 19' to the underside of the roof joists from the dining/kitchen area, the parapets are set at 25' to conceal the slope of the roof and the roof top mechanical equipment.

With the consolidation of the two lots we have provided a parking plan and landscape plan. We are providing a 1m wide landscaped edge to the Caledonia side of the parking lot. There is an existing 1.5m high concrete wall separating the rear of this lot from the adjacent access lane. We propose a 6' high wood fence commencing at the termination of this concrete wall that will return to the building along the south property line. There will be a landscaped strip between the rear (east) wall and the parking stalls. We will provide a fenced garbage enclosure on the south property line facing Caledonia for ease of truck service. The parking area will accommodate seven vehicles including an accessible stall, a loading area for kitchen deliveries and a bicycle shelter to meet the current standards.



The exterior materials are principally rain-screen stucco, wood trim, and commercial grade aluminum windows. We also have incorporated some 4" clear cedar accent elements and a little bit of traditional roof tile over the entry. The rear façade is painted split face concrete block because of the utilitarian uses (parking, service entry, garbage, bike storage etc)

The basis for the exterior design is the tatami. The tatami has a ratio of 2:1. We have incorporated this ratio into the treatment of the façade in a combination of horizontal and vertical trim elements and the fenestration. The windows at Douglas and Caledonia come within 1' of the floor. The floor at the corner is about 16" above the sidewalk due to the street slope. Diners sitting in this location can look out onto the street activities. To the south of the main entry on Douglas is a tatami room accessed through a sliding shoji. This room has three booths with windows facing the adjacent sidewalk. A shoji screen preserving the diner's privacy covers the lower part of these windows internally. The upper part of those windows will let in unfiltered natural light. On the Caledonia façade there are three hexagonal windows giving daylight to the adjacent "party rooms". The party rooms can function as individual dining rooms or be linked together for larger numbers of people.

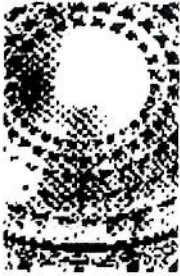
Higher up on both street facades and integrated into the façade are translucent back-lighted shoji screens. Light emitted from these screens will be very low level adding a little mystery as to what might be going on inside.

We trust you will find this project supportable and we look forward to discussing it with you.

Sincerely,  
Praxis Architects Inc

Michael D. Levin, MAIBC  
Director





**P R A X I S**  
a r c h i t e c t s i n c .

Michael D. Levin, MAIBC • Robert Rocheleau, MAIBC

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November 26, 2013

Mayor and Council  
c/o  
Mike Wilson  
Senior Planner - Urban Design  
Development Services Division  
Planning and Development Department  
City of Victoria  
1 Centennial Square, Victoria, BC, V8W 1P6



**Re: New Sushi Restaurant  
1823 Douglas Street**

We are proposing to demolish the building at the South East corner of Caledonia and Douglas and build a new one-storey restaurant with a mezzanine. The original Development Permit application was made in December of 2012. The proposed project was reviewed by staff and not supported because it did not comply with the land use policies relevant to the property. We wish to explain to Planning and to Council the scope of this small project and why it is extremely difficult to comply with those land use policies. Then we will explain what efforts we have made to incorporate those aspects of the policies that we could.

This corner lot is 60'x120' fronting on Douglas. Vehicle access to the rear of the lot is from Caledonia. The parking area of the site is 60' x 60'. The remaining area available for building is 60'x 60'. The existing 60'x60' building is comprised of three compartments separated internally and each with a separate street address. The floor level is different for each compartment relative to Douglas Street. In each compartment the rear portion has a second level (so there are at least 6 different main floor levels within in the structure). The building exterior walls are primarily load bearing masonry the most likely to fail in an earthquake. The building has virtually no insulation. The cost to retrofit this structure into a usable space for a single tenant restaurant and to seismically upgrade the existing structure is considerably more than a new building started from scratch.

Compounding the situation the site consists of two lots (each 60'x60'). The west lot fronting Douglas accommodates the building and the east lot accommodates the parking and service access. Each lot has a separate title. All of the above complicates the remodeling of this building as a single use. The existing zone CA-4 has no parking requirement.

