



## Council Report

For the Meeting of November 23, 2017

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**To:** Council **Date:** November 9, 2017  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Temporary Use Permit Application No. 00003 for 3020 Douglas Street

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### EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Temporary Use Permit Application for the property located at 3020 Douglas Street. The proposal is to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years.

In accordance with the Council motion of October 12, 2017, the necessary conditions that would advance the Application to an Opportunity for Public Comment for the subject property have been fulfilled. The Committee of the Whole report dated September 28, 2017 together with the meeting minutes, are attached. The motion from the October 12, 2017, Council directed:

*"That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:*

- 1. Plans date stamped August 24, 2017.*
- 2. Development meeting all Zoning Regulation Bylaw requirements.*
- 3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:*
  - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;*
  - at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and*
  - residents provided with access to health care and counselling support services.*
- 4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.*
- 5. The Temporary Use Permit lapsing three years from the date of this resolution.*
- 6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.*
- 7. Direct staff to work with the applicant to provide more appropriate bicycle parking for the residents.*

8. *That staff monitor for all ingress and egress.*
9. *And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building."*

### Conditions prior to Opportunity for Public Comment

With regard to the pre-conditions that Council set in relation to this Application, staff can report that:

- the Applicant held another Community Association Land Use Committee meeting on November 8, 2017. At the time of writing this report, a follow-up letter from the CALUC had not been received.
- the Applicant added an additional 26 secure and enclosed bicycle parking spaces within a bicycle enclosure located next to the building with direct view from the main entrance and easily accessible to the resident (revised plan attached).

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 15, 2017

### List of Attachments

- Attachment A: Minutes from the Council Meeting dated October 12, 2017
- Attachment B: Minutes from the Committee of the Whole Meeting dated October 12, 2017
- Attachment C: Revised floor plan received November 9, 2017
- Attachment D: Committee of the Whole report dated October 12, 2017.



## ATTACHMENT A

### REPORTS OF COMMITTEES

#### 2. Committee of the Whole – October 12, 2017

##### 1. Temporary Use Permit Application No. 00003 for 3020 Douglas Street & 540 Burnside Road East

###### Motion:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council after giving notice and allowing an opportunity for a Public Hearing at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
  - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;
  - at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and
  - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution.
6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.
7. Direct staff to work with the applicant to provide more appropriate bicycle parking for residents.
8. That staff will monitor all ingress and egress.
9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

That the City of Victoria request that BC Housing:

1. Convene a meeting with transitional and supportive housing operators to identify actions and resources necessary to mitigate neighbourhood impacts of transitional and supportive housing facilities in the City of Victoria; and
2. Provide Council with a summary report of actions arising from this meeting

Carried

For: Mayor Helps, Councillors, Alto, Coleman, Isitt, Loveday, Lucas, and Thornton-Joe  
Opposed: Councillor Young

## ATTACHMENT B

### 4. LAND USE MATTERS

#### 4.1 Temporary Use Permit Application No. 00003 for 3020 Douglas Street & 540 Burnside Road East

Committee received a report dated September 28, 2017, from the Director of Sustainable Planning & Community Development regarding an application to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years.

Committee discussed:

- The possibility for better bike storage.
- That the Temporary Use Permit cannot be terminated early, however conditions can be put in place as a requirement for the permit.

**Motion:**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for a Public Hearing at the next available meeting of Council, consider the following motion: "That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
  - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week
  - at least one staff member patrolling around the entire perimeter of the building to inspect the property and attend to the removal of any rubbish or debris
  - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution.

Committee discussed:

- The importance of forwarding this application to a Public Hearing in order to hear from the public.
- The potential impact on the neighbourhood and consideration of how similar facilities have been run.



**Amendment:** It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended to include the following point:

6. **That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.**

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

**Amendment:** It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended to include the following point:

7. **Direct staff to work with the applicant to provide more appropriate bicycle parking for the residents.**

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Concerns relating to the impact on the neighbourhood.

**Amendment:** It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that point three be amended as follows:

3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
  - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week
  - at least one staff member patrolling around the entire perimeter of the building to inspect the property **daily** and attend to the removal of any rubbish or debris **or graffiti**
  - residents provided with access to health care and counselling support services.

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

**Amendment:** It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the motion be amended to include the following point:

8. **On the condition that as per the applicant's letter visitors are allowed on an individual basis with staff monitoring all ingress and egress.**

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Young, that the applicant be allowed to answer the question of what sort of tenancy is being contemplated for this residence.

CARRIED UNANIMOUSLY 17/COTW

*The applicant advised Council that the type of tenancy would be subject to Residential Tenancy Act, and that they come up with rules as a community.*

Committee discussed:

- Concerns relating to whether this amendment restrains the freedoms of the tenants and an issue of reliance within the community.

**Amendment to the amendment:**

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the amendment be amended as follows:

8. ~~That On the condition that as per the applicant's letter visitors are allowed on an individual basis with~~ staff monitoring all ingress and egress.

On the amendment to the amendment:  
CARRIED UNANIMOUSLY 17/COTW

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

**Amendment:** It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that the motion be amended to include the following point:

9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

**Main motion as amended:**

That Council after giving notice and allowing an opportunity for a Public Hearing at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
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  - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;

- at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and
  - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
  5. The Temporary Use Permit lapsing three years from the date of this resolution.
  6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.
  7. Direct staff to work with the applicant to provide more appropriate bicycle parking for residents.
  8. That staff will monitor all ingress and egress.
  9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

On the main motion as amended:  
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and Thornton-Joe  
Against: Councillor Young

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Loveday, that the City of Victoria request that BC Housing:

1. Convene a meeting with transitional and supportive housing operators to identify actions and resources necessary to mitigate neighbourhood impacts of transitional and supportive housing facilities in the City of Victoria; and
2. Provide Council with a summary report of actions arising from this meeting.

