

**MOTIONS**

**2. To Set Public Hearings for the Council Meeting of Thursday, October 29, 2015 for:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, OCTOBER 29, 2015, at 7 p.m.:**

1. Rezoning Application No. 00483 for 2550 Rock Bay Avenue Carried Unanimously

## REPORTS OF THE COMMITTEES

### 2. Planning and Land Use Committee – August 27, 2015

#### 4. Rezoning Application No. 00483 for 2550 Rock Bay Avenue

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00483 for 2550 Rock Bay Avenue, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set. Carried Unanimously

#### 6.4 Rezoning Application No. 00483 for 2550 Rock Bay Avenue

Committee received a report dated August 14, 2015 from Sustainable Planning & Community Development outlining a proposal to rezone the property at 2550 Rock Bay Avenue to authorize the design of a second floor office and ground floor showroom.

Committee discussed:

- Whether increasing the range of permitted uses would have a negative impact on industrial uses in the area.

Jonathan Tinney, Director – Sustainable Planning & Community Development advised that the office is to be an ancillary use to the industrial (mill work shop). The office is proposed on the second floor and there is a strong preference for industrial to be on the ground floor.

Committee discussed:

- Requiring the proposed office space and any future office space to be ancillary to an industrial space in order to mitigate Council members concerns.

**Action:** It was moved by Councillor Lucas seconded by Councillor Alto, that Committee recommends that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00483 for 2550 Rock Bay Avenue, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 15/PLUC/194



## Planning and Land Use Committee Report For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee                      **Date:** August 14, 2015  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00483 for 2550 Rock Bay Avenue

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00483 for 2550 Rock Bay Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

### LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2550 Rock Bay Avenue. The proposal is to rezone the land from the M-2 Zone, Light Industrial District, to the M2-I Zone, Douglas-Blanshard Industrial District, in order to permit an expanded range of light industrial/service commercial uses. The specific proposal is for interior renovations that would extend the second floor area for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor.

The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan, 2012* and the *Burnside Neighbourhood Plan, Revised 2012*.
- Permitting an expanded range of uses for this property is in keeping with encouraging and supporting economic activities and sustaining jobs in the City.
- There are a number of other nearby M2-I Zoned properties.
- The area is largely service-commercial in character.



## **BACKGROUND**

### **Description of Proposal**

The proposal is to rezone the land from the M-2 Zone, Light Industrial District, to the M2-I Zone, Douglas-Blanshard Industrial District, in order to permit an expanded range of light industrial/service commercial uses. The specific proposal is for interior renovations that would extend the second floor area for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor. The proposed renovation includes extending the second floor over what is currently a double-height shop floor. The existing building envelope will be maintained with new windows, skylights and doors. No additional parking above the existing five year spaces is proposed. Therefore, a request for a reduced parking requirement has been made in association with this Application and is reviewed in a concurrent Development Variance Permit.

### **Sustainability Features**

As indicated in the applicant's letter dated July 30, 2015, the sustainability features associated with this Application are the retention of an existing building with sustainable products and materials where feasible including new windows and doors providing better energy efficiency.

### **Active Transportation Impacts**

The Application proposes a secure bike enclosure and a bike rack as required under Schedule C of the *Zoning Regulation Bylaw*. A requested reduction from eight to five parking spaces is reviewed in association with a concurrent Development Variance Application for this property.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Rezoning Application.

### **Land Use Context**

The area is characterized by a variety of light industrial, service commercial and automobile sale and service uses.

Immediately adjacent land uses include:

- North – medical marijuana dispensary
- South – car repair and furniture sales and manufacturing
- East – light industrial uses
- West – residential, service commercial and light industrial uses.

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

The site is at the corner of Rock Bay Avenue and John Street and is in the M-2 Zone, Light Industrial District. A wide variety of light industrial/service commercial uses are permitted under this zoning, including accessory offices. The floor area of the current building is 0.88:1 Floor Space Ratio (FSR) which well below the maximum permitted floor area of 3:1 FSR.

The existing site development is comprised of a two-storey building built in 1993 occupied by a cabinet making manufacturing and furniture sales business. Rear yard parking for five cars is accessed from John Street.

Under the current M-2 Zone, the property could be developed for a building of five storeys with a range of light industrial and service commercial uses.

**Data Table**

The following data table compares the proposal with the existing M-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard M2-I Zone
Site area (m <sup>2</sup> ) - minimum	732.00	N/A
Total floor area (m <sup>2</sup> ) - maximum	644.00	2196.00
Density (Floor Space Ratio) - maximum	0.88:1	3:1
Height (m) - maximum	6.84	15.00
Parking - minimum	5*	8
Bicycle parking stalls (minimum)	5 class 1 + 2 class 2	5 class 1 + 1 class 2

**Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Burnside-Gorge CALUC at a Community Meeting held on June 15, 2015. A letter dated June 17, 2015, is attached to this report.

**ANALYSIS**

**Official Community Plan**

The property is in the General Employment Urban Place Designation in which light industrial, commercial, including office and retail, education, research and development and health services are envisaged uses.