With the consolidation of the two lots we have provided a parking plan and landscape plan. We are providing a 1m wide landscaped edge to the Caledonia side of the parking lot. There is an existing 1.5m high concrete screen wall separating the rear of this lot from the adjacent access lane (mostly on the neighboring property). We propose a landscape strip between the parking stalls and the east property line and the existing concrete wall. We will provide a fenced garbage enclosure on the south property line facing Caledonia for ease of truck service. The parking area will accommodate seven vehicles including an accessible stall, a loading area for kitchen deliveries and a bicycle shelter to meet the current standards. The remainder of the south property line at the rear flanks the south neighbour's parking area. That lot is currently separated by precast concrete barriers. We are concerned that if a screen fence is built to that property the neighbours' lot will be screened from view from Caledonia. In

compliance with CPTED design guidelines we feel for the sake of visual supervision of that lot the concrete barriers should be left in place.

The Planning Department has advised us that the simplest way to move toward compliance with the Downtown Core Area Plan is to make the building bigger. It was also the opinion of staff that these three design guidelines were critical to the proposal;

1. **Parking** – Section 3.19 Provide on site parking for new development as underground structured parking.
2. **Height of Street Wall – Douglas street** – Section 6.187.1 – Provide a primary street wall along a minimum length of 60% of the building face parallel to Douglas Street that has a minimum height of 15metres and a maximum height of 20metres.
3. **Height of Street Wall- Caledonia Ave** - Section 6.185.1 – Provide a primary street wall along a minimum length of 60% of the building face parallel to the street that has a minimum height of 10m and a maximum height of 15metres

### **Parking**

Underground parking for this site is just physically not achievable. When entering from Caledonia there is just room at the rear of the site for a single center drive aisle with one row of surface parking on either side.

Underground parking will require a parking ramp at least 70' long in order to get below the main floor. The lot is only 60' wide when entered from Caledonia. Underground is not possible.

We considered enclosing the surface parking at the rear. As three of the enclosing walls will be on the property line they must be concrete non combustible construction. Doors from the restaurant into the parking structure must have vestibules. The walls on the adjacent property lines must be solid fire rated walls (concrete or concrete block). Natural Ventilation is not an option. As the parking structure would be enclosed it must be mechanically vented (with roof top machinery) and sprinklered. The cost of such a structure would be in excess of \$320,000 - about \$40,000 for each of the 8 cars parked in the garage. The roof of the garage could be used for one floor of office however it is not possible to get two means of exit to the street from that office floor without having one stair and exit going in a separated corridor through the restaurant to Douglas street and one stair from the roof to Caledonia. The addition of an elevator would make the floor plate even more un-useful and uneconomical. Therefore only one floor of office could be built and even that would be restricted in size by the BC Building Code and by a single stairway to Caledonia. The economics of this concept make it unfeasible and impractical.

### **Height of Street Wall**

Please see the attached sketches indicating the implications of the Street Wall guidelines for this particular site.

While the internal height of the building will be 19' to the underside of the roof joists from the dining/kitchen area, the parapets on Douglas Street are set at 29' above finished floor to conceal the slope of the roof, the roof top mechanical equipment and to add aesthetic weight to the Douglas street elevations and the corner. The parapets facing the rear and facing Caledonia are 25' high above the dining room floor.

The Street Wall Drawings we have prepared illustrate that the Core Area Design guidelines for the height of the Street Wall are about double the requirements for the building proposed on the site. To achieve the building heights required by the guidelines we would need a 4 storey building which as discussed above is not feasible for this site with respect to efficient design and economics.



We have prepared two street wall drawings – one illustrating the December 2012 scheme and a second showing the modest changes we have made to increase the height of the building and the massing at the corner.

The setback guidelines for the primary wall on Douglas is 0 to 3m and for a secondary wall 6 to 9m setbacks. Other than 0 these setbacks and the ones along Caledonia will make the main floor unusable for the proposed use. We retain the primary wall setback of 0m on Douglas and on Caledonia, however we will provide some movement in the façade through change of colour and material, cantilevered portions of the roof and walls, a recessed entry and a metal and glass canopy at the corner.

We attach our annotated review of the Downtown Core Area Plan Objectives and Guidelines. We have marked in red how and where we have tried to work with the document, where we have been unable to comply and where we feel the statements were not applicable to this project. With this and the above explanation we trust you will understand our rationale for the alternatives proposed and see we have tried to demonstrate a greater degree of compliance with the guidelines.

We have also incorporated a number of changes on the site plan that were recommended by Parks Division and by Engineering and Public Works. These are bubbled on the plans. We have provided two street trees in tree grates and we have widened the Caledonia sidewalk so that the back of sidewalk is on the property line. We have revised the driveway crossing to meet Schedule B of the Highway Traffic Access Bylaw for a Type B crossing. We have slightly offset the driveway crossing with the drive aisle of the parking area to avoid the driveway flare coming within 1.5m of a Hydro Pole. The current crossing is in the same location as the proposed new crossing however the existing crossing did not conform to the Type B Crossing.