CARRIED UNANIMOUSLY 17/COTW







# Required Nursery Stock

Trees			
ID	Quantity	Botanical Name	Common Name
Arb1	2	Arceuthobium obscurum	Bay of Islands Juniper
Ca1	1	Calluna vulgaris	Calluna
Adm	1	Adiantum species	Adiantum
Large Shrubs			
ID	Quantity	Botanical Name	Common Name
Ru1	20	Rosa rugosa	Rosa rugosa
Medium Shrubs			
ID	Quantity	Botanical Name	Common Name
Arb2	21	Arceuthobium obscurum	Bay of Islands Juniper
Bu1	16	Buxus sempervirens	Buxus
Do1	26	Daphne genkwa	Daphne
Ma1	11	Malus sylvestris	Malus
Plu1	1	Platanus occidentalis	Platanus
Ru2	8	Rosa rugosa	Rosa rugosa
Small Shrubs			
ID	Quantity	Botanical Name	Common Name
Ca2	18	Calluna vulgaris	Calluna
Ma2	11	Malus sylvestris	Malus
Se1	10	Sedum spectabile	Sedum
Perennials, Annuals and Ferns			
ID	Quantity	Botanical Name	Common Name
Arb3	103	Arceuthobium obscurum	Bay of Islands Juniper
Ca3	603	Calluna vulgaris	Calluna

## Notes:

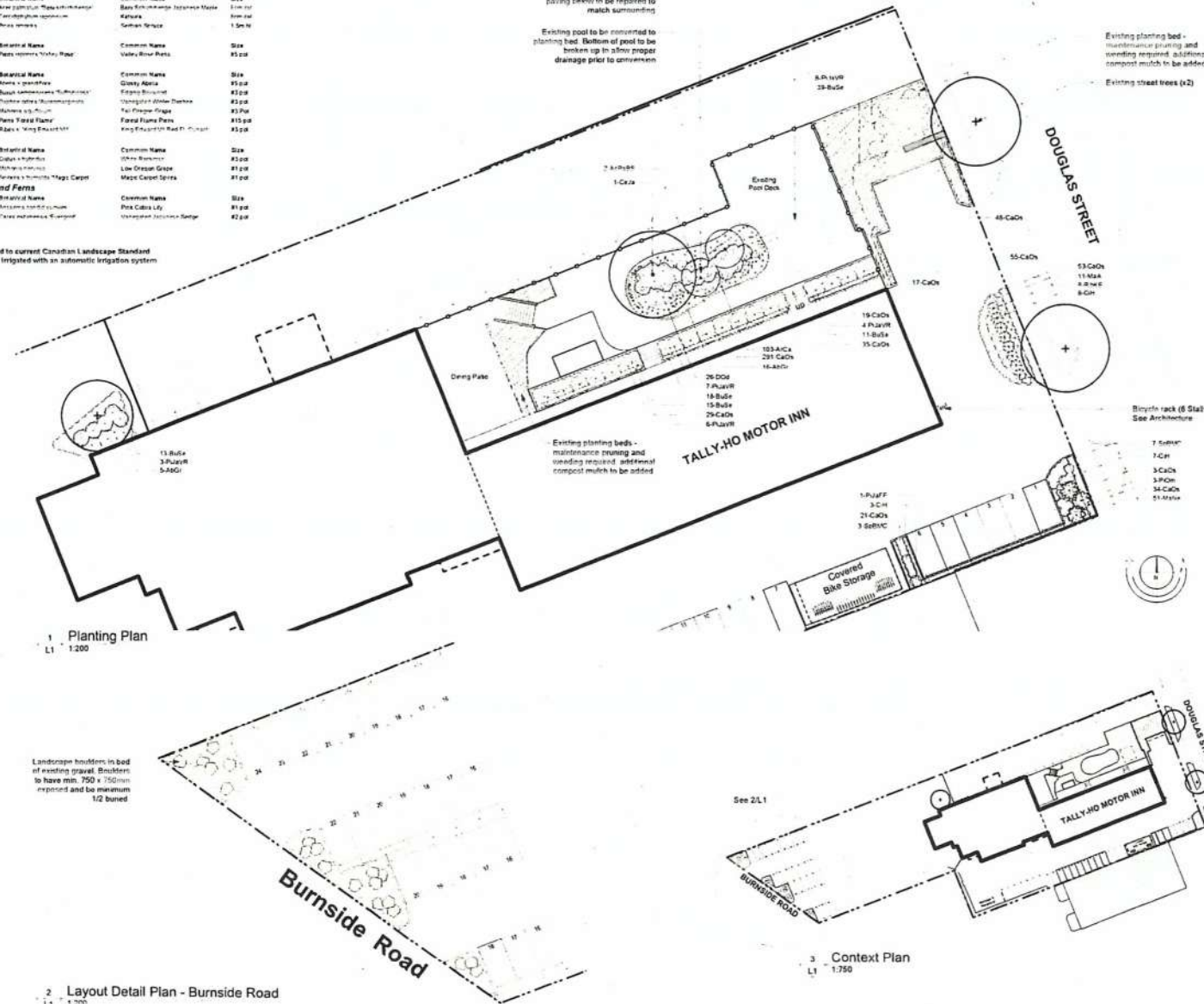
1. All work to be completed to current Canadian Landscape Standard
2. All soft landscape to be irrigated with an automatic irrigation system

Waterside to be removed and paving below to be repaired to match surrounding

Existing pool to be converted to planting bed. Bottom of pool to be broken up in order proper drainage prior to conversion

Existing planting bed - maintenance pruning and weeding required. Additional compost mulch to be added

Existing street trees (x2)



1 Planting Plan  
L1 1:200

Landscape boulders in bed of existing gravel. Boulders to have min. 750 x 750mm exposed and be minimum 1/2 buried

2 Layout Detail Plan - Burnside Road  
L1 1:200

See 2/L1

3 Context Plan  
L1 1:750

PROJECT  
Tally-Ho Motor Inn  
3020 Douglas Street  
Victoria, BC

TITLE  
Planting Plan

SCALE  
as shown

PROJECT NO. 1742

DATE  
Oct 23-17

L1 of 2  
SHEET

LADR  
3-864 Queen Ave. Victoria, B.C. V8T 1U5  
Phone: (250) 598-0105

2 NOV 8-17 REVIEW FOR CONSTRUCTION  
1 OCT 23-17 ISSUED FOR BP  
REVISIONS RETURN

7 Suet  
7-CH  
3-CH  
3-CH  
3-CH  
3-CH  
3-CH

Brinley lock (8 Slats)  
See Architecture



## ATTACHMENT D



### **Committee of the Whole Report** For the Meeting of October 12, 2017

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**To:** Committee of the Whole **Date:** September 28, 2017  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East

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#### **RECOMMENDATION**

That Council after giving notice and allowing an opportunity for a Public Hearing at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
  - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week
  - at least one staff member patrolling around the entire perimeter of the building to inspect the property and attend to the removal of any rubbish or debris
  - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution."

#### **LEGISLATIVE AUTHORITY**

In accordance with Section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.



Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Temporary Use 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.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit (TUP) Application for the property located at 3020 Douglas Street. The proposal is to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years.

The following points were considered in assessing this Application:

- the *Official Community Plan* (OCP) identifies the property within the General Employment Urban Place Designation, which does not support residential uses; however, TUPs are permitted in the OCP throughout the whole City.
- the *Burnside Gorge Neighbourhood Plan* designates the front portion of the subject property where the motel is situated as General Employment and the rear portion of the property is designated General Employment With Limited Residential Uses. The General Employment designation in the OCP does not support residential uses.
- the proposed changes to the landscaping are consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial*.
- the Application is supportable given that it is to allow an interim use to accommodate a critical housing need, while providing time to develop a long-term redevelopment plan for the site consistent with the OCP and the *Burnside Gorge Neighbourhood Plan*.