**Local Area Plans**

The *Burnside Neighbourhood Plan* identifies the area as light industrial with a move toward more multi-tenant and mixed uses with commercial uses envisaged.

## CONCLUSIONS

The proposal to rezone the property to the M2-I Zone, Douglas-Blanshard Industrial District, to permit an expanded range of uses for this property is in keeping with encouraging and supporting economic activities and sustaining jobs in the City. There are a number of other nearby M2-I Zoned properties. The area is largely service-commercial in character. Staff recommend that Council consider approving the proposal.

## ALTERNATE MOTION

That Council decline Rezoning Application No. 00483 for the property located at 2550 Rock Bay Avenue.

Respectfully submitted,



Brian Sikstrom, Senior  
Planner, Development  
Services Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:



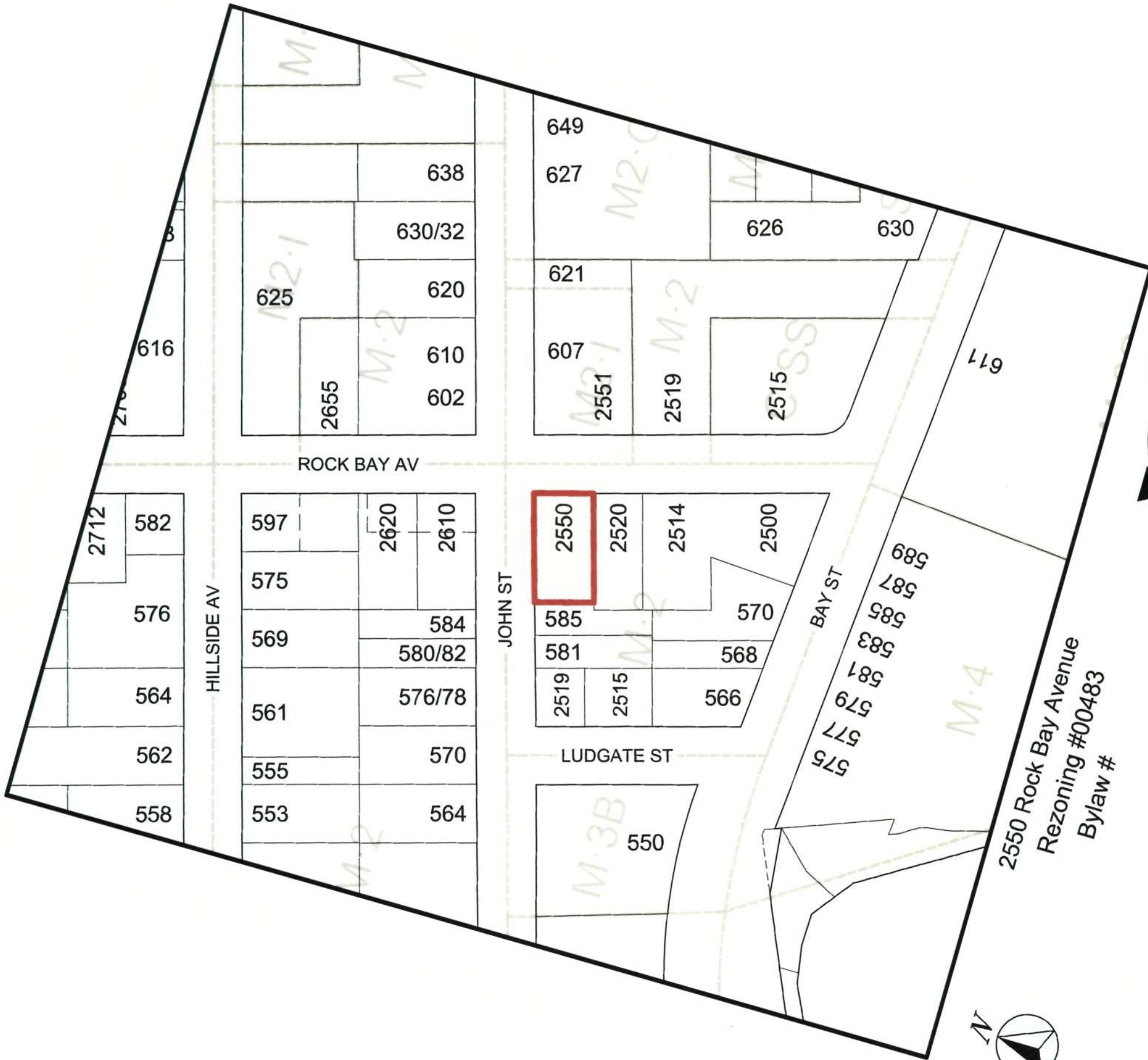
Jason Johnson

Date: August 19, 2015

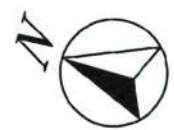
## List of Attachments

- Zoning Map
- Aerial Photo
- Letter from the Applicant dated July 30, 2015
- Letter from the Burnside Gorge Community Association dated June 17, 2015
- Plans reduced to 8.5" x 11" dated July 30, 2015.