We have made changes to the elevations of the project providing a taller massing element along Douglas to the street corner and returning on Caledonia approximately 3.4m. This element stands approximately 1.2m above the remainder of the building. It is divided into a solid colour section from the left of the main entrance to the corner and returning 3.4m on Caledonia. This solid colour element is pulled out from the rest of the street walls by 100mm to express its volume. We have lighted the mass by penetrating it with windows and by suspending a metal and glass canopy partially covering the sidewalk adjacent to the building.

A portion of the wall structure above the high windows on Douglas and on Caledonia is cantilevered over the sidewalk to give a sense of protecting eaves especially as now the sidewalk will abut the property line.

We trust you will find this project supportable and we look forward to discussing it with you.

Sincerely,  
Praxis Architects Inc

A handwritten signature in black ink, appearing to read 'Michael D. Levin', with a long horizontal flourish extending to the right.

Michael D. Levin, MAIBC  
Director

DEC - 4 2013

Planning & Development Department  
Development Services Division

## REVIEW OF DOWNTOWN CORE AREA PLAN OBJECTIVES AND GUIDELINES VIS A VIS PROPOSED DEVELOPMENT OF 1823 DOUGLAS STREET

### THE SITE IS WITHIN DPA 2:

Core Business located at southeast corner of Chatham and Douglas

Lot Dimensions 18.46m wide x 36.68 long

Lot Area – 676m<sup>2</sup>

### PURPOSE of the DPA2

- Item 1 a) Revitalize an area in which commercial use is permitted (APPLICABLE - SITE CURRENTLY VACANT)
- b) Establishment of Objectives for the form and character of Commercial industrial and multifamily residential development (SOMEWHAT APPLICABLE)
- c) Heritage Conservation (NOT APPLICABLE)

### OBJECTIVES OF THIS DESIGNATION

- a) to revitalize the CBD through high rise commercial buildings and low to medium rise mixed use buildings with greatest heights along Douglas, Blanshard and Yates. UNABLE TO MEET THIS REQUIREMENT (BUILDING NEITHER HIGH RISE NOR MIXED USE)
- b) to conserve and enhance the heritage value special character and the significant heritage buildings, features and characteristics of this area. NOT APPLICABLE
- c) To enhance the area through a high quality of architecture landscape and urban design that reflects the function of a CBD in scale massing and character while responding to its historic context. SCOPE OF PROJECT VERY MODEST BUT CONTRIBUTES TO THESE GOALS IN A SMALL WAY.

### GUIDELINES

#### HIGH DENSITY DEVELOPMENT

- 3.4 Support High Density commercial buildings within the CBD to make efficient use of infrastructure and to maintain compact building footprints. UNABLE TO MEET THIS REQUIREMENT (NOT HIGH DENSITY)

#### CONNECTIVITY

- 3.12 Locate through-block walkways to provide strategic access through longer city blocks and meaningful connections with the Pedestrian Network as illustrated in Map 16. (see section 5: Transportation and Mobility) UNABLE TO MEET THIS REQUIREMENT

#### NEW DEVELOPMENT

- 3.16 Ensure the sensitive integration of new development with existing heritage properties along the 700 block of Yates Street and the 700 and 800 blocks of Fort Street. NOT APPLICABLE

#### EDGE CONDITION

- 3.18 Ensure that designs for new buildings located along the edges of the CBD consider scale, orientation, setbacks, mass and building height to provide sensitive transitions to surrounding Districts. SCOPE OF PROJECT VERY MODEST BUT CONTRIBUTES TO THESE GOALS.

#### PARKING



- 3.19 Provide on-site parking for new developments abs underground structured parking. **SEVEN ON SITE PARKING STALLS PROVIDED BUT NON REQUIRED BY ZONING**
- 3.20 Consider opportunities to integrate publicly accessible short-term parking as part of new commercial developments where underground structured parking is provided on site. **UNABLE TO MEET THIS REQUIREMENT**

#### PEDESTRIAN SAFETY AND COMFORT

- 5.26 Consider the Building and Street Interface Guidelines contained in Appendix 5 of this Plan in the design of local streetscapes. **UNABLE TO MEET THIS REQUIREMENT**
- 5.27 Improve the amount and design of pedestrian lighting, especially in areas that have higher concentrations of pedestrian activity.
- 5.28 Continue to incorporate universal access standards for people with varying mobility needs.
- 5.29 Ensure that sidewalks are wide enough to support desired levels activity and to maintain a adequate clear zone for pedestrian travel. **Douglas street sidewalk 4.7m wide. Caledonia sidewalk 1.8m wide.**
- 5.30 Encourage the use of building elements such as awnings, canopies and projections to provide pedestrians with continuous shelter from the rain and other elements.