## BACKGROUND

### Description of Proposal

The proposal is to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years. Subject to Council approval, a Temporary Use Permit (TUP) can be extended one time for an additional period of up to three years. Specific details of the proposal include:

- relocating the front door to the south side of the building in order to address existing grade changes and limiting it to one controlled entrance
- providing adequate storage space in the building
- closing off individual unit doors to the outside at the ground level
- making interior improvements to enhance common areas, office space and building security
- removing the existing swimming pool and creating a new outdoor garden area with substantial landscaping for the residents
- introducing new soft and hard landscaping fronting Douglas Street
- enclosing a garbage and recycling area to screen it from public view
- installing a new fence between the building and parking lot in the rear yard with controlled entry point for fire truck access only.

## **Sustainability Features**

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

## **Active Transportation Impacts**

The Application proposes to install a six stall bicycle rack on the property, which supports active transportation.

## **Public Realm Improvements**

No public realm improvements are proposed in association with this Temporary Use Permit Application.

## **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. According to the applicant, the proposed residential units and outdoor common areas, excluding the entrance driveway, will not be accessible. However, accessibility issues are to be addressed with the longer term redevelopment of the site.

## **Existing Site Development and Development Potential**

The site is presently a motel and parking lot. Under the current T-1 Zone, Limited Transient Accommodate District, the permitted uses are restricted to single family dwellings and customary accessory uses, transient accommodation, housekeeping apartment buildings, boarding houses and rooming houses.

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 5, 2017, the Application was referred for a 30-day comment period to the Burnside Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

In addition to the referral to the CALUC, the applicant conducted an open house on June 26, 2017. Twenty-eight people attended the event and nine comment forms were submitted (attached).

## **ANALYSIS**

### **Official Community Plan**

The *Official Community Plan (OCP)* identifies the property within the General Employment Urban Place Designation. Residential uses are not supported within this designation. A TUP would allow the residential use for a period of up to three years, with the ability to extend the permit for another three years subject to Council approval.

The OCP also identifies this property within Development Permit Area 16 (DPA 16): General Form and Character. The applicant is proposing minor exterior renovations to the building; which are exempt from the DP process in accordance with the *Land Use Procedures Bylaw*. With respect to onsite landscaping, the existing pool deck would be converted into a patio with



substantial landscaping as amenity space for the residents. The pool itself would be repurposed as a large planter including three trees. The proposed landscaping fronting onto Douglas Street would screen the surface parking lot from the street and sightlines would be maintained.

### Local Area Plans

The Burnside-Gorge Neighbourhood Plan identifies the subject site as both General Employment and General Employment With Limited Residential. The existing building is located on the site identified as General Employment, which does not support residential uses.

### CONCLUSIONS

The proposal to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years at the property located at 3020 Douglas Street is supportable given that it is to allow an interim use to accommodate a critical housing need, while providing time to develop a long-term redevelopment plan for the site consistent with the OCP and the *Burnside Gorge Neighbourhood Plan*. Staff recommend for Council's consideration that the Application advance to a Public Hearing.

### ALTERNATE MOTION

That Council decline Temporary Use Permit Application No. 00003 for the property located at 3020 Douglas Street and 540 Burnside Road East.


Respectfully submitted,

  
Leanne Taylor  
Senior Planner  
Development Services Division

A. Meyer

  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
Date: October 3, 2017

### List of Attachments

- Attachment A: Zoning Map
- Attachment B: Aerial Photo
- Attachment C: Letters from applicant, dated July 10, 2017 and August 24, 2017
- Attachment D: Comments from June 26, 2017 Open House
- Attachment E: Plans dated August 24, 2017.