2550 Rock Bay Avenue  
 Rezoning #00483  
 Bylaw #







2550 Rock Bay Avenue  
Rezoning #00483  
Bylaw #





# Successful Visions Group Inc

July 30, 2015

City of Victoria  
1 Centennial Square  
Victoria BC

Attention: Mayor and Council

**RE: Proposal to rezone 2550 Rock Bay Avenue from M-2 to M2-1  
Lot A. Plan VIP55947. Section 4. Victoria District. (PID 01 8-1 41 - 293)**

Your Worship and Members of Council,

I wish to gain your approval to rezone my property from M-2 Light Industrial District, to the M2-1 Light Industrial District.

2550 Rock Bay Avenue is located in the industrial neighbourhood of Victoria. The existing building on the property will be retained and would be renovated to extend the existing second floor space to permit professional office space and showroom.

My building was previously three residential lots and has housed only my millwork factory since the 1994 building permit. Currently the millwork factory is located on the ground floor with the business office and showroom as well as some factory production space on a second level. The second floor expansion will add 1,614 square feet which will increase employment opportunities.

This proposal conforms to the OCP notably (Chapter 14) OCP6.13.14.7 and the OCP implementation strategy (2013). This proposal will retain and enhance the employment base in the area.

## **Location and Background**

My property is located in the Rock Bay Industrial area, approximately two kilometres Northwest of the downtown core of Victoria. The Rock Bay area was originally developed in the 1900's as a residential neighbourhood but has transformed to industrial and service commercial uses over the past 40 years. Presently, only a few of the original residential dwellings remain and the area is generally retained as the core of industrial activity in the area.

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]  
2550 Rock Bay Ave Victoria BC V8T 4R6

# Successful Visions Group Inc

Over the past ten years, development in this area has been a process of evolving from traditional industrial uses towards a diverse service commercial and light industrial base with this occurring mostly on a site by site basis. These sites are becoming more flexible to allow retailing, warehousing, manufacturing, and offices.

My property is situated on the southwest corner of Rock Bay Avenue and John Street, towards the Southern periphery of the neighbourhood. It lies east of Bridge Street, which like Rock Bay Avenue is a north to south arterial route carrying traffic from Gorge Road to Bay Street. Properties lying west of Bridge Street are zoned for more heavy industrial use, whereas the properties along Rock Bay Avenue are more service-commercial in nature.

## **Rationale**

The proposed M2-1 zone is the same as that of the property directly across from my property on Rock Bay Avenue (607 John Street).

My property is currently zoned M-2 Light Industrial District. The current zoning allows virtually all non offensive light industrial land uses, as well as banks, churches, clubs, restaurants and retail sales, but does not permit professional offices at present. There are a number of buildings in the neighbourhood that have been rezoned or that are located on a site with pre-existing zoning that permits an office use.

The proposed renovation that is being presented in support of the change in zone, currently envisages a professional office above the existing millwork shop floor. The existing show room and office associated with the millwork factory would be relocated from their current location on a mezzanine level within the building, to a full 2<sup>nd</sup> storey over the currently double height millwork shop floor.

As part of the proposal, the density of the site (measured as Floor Space Ratio) would increase by approximately 25% of the site area (from 0.62 : 1 to 0.88 : 1). This is still well below the permitted Floor Space Ratio of 3.00 : 1.0, for both the M2 and M2-1 zones.

The proposal does not require a change to the Official Community Plan.

Diversifying the possible uses of the building and encouraging professional office use in the neighbourhood, I believe is a positive aspect of the project. At present there are a number of retail and manufacturing businesses selling and /or producing millwork, furniture, and architectural fittings in the vicinity. Several professional offices and design firms have also taken up residence in nearby buildings that already had the appropriate zoning, or were purposely rezoned in order to accommodate them. There are also a number of businesses that make the

Phone: [REDACTED] Fax: [REDACTED] Email [REDACTED] a  
2550 Rock Bay Ave Victoria BC V8T 4R6



# Successful Visions Group Inc

neighbourhood a desirable area in which to set up a business with restaurants, brewpubs, cafes etc., making it a desirable location for employees and business owners alike.

## **Transportation**

The property is located within 1 block of two major transportation arteries and within ¼ mile of a third, all of which are major public transit routes, (BC Transit Route #11, (Gorge Road), #14 (Bay Street), as well as all major routes on Douglas Street going North). The site also has relatively convenient access to the Galloping Goose Regional Trail and various trails that connect with it. Access to the trail is possible from nearby adjacent streets leading to Selkirk Waterfront, or by continuing across the Bay Street Bridge to the trail running alongside the Railyards development in Vic West.

In support of our 2 or 3 stall parking variance accompanying this rezoning application we offer the following rationales: a) our 4 corner location has approx. 25 free street parking spots of 1-2 hours; b) our loading zone is minimally used with 8 spots easily accessed; c) there are 5 class 1 + 2 class 2 bicycles stalls; d) the nature of our retail sales 0 to 1 visitor per day could perhaps allow for a relaxed calculation of 1 space per 65m<sup>2</sup> of floor area thus requiring 2 stalls only for retail.

## **Heritage**

The existing 22 year old building is not heritage; it is adjacent to some older buildings. The proposed renovations do not pose an obstruction, visual or otherwise, to or from any adjacent properties. The exterior envelope of the existing building is not being enlarged in any way.