#### THROUGH BLOCK WALKWAY POLICIES AND ACTIONS

5.32 to 5.35 **Not Applicable**

#### ALLWEATHER BUILDING DESIGN

- 5.73 Ensure buildings and public spaces along pedestrian network routes, major transit stops and along primary transit corridors are designed to incorporate building features that provide protection from the weather and climate, such as awnings, recessed entrances, building projections, tree canopies and other forms of covered areas. **A RECESSED ENTRY, ROOF OVERHANG AND CANOPY HAS BEEN PROVIDED**

#### PUBLIC OUTWARD VIEW – POLICIES

6.1 to 6.2 **Not Applicable**

- 6.3 Encourage design and siting solutions with new developments that serve to frame and enhance view corridors.

6.4 to 6.5 **Not Applicable**

- 6.6 Consider the design and placement of streetscape improvements such as paving materials, street lighting, street furniture and landscaping in order to help enhance and frame view corridors. **(SEE NOTE ON EXISTING STREETSCAPING). WE HAVE ADDED TWO STREET TREES IN TREE GRATES TO THE CALEDONIA SIDEWALK.**

#### EXTERNAL VIEW – POLICIES

6.7 to 6.14 **Not Applicable**

#### SKYLINE POLICIES AND ACTIONS

- 6.16 Consider the location of buildings and related building heights that reinforce a skyline profile that rises gradually from the north and south ends of **WITH THIS BUILDING THE PROFILE FOR THIS BLOCK CONFORMS FROM LOW IN THE NORTH TO HIGH AT THE SOUTH END OF THE BLOCK**
- 6.17 Consider the following criteria for tall buildings that are visible within the Downtown Core Area skyline: **BUILDING NOT TALL ENOUGH TO IMPACT SKYLINE**
- 6.17.1 Visual impact within the existing skyline;
  - 6.17.2 Location and clustering in relation to other tall buildings;
  - 6.17.3 Massing, orientation, and expression of the shape of the base, the body, and the top of the building, and;
  - 6.17.4 Use lighter colours including a palette of warm brick and soft pastel tones to lighten up the visual appearance of the skyline and complement the existing appearance.

#### TERMINATES VISTAS – POLICIES

6.18 to 6.24 **Not Applicable**

#### HERITAGE LANDMARK BUILDINGS POLICIES AND ACTIONS

6.25 to 6.28 **Not Applicable**

#### STREETSCAPE – POLICIES AND ACTIONS

- 6.29 Ensure that any roadway improvements to the public right-of-way or any private development adjacent to public right-of-ways within the Downtown Core Area consider the Public Realm Street Typology illustrated in Map 27 and the Building and Street Interface Guidelines contained in Appendix 5. **NOT APPLICABLE**
- 6.30 Recognize that functional requirements, existing street dimensions and physical conditions may constrain achievement of the Public Realm Building and Street Interface Guidelines described in Appendix 5. **NOT APPLICABLE**
- 6.31 Review and update the Zoning Regulation Bylaw and the other related technical design standards for streets and sidewalks for compatibility with the design guidelines described in Appendix 5. **THE DOUGLAS SIDEWALK STREETSCAPE ALREADY INCLUDES TWO STREET TREES, A PLANTER, A BIKE RACK AND A TRASH RECEPTACLE SUPPLIED BY THE CITY.**

#### SURROUNDING BUILDINGS

- 6.42 Where a new building is located directly adjacent to a plaza, ensure that the building is designed to provide street-level, active commercial uses such as restaurants, cafés, and retail stores, all of which have direct access to the plaza. **NOT APPLICABLE**
- 6.43 Consider the use of balconies, terraces, patios, doorways and windows along the building faces that are located directly adjacent to a park, plaza, or open space to encourage natural surveillance and vitality. **NOT APPLICABLE**



- 6.46 Consider the design of building street walls and massing that is located directly adjacent to a park, plaza, or open space in order to create human-scaled framing of the public space. **NOT APPLICABLE**