ATTACHMENT A

FRANCES AV

625

3106

3100

620

FINLAYSON ST

623

3050

3075

715

LARCH ST

3020

3045

BURNSIDE RD

584

2994

588

2992

592

3025

3005

563

575

610/12

624

628

632

585

2950

C-1

295

2906

2904

2902

C-1

661

651

649

63

62

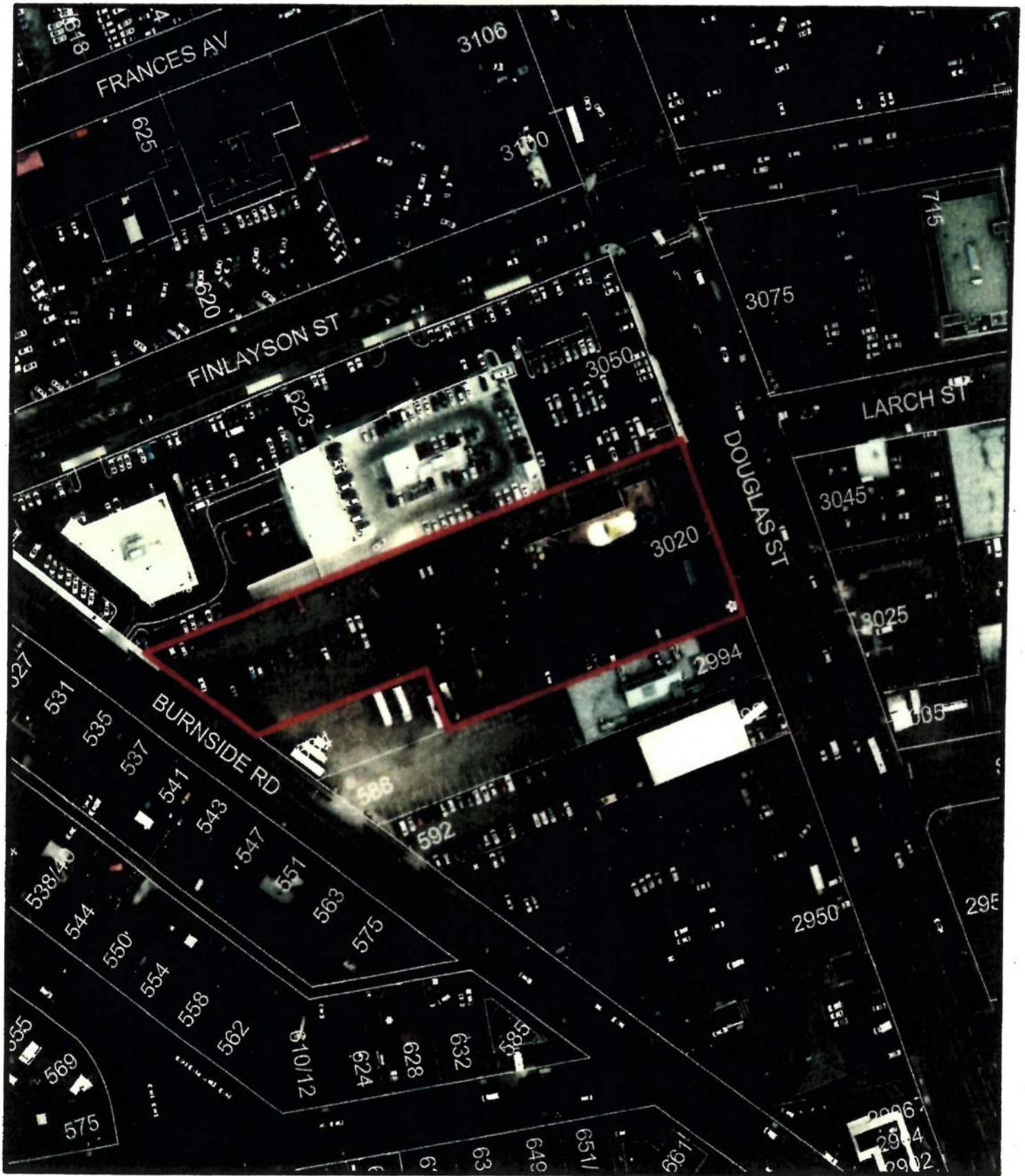
61

3020 Douglas Street  
Temporary Use Permit No.00003





ATTACHMENT B



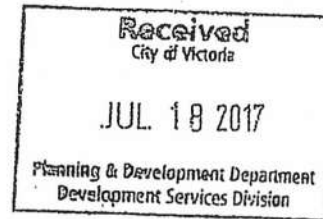
3020 Douglas Street  
Temporary Use Permit No.00003



## ATTACHMENT C

July 10, 2017

Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6



RE: FORMER TALLY HO HOTEL SITE - 3020 DOUGLAS STREET  
TEMPORARY USE PERMIT APPLICATION

Dear Mayor Helps & Council:

CitySpaces Consulting, on behalf of the Victoria Cool Aid Society (Cool Aid), is pleased to submit this application for a Temporary Use Permit for site of the former Tally Ho Hotel.

### THE PROPOSAL

This application proposes permitting the property (located at 3020 Douglas Street) to be used for 52 temporary transitional housing units instead of its current zoned use of T-1 Limited Transient Accommodation.

In addition to the transitional housing, Cool Aid would like to permit the temporary use of the property for the following activities:

- Cool Aid support office space;
- Parking;
- Extreme weather protocol shelter (possible use);
- Island Health ACT Team offices (possible use); and,
- Primary and ancillary satellite health services clinic (possible uses).

Minor renovations will be needed to the hotel building to allow for the housing units. These renovations will include:

- Lobby and security upgrades;
- Minor individual room repairs;
- Addition of a heat treatment room;
- An enhanced sprinklering system; and
- Clean-up and enhancement of landscaping.

### PURPOSE

With the View Royal Choices facility closing at the end of 2017 (up to 40 residents), and an estimated 1,400 people in the region needing primary housing and experiencing homelessness, there is critical and immediate need for additional affordable and supportive housing. Temporary use of the Tally Ho

CitySpaces  
Consulting Ltd.

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866.383.0304 Toll-free  
250.383.7273 Fax  
[www.cityspaces.ca](http://www.cityspaces.ca)

Victoria

Vancouver



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property will provide 52 units of much needed accommodation, along with a 24/7 staffing model and ancillary supports. The building requires very few changes to adapt it for housing accommodation, and the site is close to downtown and Mayfair Shopping Centre, with convenient walking and transit access to a full spectrum of wellness, recreation, and commercial services.

The application for a Temporary Use Permit is just that – an interim use of an ideally situated building to accommodate a critical need, while providing time to develop a long-term redevelopment plan for the site. At more than two acres (1.4 ha) in size, with access via two arterial roads, the site can be developed in a comprehensive way that meets the objectives of the new Burnside Gorge Neighbourhood Plan and serves the needs of the community.

## BACKGROUND

Originally built by Archie McDonald, the Tally Ho opened in 1961 with 50 rooms, a beer parlour, a cocktail lounge, and a restaurant. The property was put on the market in 2016, and purchased by the British Columbia Housing Management Commission (BC Housing) in early 2017. In March 2017, BC Housing transferred ownership of the property to Cool Aid.

Ultimately, Cool Aid would like to make maximum use of this substantial property for permanent affordable and supportive housing. However, such a large project will take time and resources to develop, and a Temporary Use Permit will allow for those processes to occur.

### About the Operator: Victoria Cool Aid Society

Cool Aid's mission is to provide housing, shelter, health, and employment services to the region's most vulnerable population, and is committed to doing what it can to eliminate homelessness in Victoria.



- Founded in 1968, Cool Aid has a long history of working with the region's most disadvantaged. Overseen by a Board of Directors elected from the community, Cool Aid employs more than 300 trained staff, who are committed to working with its clients/residents, and the community in a professional, respectful, and non-judgemental way.
- Including the current operations at Mount Edwards, Cool Aid operates 13 supportive and affordable housing buildings, accounting for 457 residential units throughout the region. Four of its buildings (Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove) offer supportive and affordable housing for seniors. Cool Aid also operates three permanent shelters, which house approximately 125 residents, as well as other seasonal shelters.
- The Access Health Centre, co-owned with AIDS Vancouver Island, features the Cool Aid Community Health Centre, providing integrated primary health care, counselling, pharmaceutical, and dental services to disadvantaged/low income residents.
- Cool Aid's REES Mental Health and Employment Centre operates the Community Casual Labour Pool, the Every Step Counts Running Program, and provides outreach, counselling, and volunteer opportunities.

- Cool Aid's Downtown Community Centre offers thousands of individuals, including Cool Aid Tenants and clients, a variety of free recreation, food, arts, and vocational training opportunities.
- Cool Aid (and members of its staff) has been honoured on numerous occasions for its compassionate commitment to caring for those who are disadvantaged, or need support and guidance to help them through physical and mental health issues and addictions.
  - 2009 | Cool Aid and its Next Steps Transitional Shelter received a "good neighbour" award from the North Park Neighbourhood Association;
  - 2010 | Cool Aid and AIDS Vancouver Island receive an Award of Merit from the Hallmark Society for the Access Health Centre building's heritage restoration;
  - 2012 | Kathy Stinson (Cool Aid's CEO) was honoured with the inaugural United Way of Greater Victoria Award for Collaboration and Partnership;
  - 2013 | Cool Aid received the Victoria Foundation's Community Leadership Award; and
  - 2016 | Kathy Stinson was honoured with a Longevity of Leadership Award, sponsored by the Victoria Foundation's Andrew D. Beckerman Fund.