## **Sustainability**

The proposal is to retain the existing building, expanding floor space only within the existing envelope. Re-zoning the property is increasing the possible uses of the existing structure. I have no desire to remove the existing building and in expanding the possible uses I am extending the usefulness and life of the building.

Sustainability hinges on reducing and re-using resource and the adaptive re-use of an existing building is one way to achieve this.

Sustainable products and materials will be used where possible and where it makes economic sense. The project will not, however, be targeting any particular sustainability verification program (LEED/Built Green). It is the goal of the design office to ensure that the office space will use environmentally preferable materials for finishes and construction. In addition, alternative heating sources will be explored for both the new professional offices and the existing office and showroom of the millwork factory.

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

2550 Rock Bay Ave Victoria BC V8T 4R6

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new windows and doors be installed throughout for consistency of appearance as well as for the benefits of better energy efficiency.

The existing insulation of the building (where present) will be upgraded to ensure that the overall effective R/RSI values meet or exceed current Building Code and ASHRAE 90.1 requirements. Wherever possible, passive heating and cooling techniques will be utilized for the upgraded building, through the use of expanded areas of glazing, solar shading, high thermal mass materials and finishes within the new spaces.

## **Infrastructure**

The existing infrastructure within the site and off site will not be adversely impacted by the proposal, which is primarily intended to increase the usefulness of the existing building, not to greatly increase the size. As such, an upgrade to the existing infrastructure is not seen as being a major component of this project.

The City of Victoria's Public Works Department is currently upgrading John Street and it is believed that my site is in accordance to the design goal.

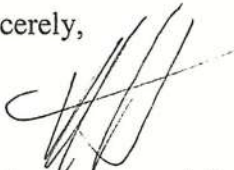
## **Safety and Security**

More business equals more eyes on the street. Flexible operating hours of a diverse group of businesses is no better deterrent to undesirable activities. I believe proposals such as mine increase the amount of legitimate activity and are encouraging the ongoing development of similar properties.

## **Summary**

The proposal is for a modest renovation that will benefit local businesses that wish to operate within the City of Victoria. The rezoning is a requirement for the design office to consider this location for their future office space. It expands the uses of the site and complements the current trend of businesses moving from a light industrial based, to service commercial and professional uses. The proposal is in keeping with the City's Plan for this area to be an ongoing employment district.

Sincerely,



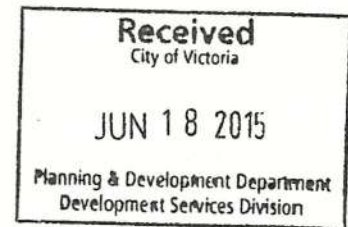
Marian Dashwood-Jones

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

2550 Rock Bay Ave Victoria BC V8T 4R6



June 17, 2015



Dear Mayor and Council:

**CALUC Community Meeting: Rezoning Application for 2550 Rock Bay Avenue**

On June 15, 2015, the Burnside Gorge Community Association (BGCA) hosted a CALUC community meeting that was advertised to discuss the proposal to rezone 2550 Rock Bay Avenue from M-2 (Light Industrial District) to M2-1 (Douglas-Blanshard Industrial District). The proposed changes would allow for professional office space and expanded showroom space on the second floor.

Marian Dashwood-Jones presented as the property owner. Feedback on this proposal is summarized below.

Parking

- No parking variance would be applied for. The site accommodates the required parking spaces.

Building tenants

- The owner has identified potential tenants.
- One attendee asked whether there is a need for professional office space given high vacancy rates downtown and in other parts of the city. The owner responded that they intend to offer reasonable rent and that other businesses in the area have successfully secured tenants in office space.

Building use/zoning

- The proposed professional office space on the second floor would have a separate entrance from the street.
- If the owner is successful in securing the proposed M2-1 zoning, the building would continue to be M2-1 in perpetuity, independent of ownership. The M2-1 zone allows uses in addition to the current M2 zoning and does not displace any uses allowed in M2 zones.
- One attendee suggested that the office space be used as medical office in future, given a lack of medical services in the area.
- One attendee expressed concern about the loss of manufacturing space through conversion to office space. The owner responded that heavy manufacturing has steadily decreased over time in Rock Bay and that new services have moved into former manufacturing space.





### Broader Context for Development

In addition to facilitating comments on the specific rezoning application at BGCA community meetings, the Chair also seeks feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. This information is provided to Mayor and Council and the Planning department to help provide critical, holistic perspectives on neighbourhood development objectives. Over time, this will help us stitch together a more comprehensive view and put rezoning applications into context of overarching community goals.