#### WEATHER PROTECTION

- 6.47 Incorporate weather protection elements such as canopies and awnings on building faces that are located directly adjacent to a park, plaza or open space. **WE HAVE PROVIDED A CANTILEVERED METAL AND GLASS CANOPY OVER THE SIDEWALK EMPHASIZING THE DOUGLAS AND CALEDONIA CORNER. AS WELL WE HAVE CANTILEVERED A PORTION OF THE WALL TREATMENT OVER THE PUBLIC SIDEWALK ON BOTH CALEDONIA AND DOUGLAS.**

#### DEVELOPMENT BLOCKS

- 6.169 Encourage articulation of building facades and rich detailing in order to provide a high degree of public interest along streets. **(SEE 6.182)**

#### BUILT FORM POLICIES AND ACTIONS

##### Massing and Design

- 6.176 Reduce building bulk of upper storeys to minimize the effects of shading and wind vortices, to maintain views to the open sky, and to avoid the visual presence of bulky upper building mass. **NOT APPLICABLE**
- 6.177 Encourage varied heights and massing to avoid uniformity in building design. **WE HAVE VARIED THE FAÇADE HEIGHTS AND MASSING**
- 6.178 Encourage the use of terraced or stepped building forms to distinguish building podiums from upper storeys. **NOT APPLICABLE**
- 6.179 Ensure that scale and height of street walls are generally in similar ranges on both sides of a street, regardless of differences in allowances for maximum building height. **THE FAÇADE HEIGHTS ON BOTH STREET ELEVATIONS ARE DIFFERENT BUT RETAIN A RELATIONSHIP**
- 6.180 Consider street wall heights that are appropriate for the context of each street. **THE STREET WALL HEIGHTS ARE IN SCALE WITH THE BUILDING BUT DO NOT CONFORM WITH THE GUIDELINES**
- 6.181 Consider design elements such as recessed entries, small plazas, sidewalk dining areas and inset or chamfered building corners to provide visual articulation along street walls. **THE MAIN ENTRANCE IS RECESSED BACK FROM DOUGLAS STREET. THE GRADES OF DOUGLAS STREET AT THIS LOCATION DO NOT PERMIT SIDEWALK DINING BUT WE HAVE PROVIDED FULL HEIGHT DINING AREA WINDOWS AT THE CALEDONIA/DOUGLAS STREET CORNER WITHIN 250MM OF THE SIDEWALK TO BRING THE DINING EXPERIENCE CLOSER TO THE STREET.**
- 6.182 Encourage visually articulated designs and quality architectural materials and detailing in building bases and street walls to enhance visual interest for pedestrians. **THE BUILDING IS COMPACT BUT HAS A NUMBER OF VISUAL RELIEF ELEMENTS IN THE MASSING, IN THE OVERHANG OF VARIOUS BUILDING ELEMENTS AND THE MATERIALS**

#### BUILDING SEPARATION – POLICIES AND ACTIONS

6.183 Provide appropriate clearances for residential and commercial buildings as described in Appendix 7 to improve privacy and access to sunlight. NOT APPLICABLE

6.184 Review and amend the Zoning Regulation Bylaw to reflect built form design guidelines and policies described in this Plan. NOT APPLICABLE

HERITAGE - 7 NOT APPLICABLE



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DEC 04 2013  
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1 SITE PLAN  
Scale: 1:100