## FLOOR PLANS

As evident from the plans submitted as part of this application, there is no intention of modifying the building's exterior appearance, except for some small changes to the configuration of the front entrance, some additional landscaping, and other minor existing issues relating to BC Building Code and Fire Code requirements. These exterior improvements include:

- Relocation of the front door to the south side of the building in order to address existing grade changes;
- Blocking off of individual unit doors to the outside on the lower level;
- Improvements to the front landscaping along Douglas Street, removal of the swimming pool to create a new outdoor garden area, and installation of screening and fencing to provide additional access control for Cool Aid, and separation for near neighbours along the back of the building; and
- Minor upgrades to the exterior of the lower level to meet code exiting requirements.

Interior improvements will include:

- Modifying the reception area to provide enhanced monitoring capabilities;
- Replacing an existing office area with a heat treatment room, and installation of a separate external access to the room.
- Providing common laundry space on the main and upper floor levels.
- Minor upgrades to offices for resident support programs and ancillary health services; and
- New electronic keying of the rooms, and new camera monitoring of the building.



## SITE & BUILDING CHARACTERISTICS

CHARACTERISTIC	DESCRIPTION/NOTE	COMMENTS
1 Legal Description	Lot A, Section 4, Victoria District, Plan 14497	Note: A separate adjacent parcel, comprising about 1,040 m <sup>2</sup> , is not part of this application.
2 Address	3020 Douglas Street	
3 Neighbourhood	Burnside Gorge	
4 Zoning	T-1 Limited Transient Accommodation	
5 Property Size	0.81 ha/87,080 sf	Located between Douglas Street and Burnside Road East
6 Hotel Building Size	Lower floor: 498 m <sup>2</sup> / 5,355 sf Main floor: 713 m <sup>2</sup> / 7,675 sf Upper floor: 713 m <sup>2</sup> / 7,675 sf  TOTAL: 1,924m <sup>2</sup> / 20,705 sf)	The restaurant/bar building will not be renovated at this time, but the large open spaces it provides could possibly be used as temporary extreme weather shelter space.
7 Services	All services & utilities are available	Upgrades to the domestic water line may be required for the sprinklering system.
8 Hotel Building Overall	Two and a half-storey woodframe building with access to residential units via interior hallways & elevator.	The non-residential half of the building consists of the former hotel's food and beverage facilities, commercial kitchen, conference rooms, and ancillary office space.
9 Vehicle Parking & Bicycle Storage	27 surface vehicle stalls have been identified based on 0.5 stalls per unit, plus three near the entrance for visitors. An exterior storage rack for six bicycles will also be installed near the entrance.	There is more than ample parking on the site to meet demand. Surplus parking spaces accessed from Burnside Road East will continue to be used as rental parking. Bicycle storage for residents will be accommodated in resident rooms - Cool Aid has found this arrangement to be the most suitable.

#### VEHICLE & BICYCLE PARKING

The site currently has approximately 108 more parking stalls than required for the TUP. Parking for the supportive housing has been identified, and is accessible from the Douglas Street. Stalls accessed from Burnside Road will continue to be used as monthly rental parking. A fence will be installed between the supportive housing and surplus parking areas, and will be keyed for fire access purposes.

Resident-owned bicycles will be stored in their rooms. A bicycle rack for staff and visitors will be installed immediately outside the front entrance.

#### PROPOSED STAFFING & COMMUNITY SUPPORTS

1. **Staffing.** Tally Ho will be staffed 24/7. There will be at least two trained resident support workers on site at all times, and one full-time supervisor during the week. Additional staff members on site during the day may include cooks, janitors or maintenance staff, and a Manager.
2. **Volunteers.** During the week, there may be three to four volunteers to assist with the provision of meals and other programs.
3. **Health Care Providers/Counselors** will visit on a regular basis, and work with each resident individually to assess what assistance is needed, and then direct them to appropriate services.

#### SECURITY PLAN FOR SUPPORTIVE HOUSING UNITS

Security is an important community consideration. Cool Aid commits to the following protocols for the Tally Ho:



- A minimum of two (2) staff will be on the premises at all times;
- The building will be fully monitored both inside and out, and the entrance secured and controlled by staff;
- Guest privileges will be monitored at all times, and may be revoked if security plan protocols are violated;
- Pets are permitted only if they are suitably cared for and managed;
- Excessive noise or disturbances will not be permitted; and
- Installation of screening and fencing to provide additional access control for Cool Aid, and separation for near neighbours along the back of the residential building.



## PUBLIC CONSULTATION

On June 26, 2017, neighbours from around the 3020 Douglas Street site were invited to review Cool Aid's proposal, and to ask questions of Cool Aid and the project team. Approximately 28 people attended (23 signed in), and nine comment forms were returned (see attached attendee list and comments). The majority of attendees were from the Burnside/Jutland/Sumas Street residential neighbourhood, and their questions and concerns mainly related to:

1. Potential impacts of the supportive housing on the neighbourhood;
2. Concerns about a potential connection between the Rock Bay Landing Shelter and this project, and people moving through the neighbourhood between the two facilities; and
3. A desire to have Cool Aid go directly into a redevelopment planning program for the site, and forfeit the opportunity for temporary use of the existing building.

In response to the first two concerns:

1. The project will be managed on a 24/7 basis, and will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.
2. The proposed Tally Ho residence is not a shelter like Rock Bay Landing on Ellice Street. They are two distinct facilities, providing services to two separate groups of people. The challenges facing all shelters are not experienced in supportive housing projects, and in the Tally Ho, the number of residents will be limited to 52.

Additionally, a significant attraction to using the Tally Ho for interim supportive housing is that it faces Douglas Street. The entrance to, and monitoring of, the facility will be from the Douglas Street side. The direct connections to outside services and amenities will also be from the Douglas Street access, not along Burnside Road.

Based on Cool Aid's extensive experience, staff is confident that there will not be resident connections between the Tally Ho and Rock Bay Landing. Cool Aid commits to continuing to communicate and work with the neighbourhood, and is always looking for ways to improve its facilities to mitigate neighbourhood and community concerns.

## FUTURE PLANNING

The entire Tally Ho property consists of two parcels of land (hotel and parking, plus a smaller parking lot) comprising approximately 0.913 ha. Future development of the site has not yet been determined. From an urban planning perspective, the property offers unique and important opportunities to create an integrated community and comprehensive development that respects the Burnside neighbourhood, and meets the future needs of the community.

As part of its redevelopment planning for the site, Cool Aid is committed to a full public engagement process, and to receiving input, advice, and feedback from the neighbourhood.

The requested three-year Temporary Use Permit period will allow for thorough consultation and planning with neighbours and the City of Victoria, the development of comprehensive plans, and construction of the first of what will likely be a two to three-phase project. The intended timeline for the initial phase is shown below:

- Fall 2017 to Spring 2018. Comprehensive planning of the site, seeking neighbourhood input throughout.
- Spring 2018 to Fall 2018. Application to the City for rezoning of the site.
- Spring 2019 to Fall 2020. Construction of the first phase of redevelopment.