Attendees provided the following comments about the area around 2550 Rock Bay Avenue:

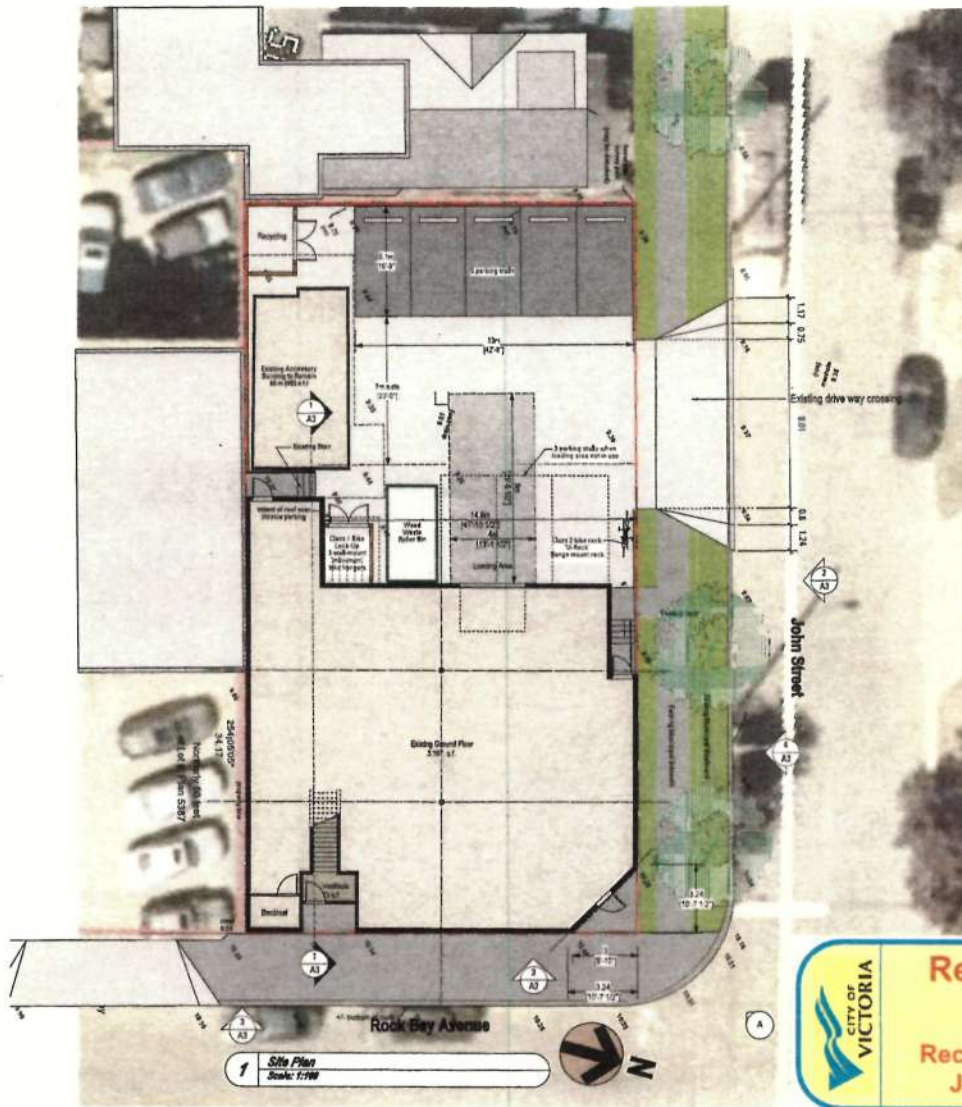
- We should develop Rock Bay as a live/work neighbourhood to attract tech workers and others who are interested in this type of space.
- Increasing residential use in the neighbourhood would need to be accompanied by new amenities.
- Rock Bay Avenue needs stoplights at intersections instead of four-way stops. There are accidents along Rock Bay Avenue regularly.

Respectfully,

*Carolyn Gisborne*

Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Marian Dashwood-Jones, Successful Visions Group Inc.