DOUGLAS STREET



<p><b>SITE DATA</b></p> <p>ADDRESS: 1902 DOUGLAS STREET LEGAL: 1/4 SECTION 15, T1N 12S, R12E, S1/4 ZONING: M-1 (MANUFACTURING) SUBDIVISION: 1902 DOUGLAS STREET OWNER: OTAKI SUSHI DESIGNER: PRAXIS DATE: 10/15/13 PROJECT: 1902 DOUGLAS STREET</p>	
<p><b>EXISTING CONDITIONS</b></p> <p>EXISTING BUILDING: 1902 DOUGLAS STREET EXISTING ZONING: M-1 (MANUFACTURING) EXISTING SUBDIVISION: 1902 DOUGLAS STREET EXISTING OWNER: OTAKI SUSHI EXISTING DESIGNER: PRAXIS EXISTING DATE: 10/15/13 EXISTING PROJECT: 1902 DOUGLAS STREET</p>	<p><b>PROPOSED CONDITIONS</b></p> <p>PROPOSED BUILDING: 1902 DOUGLAS STREET PROPOSED ZONING: M-1 (MANUFACTURING) PROPOSED SUBDIVISION: 1902 DOUGLAS STREET PROPOSED OWNER: OTAKI SUSHI PROPOSED DESIGNER: PRAXIS PROPOSED DATE: 10/15/13 PROPOSED PROJECT: 1902 DOUGLAS STREET</p>
<p><b>NOTES</b></p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p>	<p><b>PRAXIS</b></p> <p>1902 DOUGLAS STREET VICTORIA, BRITISH COLUMBIA</p>
<p><b>OTAKI SUSHI</b></p> <p>1902 DOUGLAS STREET VICTORIA, BRITISH COLUMBIA</p>	<p><b>SCALE: 1:100</b></p> <p><b>DATE: 10/15/13</b></p> <p><b>PROJECT: 1902 DOUGLAS STREET</b></p>
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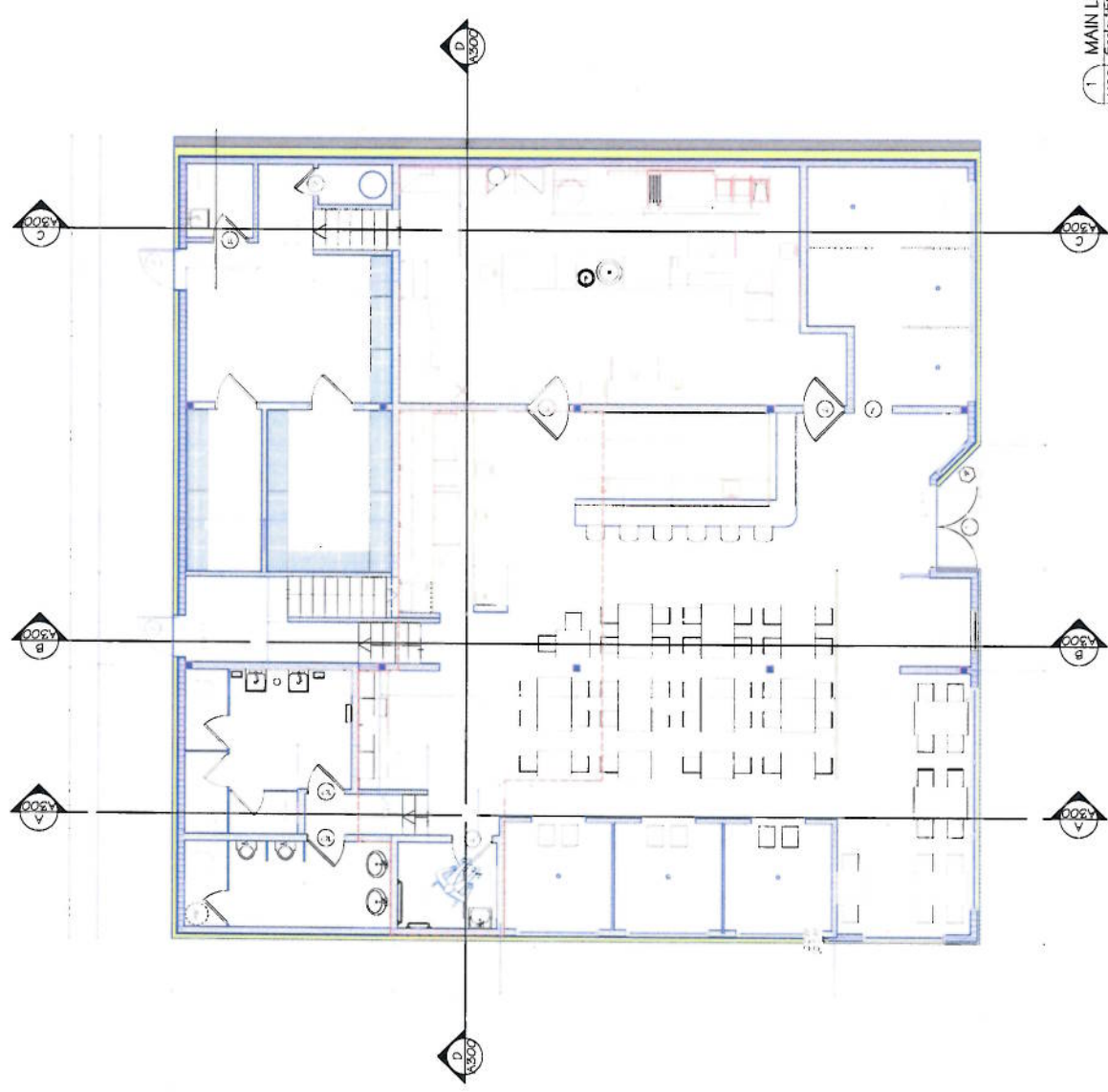
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DEC 04 2013  
Planning & Development Department  
Development Services Division