#### TIMELINE

It is anticipated that once the temporary use renovations and upgrades are completed to the existing hotel building, final occupancy will be completed by early December 2017.

#### CLOSING

The intention of Cool Aid is to renovate and occupy all 52 units of the Tally Ho Hotel. No changes to the siting or size of the building are contemplated.

This application represents a special opportunity to redevelop a large urban site to address the need for affordable and supportive housing in the region, and to house 52 of those most in need while that redevelopment planning process is going on. We look forward to presenting this proposal to Council and committees, and demonstrating its many positive features.

Should you require any further information, please do not hesitate to contact the undersigned (250-383-0304 x 22, [dstrongitharm@cityspaces.ca](mailto:dstrongitharm@cityspaces.ca)). If any additional information is needed relating to building operations, please contact Kathy Stinson, Chief Executive Officer of the Victoria Cool Aid Society (250-383-1977, [kstinson@CoolAid.org](mailto:kstinson@CoolAid.org)).

Sincerely,

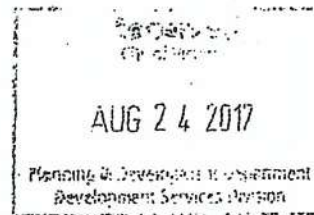


Attachs.

cc: Kathy Stinson, Victoria Cool Aid Society  
Malcolm McNaughton, BC Housing



August 24, 2017



Department of Sustainable Planning and Community Development  
Development Services Division  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

**Re: 3020 Douglas Street Temporary Use Permit – Response to Update to  
the Application Review Summary**

Attached, please find additional amended drawings showing minor revisions to the earlier submitted plans that formed part of the original submission, and additional explanations on matters raised in the Application Review Summary. The minor revisions to the plans are described as follows:

1. Revision to the landscape plan and site plan removing the fence screening from the Douglas Street frontage, as requested;
2. Revised site plan showing all onsite parking consisting of approximately 133 stalls, exceeding Schedule C parking requirements;
3. Removal of two bus parking stalls to make allowance for two-way traffic. The bus stalls are not needed;
4. Repositioned fence along the rear of the building with indicative photos showing examples of the fencing to be installed; and,
5. Updated site plan showing the location of the screened garbage and recycling area and indicative examples of the form of screening.

The application requests a three year Temporary Use Permit for 52 units of supportive, transitional housing. The three year term will allow time for planning, land-use approvals, and redevelopment of at least some of the site. The building is remarkably suited for the interim use requested and requires minimal changes/renovations to it.

Transitional housing provides a stable and supportive housing environment for residents to address those factors that led to homelessness. The building will have 24/7 staffing with a single point of entry that allows for the safety and security of residents and effective operational management of the building. During certain periods of the day staffing will be augmented with support and counselling/health workers. While it is a longer-term housing option,

CitySpaces  
Consulting Ltd.

Suite 101  
848 Courtney St.  
Victoria BC  
V8W 1C4

250.383.0304 Tel  
866.383.0304 Toll-free  
250.383.7273 Fax  
[www.cityspaces.ca](http://www.cityspaces.ca)

Victoria

Vancouver



transitional housing typically provides residential accommodation for approximately three months to three years.

The individual housing units are approximate 35 m<sup>2</sup> in size. Although the structure was designed for tourist accommodation use, the units are relatively spacious and can easily transfer into a comfortable housing environment. There is ample space for socialization areas, counselling/health office space, and dining areas.

Operationally, meal are provided and prepared off-site and brought to the premises. Visitors are allowed on an individual basis with staff monitoring all ingress and egress. The entrance and primary access faces Douglas Street. Interior hallways and common areas will be monitored by security cameras, as will the exterior of the building. CEPTED practices have been considered with the proposed changes.

Given the size of the building and the significant surplus space that is available, there is ample opportunity to store any extraneous possessions that residents may have within the building. Small animals will be permitted.

The planning process for consideration of future redevelopment of the Burnside Rd. half of the property will commence early this fall, with a commitment to engage the neighbours from the beginning of that process.

Please feel free to contact the undersigned if you require any further information.

Yours truly,

A handwritten signature in black ink, appearing to read 'Deane Strongitharm', with a horizontal line extending from the end of the signature.

Deane Strongitharm, MCIP  
CitySpaces Consulting

cc Kathy Stinson, CEO, Victoria Cool Aid Society.

attach.



## ATTACHMENT D

### Tally Ho Open House (June 26, 2017) Comment Form Written Responses

My name is Amparo Ker. My husband and I were please with this idea. Our suggestion, if things get worse, we need a high fence, facing Burnside East.

Amparo & Ray Ker, [REDACTED]

We appreciate that the commitment to security and safety and maintenance of the property remains a priority at all times. Consistency in rule enforcement and continual neighbourhood engagement is a must.

Anonymous

Instead of yet more housing for single homeless and people with psychiatric issues, build housing for the working poor. This is a large lot, so suitable for a larger development. Please consult residents before making decisions that affect our community.

Joanne Peake, [REDACTED]

Perhaps a fence along Burnside end of property landscaped with tall shrubs to appease the neighbours and encourage tenants to use Douglas Street corridor over residential section.

Anonymous

- Longterm plan (not convinced short term plan is effective)
- Additional staffing (2 people on staff doesn't seem enough)
- Security on patrol
- The area has reached the point of saturation

Anonymous

What are you doing flooding the neighbourhood with these people. The neighbourhood will get worse, go downhill. without even letting us know. sneaking. I'm very very upset about this

Anonymous

- I do not support the temporary use permit as I have seen temporary become permanent too many times.
- We support well planned social housing for families and couples, but we are already inundated with supportive and transition housing.
- There are serious issues with access directly into the neighbourhood across the street so proper planning needs to be undertaken to ensure residents are forced onto Douglas Street instead of Burnside.
- We want the long term plan to be implemented sooner so we can integrate new residents families into the community long term.
- Cool Aid does not have a good reputation in the lower Burnside Gorge due to the poor management of Rock Bay Shelter

Christina Sinnemann, [REDACTED]

It's been told that individuals whom are no longer accepted at other housing will be accepted at this location. This is reason for concern if this the case. This poses unnecessary risk to property owners in the immediate vicinity Disciplinary issues, property concerns, cleanliness. No matter the issues, ie: drug use by your occupants, it's the tax payer, the people that pay their taxes to support this city that are saddled with the decisions of others. I hope I'm wrong.

Anonymous

#### **Additional Post-it Note Comment:**

Please consider the pedestrian environment and need for screening behind the Tally Ho.

Anonymous

8. *That staff monitor for all ingress and egress.*
9. *And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.*

### **Conditions prior to Opportunity for Public Comment**

With regard to the pre-conditions that Council set in relation to this Application, staff can report that:

- the applicant held another Community Association Land Use Committee meeting on November 8, 2017
- the applicant added an additional 26 secure and enclosed bicycle parking spaces within a bicycle enclosure located next to the building with direct view from the main entrance and easily accessible to the resident (revised plan attached).