PROJECT DATA

<b>Owner:</b>	Rowland Vale Corp 200 Rock Bay Avenue Victoria BC	<b>Setbacks:</b>	
<b>Architect:</b>	Joseph R. Newell, M.A.S.C., B. Arch, B.S.E. Joe Newell Architect Inc, 612 Yates Street, Victoria, B.C. Telephone: 250-698-1100 Fax: 250-679-1000 jnewell@joenewellarchitect.com	<b>Front Yard (Rock Bay Avenue - East):</b>	Required: None Proposed: None (Setback)
<b>Civic Address of Property:</b>	2550 Rock Bay Avenue, Victoria BC	<b>Side Yard (Interior - South):</b>	Required: None Proposed: None (Setback)
<b>Legal Description:</b>	LOT A, SECTION 1, VICTORIA DISTRICT, PLAN VV9900	<b>Side Yard (John Street - North):</b>	Required: None Proposed: None (Setback)
<b>Zoning:</b>	Existing: M2 - Light Industrial District Proposed: M2-L: Domestic Resilient Industrial District	<b>Rear Yard (Interior - West):</b>	Required: 14.00 m (46'2") Proposed: 8.00 m (26'3") (Setback) Line connecting corers 3 m from intersection Line connecting corers 3.7 m from intersection
<b>Site Area:</b>	7,877.88 s.f. (728 m <sup>2</sup> )	<b>Street Intersection Setback:</b>	Required: None Proposed: None
<b>Building Area:</b>	3,887.89 s.f. (358 m <sup>2</sup> )	<b>Building Height:</b>	Maximum: 15.00 m (49'2") Proposed: 8.81 m (28'9") (Setback)
<b>Floor Area:</b>	First Floor: 3,107.89 s.f. (288 m <sup>2</sup> ) Second Floor: 1,200.00 s.f. (111 m <sup>2</sup> ) Elevator Accessory Building: 580.00 s.f. (54 m <sup>2</sup> ) Total: 4,887.89 s.f. (453 m <sup>2</sup> )	<b>Parking:</b>	Required: None Proposed: 10 for Manufacturing industrial use 10 for Display industrial use 10 for Office 1 m <sup>2</sup> m <sup>2</sup> - 17'56" x 17' + 2 m <sup>2</sup> 8 m <sup>2</sup> m <sup>2</sup> - 8 m <sup>2</sup> m <sup>2</sup> - 8 m <sup>2</sup> m <sup>2</sup> 8 m <sup>2</sup> m <sup>2</sup> - 8 m <sup>2</sup> m <sup>2</sup> Additional 3 m <sup>2</sup> when loading area not in use
<b>Floorspace Ratio:</b>	Permitted: 0.61:1.0 Proposed: 0.62:1.0	<b>Loading:</b>	Required: 1 space Proposed: 1 space (Setback)
<b>Use:</b>	Cabinet Maker - Production and Storage Area on 1st Floor: 2,200.00 s.f. (205 m <sup>2</sup> ) Area on 2nd Floor: 1,200.00 s.f. (111 m <sup>2</sup> ) Total - Manufacturing: 3,400.00 s.f. (316 m <sup>2</sup> )  Cabinet Maker - Office and Showroom (Retail) Area on 1st Floor: 770.00 s.f. (71 m <sup>2</sup> ) Area on 2nd Floor: 580.00 s.f. (54 m <sup>2</sup> ) Total - Office and Showroom: 1,350.00 s.f. (125 m <sup>2</sup> )  Professional Office Area on 1st Floor: 710.00 s.f. (66 m <sup>2</sup> ) Area on 2nd Floor: 1,100.00 s.f. (102 m <sup>2</sup> ) Total - Office: 1,810.00 s.f. (168 m <sup>2</sup> )	<b>Bicycle Parking:</b>	Max/Ministry: 80% Class 1/20% Class 2 1 space/100 m <sup>2</sup> Industrial + 400' 300' + 1 Rural: 50% Class 1/50% Class 2 1 space/100 m <sup>2</sup> Office + 100' 200' + 1 Other: 50% Class 1/50% Class 2 1 space/100 m <sup>2</sup> Office + 100' 200' + 1 Required: 10 Proposed: 10 3 Class 1 spaces and 2 Class 2 spaces

LOCATION PLANS



**Revisions**

Received Date:  
**July 30/15**

A - EXISTING BUILDING



**2550 ROCK BAY AVENUE**

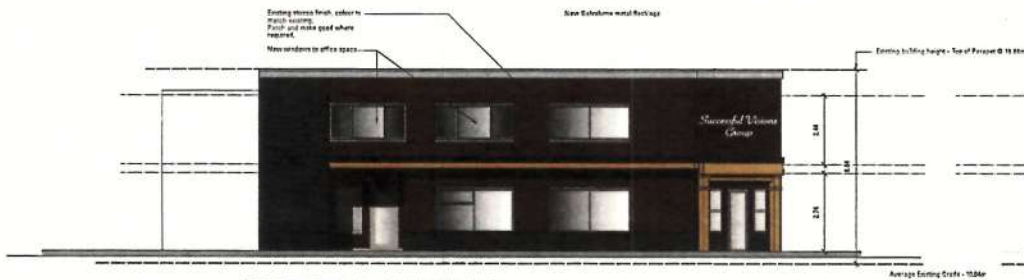
**PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT**  
City of Victoria

**A1**

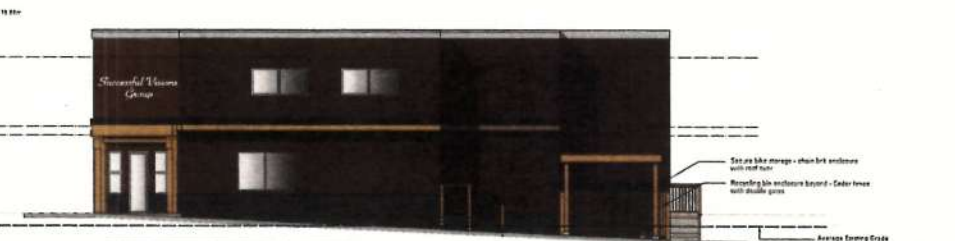
**Joe Newell**  
812 Yates Street, Victoria, BC V8W 1K3  
P. (250) 382-4340, F. (250) 382-6728  
www.joewellarchitect.com