OTAKI SUSHI  
1025 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

DATE: 11/11/13  
BY: [Signature]  
FOR: [Signature]

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1	11/11/13	[Signature]	[Signature]

A100



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 ALL FLOORS ARE 100mm THICK  
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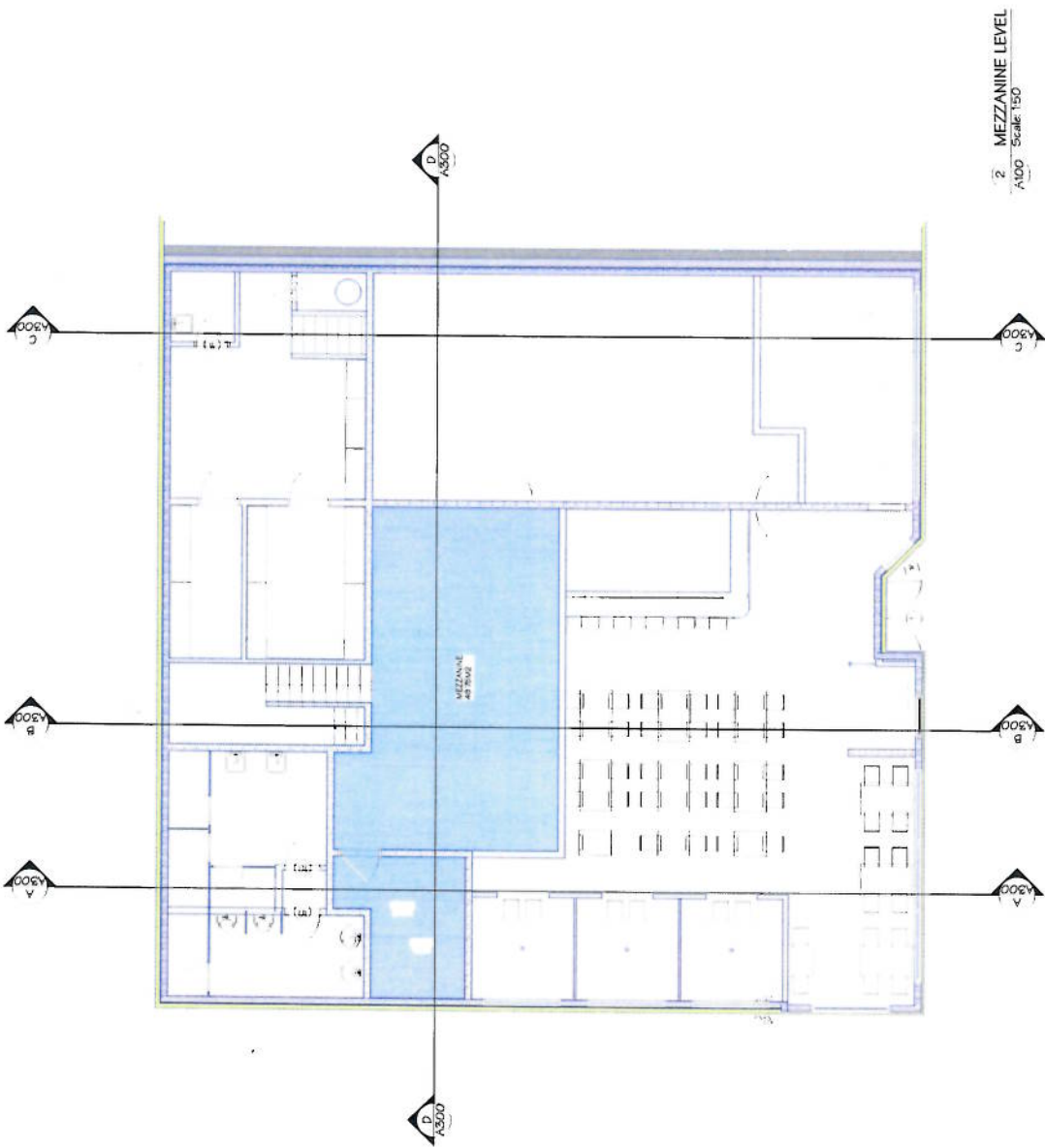