Respectfully submitted,

Leanne Taylor  
Senior Planner  
Development Services Division

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: \_\_\_\_\_

### **List of Attachments**

- Attachment A: Minutes from the Council Meeting dated October 12, 2017
- Attachment B: Minutes from the Committee of the Whole Meeting dated October 12, 2017
- Attachment C: Revised floor plan received November 9, 2017
- Attachment D: Committee of the Whole report dated October 12, 2017.



**B.C. Land Surveyor's  
Building Location Certificate of:**

Lot A, Section 4, Victoria District, Plan 14497

Parcel Identifier Number 004-427-202

Civic address: 3020 Douglas Street  
Victoria, B.C.

&

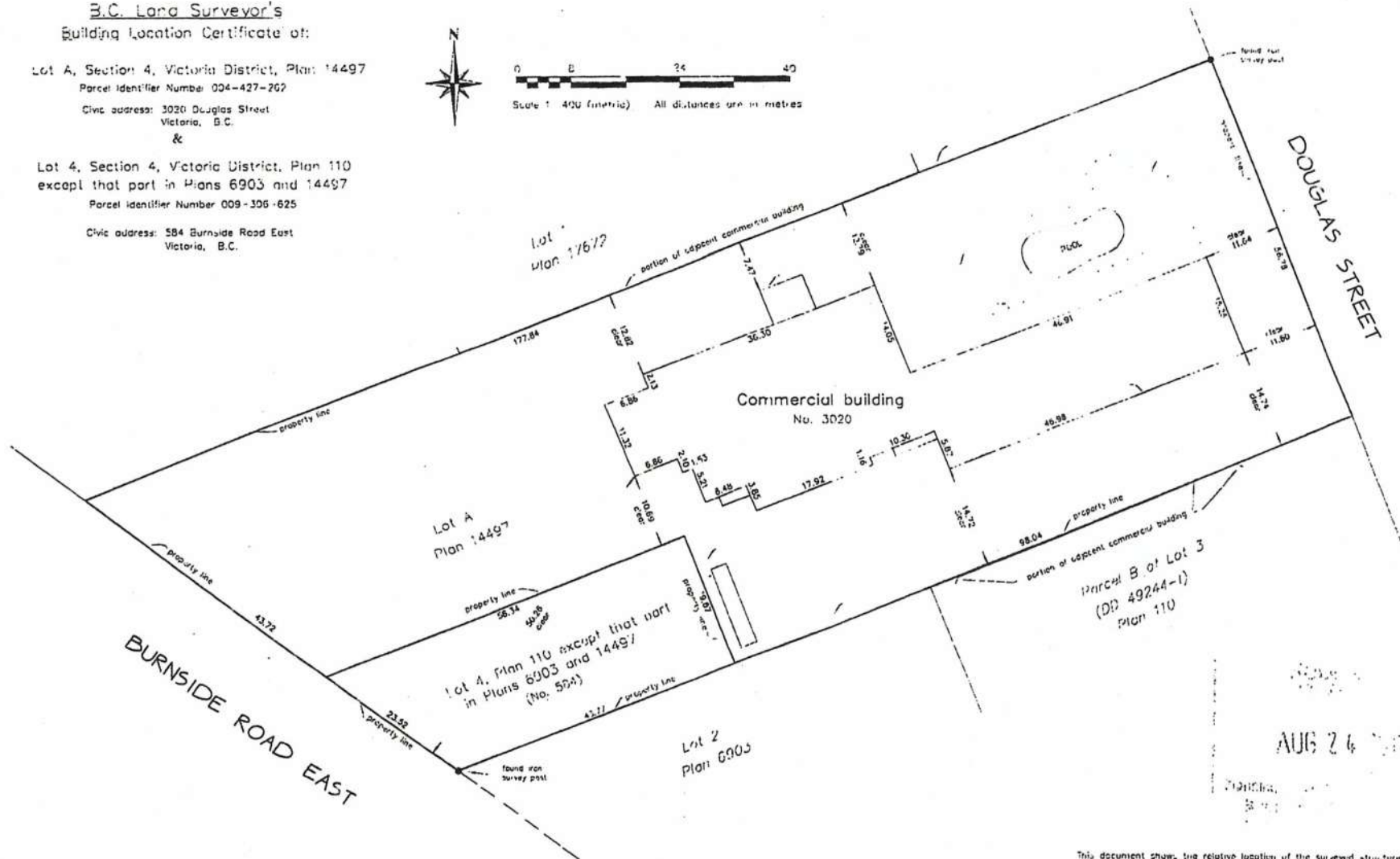
Lot 4, Section 4, Victoria District, Plan 110  
except that part in Plans 6903 and 14497

Parcel Identifier Number 009-306-625

Civic address: 584 Burnside Road East  
Victoria, B.C.



0 20 40  
Scale: 1:400 (metric) All distances are in metres



ATTACHMENT E

AUG 24 2017

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines, or property corners.

All buildings lie wholly within the property boundaries. This Building Location Certificate has been prepared in accordance with the Client's instructions.

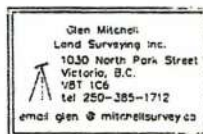
Certified correct this 24th day of February, 2017

Glen  
Mitchell  
P2GT7R

Victoria, B.C.  
2401 North Park Street  
Surveyor, B.C.L.S.  
at Vancouver, B.C.  
1800-468-2377

RECEIVED

This document is not valid unless originally signed and sealed or electronic signature is utilized.



Property dimensions are derived from Land Title Plans and field survey. Discrepancies may change slightly upon complete legal survey.

All rights reserved. No person may copy, reproduce, transmit or utilize this document in whole or in part without the written consent of the signatory.

This plan was prepared for mortgage and/or municipal purposes and is for the exclusive use of our client.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

AUG 24 2017

**3020 DOUGLAS STREET**  
LOT A, SECTION 4, VICTORIA DISTRICT, PLAN 14497

**584 BURNSIDE ROAD EAST**  
LOT 4, SECTION 4, VICTORIA DISTRICT, PLAN 110

## ASSEMBLY BUILDING

RESIDENTIAL BUILDING

## GARBAGE & RECYCLING

### PROJECT DATA

<b>Owner:</b>	Victoria Co. 18a S. 10th
<b>Project Manager:</b>	Seamus Connelley/CH2P CONSULTING, INC.
<b>Architect:</b>	Joseph R. Boudreau, LICENSED ARCHITECT, P.C. 10000 Highway 100, Suite 100, Victoria, B.C. Canada V8N 3C5 TEL: 250-583-5152 FAX: 250-583-5152
<b>Circle Address of Property:</b>	1000 Highway 100, Suite 100, Victoria, B.C. Canada
<b>Legal Description of Property:</b>	Lot 4, Section 6, Township 36N, Range 12E, District 10, B.C. Survey 1972/177/178-275-276 Lot 4, Section 6, Township 36N, Range 12E, District 10, B.C. Survey 1972/177/178-275-276