**JUL 30 2015**  
Planning & Development Department  
Development Services Division

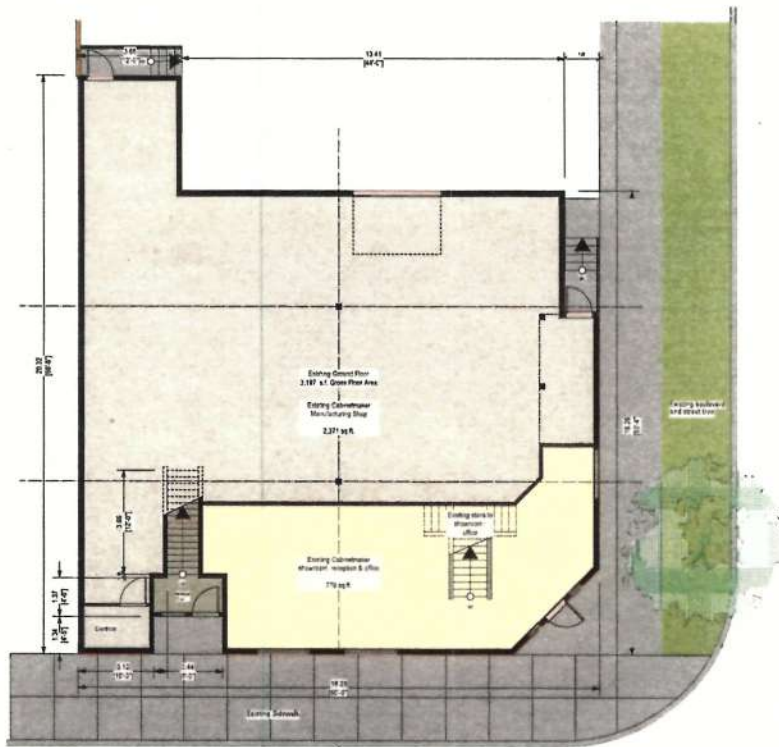




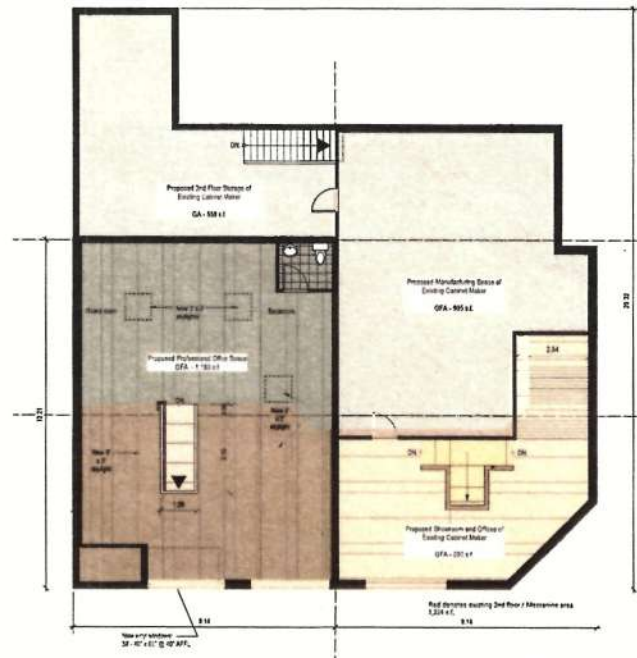
3 East Elevation - Rock Bay Avenue  
Scale: 1/20



4 North Elevation - John Street  
Scale: 1/20



1 First Floor Plan - Area = 3,189 s.f.  
Scale: 1/20



2 Proposed Second Floor Plan - Area = 3,254 s.f.  
Scale: 1/20

2550 ROCK BAY AVENUE

PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT

Received  
City of Victoria  
JUL 30 2015  
Planning & Development Department  
Development Services Division

A2  
Date: June 2015 Revised: 30 July 2015 for DWP

Joe Newell  
812 Yates Street, Victoria, BC V8W 1K3  
P: (250) 362-4340, F: (250) 362-6733  
www.joanewellarchitect.com

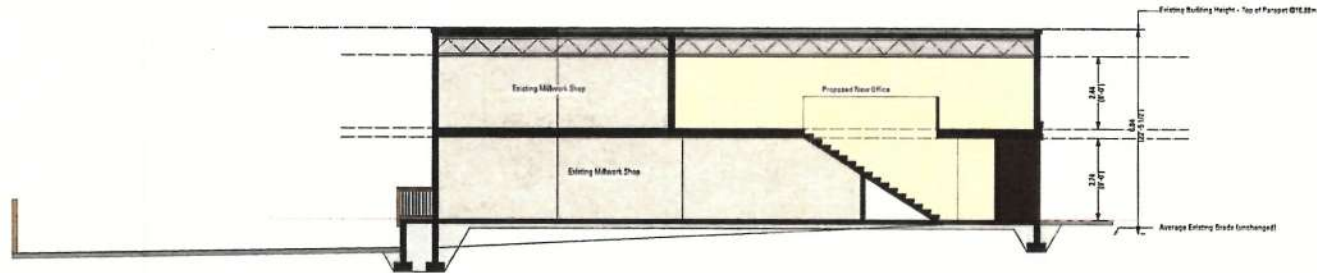




3 East Elevation - Rock Bay Avenue  
Scale: 1/75



2 North Elevation - John Street  
Scale: 1/75



1 Building Section  
Scale: 1/75

2550 ROCK BAY AVENUE

PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT

Received  
City of Victoria

A3

Joe Newell

812 Yates Street, Victoria, BC V8W 1K9  
P. (250) 382-4340, F. (250) 382-5723  
www.joenevellarchitect.com

JUL 30 2015

Planning & Development Department  
Development Services Division

B.C. Land Surveyor's  
 Site Plan of:  
 Lot A, Section 4, Victoria  
 District, Plan WP55947