OTAKI SUSHI  
 1022 DOUGLAS STREET  
 VIC 3004, BRISBANE  
 08 9438 1111

MEZZANINE FLOOR  
 1022 DOUGLAS STREET  
 VIC 3004, BRISBANE  
 08 9438 1111

DATE	10/11/13
BY	10/11/13
REV	10/11/13
APP	10/11/13
CHK	10/11/13
DES	10/11/13
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**WOLFE, P. L.**

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### 1. ROOF PLAN



1. *Introduction*

Victoria

DEC 04 2013

Planning & Development Department  
Development Services Division









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BY	2013.12.04
FOR	2013.12.04
BY	2013.12.04
FOR	2013.12.04

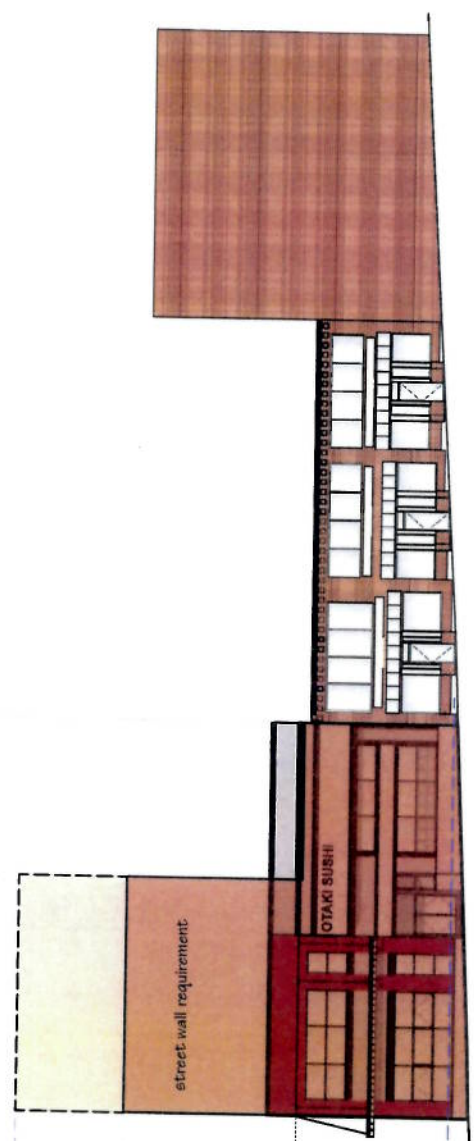
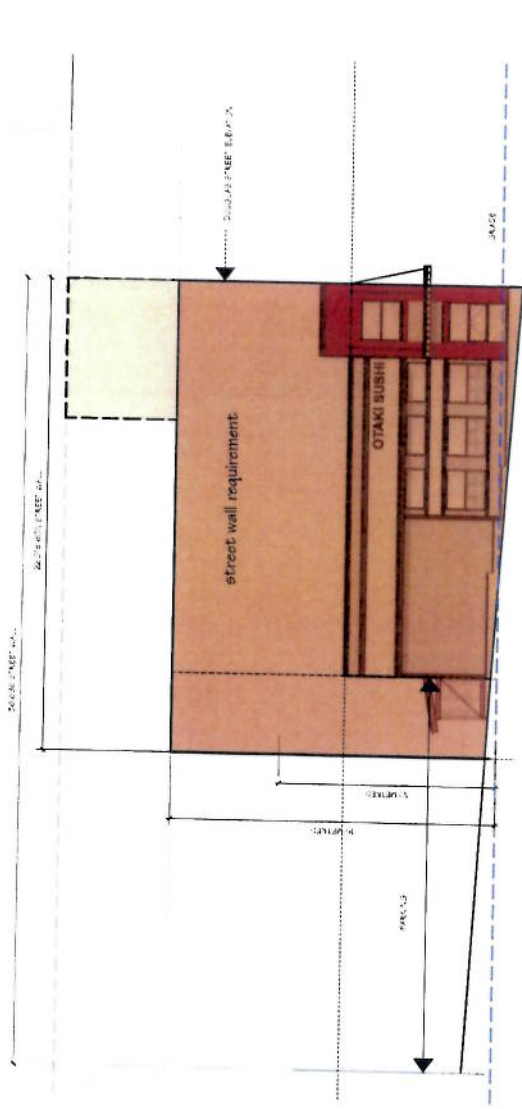


OTAKI SUSHI  
1008 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

STREET WALL REQUIREMENTS

DATE	2013.12.04
BY	2013.12.04
FOR	2013.12.04
BY	2013.12.04
FOR	2013.12.04

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