<b> zoning/ setbacks:</b>	F-1 Use General Retail and Comparative B-1 Use		
<b> Project Description:</b>	To convert the former Appleton City Corporation's former existing parking lot into a parking lot for the proposed new building		
<b> site Area:</b>	Current	1,049 sq. ft.	1,049 sq. ft.
<b> Total Floor Area:</b>			
Franklin-Highway Gateway Mall	Level 1: 1,049 sq. ft. / 1,049 sq. ft.	1,049 sq. ft.	(100%) 1,049 sq. ft.
Assembly Parking Garage on the site	Level 2: 1,049 sq. ft. / 1,049 sq. ft.	1,049 sq. ft.	(100%) 1,049 sq. ft.
<b> Floor Space Ratio:</b>	Percent of Floor Area	0.10	0.10
<b> Building Footprint:</b>	Residential Building (existing)	1,049 sq. ft.	(100%) 1,049 sq. ft.
	Assembly Parking Garage (new)	1,049 sq. ft.	(100%) 1,049 sq. ft.
<b> Site Coverage:</b>	Percent of Lot Area	20%	20%
<b> Open Site Space:</b>	Required	20%	20%
	Existing	20%	20%
<b> Building Height / Storeys:</b>	Existing building is one and one-half storeys high. New building is one and one-half storeys high.		

[illegible]

**Site Plan**



**Issued For:  
Temporary Use  
Permit**

Joe Newell 

(signed) cc: Wines  
 Tally Ho Brewery, Inc.  
 2100 Park Lane, S.W.  
 Atlanta, Ga. 30334

### Site Plan / Data

### A1.1

CONTEXT PLAN (N.T.S.)



### A2.1

WISC  
City of Victoria

AUG 24 2017

Planning & Development Department  
Regional and General Planning



Sports Bar / Lounge bar Enclosed Patio  
Main Floor Area: 41,995 sq.m.  
(10,900 sq.ft.)  
Building Code Reference: 122 To Group A, 2 story,  
Class 100, including 2 stories



Proposed Upper Floor Plan



23 Residential Units of various sizes  
Upper Floor Area: 2,170 sq.m.  
(4,713 sq.ft.)  
Building Code Classification: 122.2.2.2, Group C, 3 story  
43 mld 100, including 2 stories



Proposed Upper Floor Plan

- 1. Main Floor
- 2. Upper Floor
- 3. Lower Floor
- 4. Basement
- 5. Attic
- 6. Roof
- 7. Garden
- 8. Parking
- 9. Storage
- 10. Other

Scale: 1:100

Project	100
Client	100
Design	100
Construction	100

Issued For:  
Temporary Use  
Permit

Joe Newell

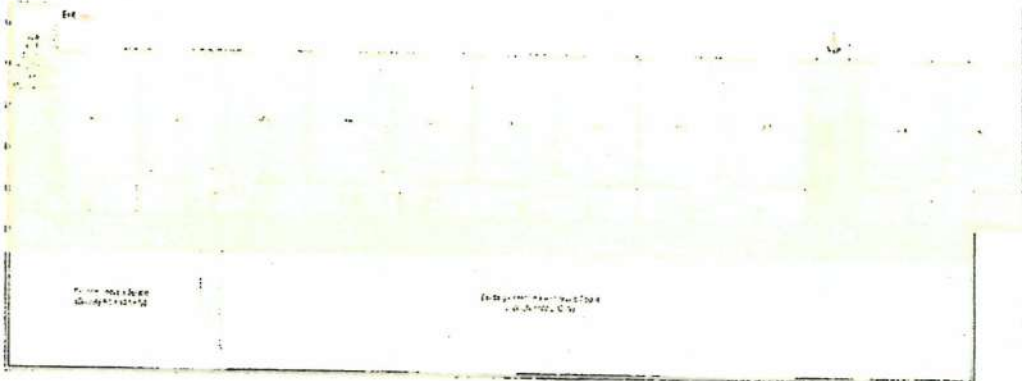
Upper Floor Plans

A2.2



Financing & Leasing, Inc. 10000  
 Street, Suite 100, San Diego, CA 92121  
 (619) 594-1111

- [illegible]




**Issued For:  
Temporary Use  
Permit**



11 Residential Pl. ... of ...  
 Lower Floor Area: 5,755 sq. ft. ...  
 (at 438 sq. ft.)  
 ... Code ... 34-252, ...  
 ... 42 ...

[illegible]

Proposed Lower Floor Plan

Joe Newell 

7/20/61  
Tally Ho Radio to the point of  
Jettison 10:00 AM  
You're Good And Ready

### Lower Floor Plans

A2.3

1. The first step is to identify the problem. This involves understanding the current situation and what needs to be changed.

large, linear plumes (x15)  
along the fence line to provide  
additional buffering and privacy  
for residents • planted with  
mounded grasses and bulbs

raising planting bed - 4" extra white  
priming and mudding required additional  
compound much to be added

resting street trees (22) along Douglas  
Street at the University Station.

low pricing plans as well as planning and adjusting the public schedule along with the T-rail.

CONTEXT PLAN  
1500

### Recommended Nursery Stock

**Botanical Name**  
*Asperula cynanchica* L. (12-13-14)

804  
805

**4-80**

© 2007 The Authors  
Journal compilation © 2007 Blackwell Publishing Ltd

1000

### Materials and Methods

1. All work to be completed to current Canadian Landscape Standard
2. All new landscape to be irrigated with an automatic irrigation system

11-10-83 Douglas, Warren  
paid to provide a 15000 \$  
rarity to the bank door from  
Douglas, David

Tally-Ho Motor Inn  
3020 Douglas Street  
Victoria, BC

Interim  
Landscape Plan  
East End

PROJECT NO. 1742

L1 of 2

**INTERIM LANDSCAPE PLAN**  
1:150



Planning, Development Department  
Level 10, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 91

narrow linear planches (x10) along the knee line to provide additional buffering and privacy for residents - planted with artificial red-geraniums and bulbs

existing station; low maintenance pricing and working requirements; and continued health to be added.

smaller street trees (20) along  
Orange St at the property  
boundary, which to be planted  
in shade, starting bed above  
existing sidewalk in concrete  
at 10' x 12' x 12' base.

DOUGLAS STREET

2 APR 17 1964

PROJECT

new 1.5m Ht. black vinyl  
clad chain link fence

proposed planing bed  
with edging boards,<sup>1</sup>  
flaming shreds, and  
ornamental plants to  
uplane 2 existing  
curbs on site.

SCALE 1:200  
DRAWN BY  
DATE

PROJUL 1962 1742

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