Scale 1:100  
 All distances are in metres

City address: 2550 Rock Bay Avenue  
 Victoria, B.C.  
 Parcel Identifier Number 018-141-293

Adjacent to title:  
 easement 1022490  
 easement 1092500  
 easement 1092510

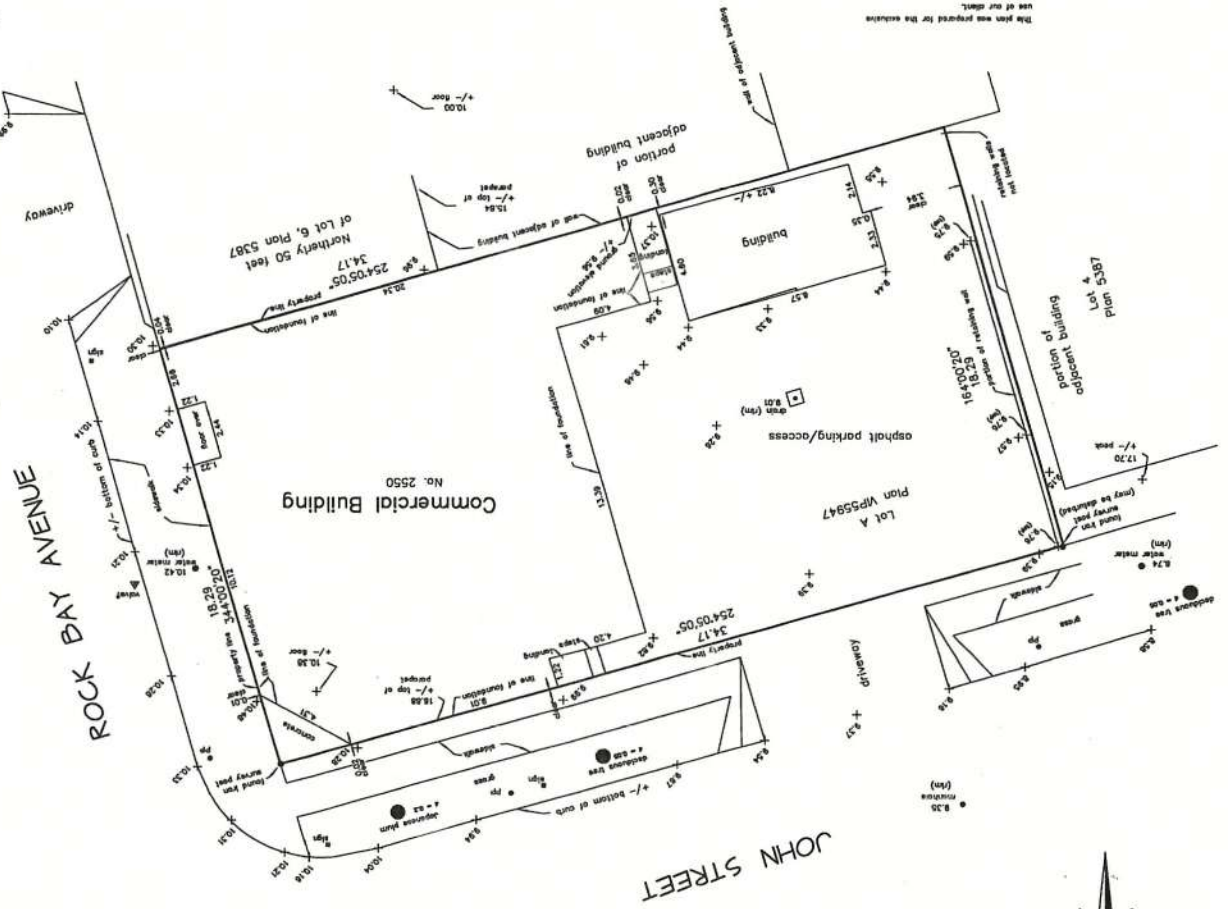
**Legend**  
 Denotes spot elevation  
 Denotes utility pole  
 Denotes tree at species  
 d = diameter  
 Denotes tree at species  
 (trees not plotted to scale)  
 Elevation are GEODETIC  
 This drawing is prepared to assist with  
 planning/design and permitting  
 and is not to be used for any other purpose.  
 Structures, decorative finishing/landscape - overlooking street

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

Glenn Mitchell  
 P23778  
 B.C. Land Surveyor  
 2550 Rock Bay Avenue  
 Victoria, B.C.  
 V8M 1X4  
 250-360-1713  
 1000 Howe Park Street  
 Victoria, B.C.  
 V8M 1X4  
 250-360-1713  
 The surveyor accepts no responsibility or liability  
 for any damages that may be  
 suffered by a third party as a result of any  
 reliance on this plan.  
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 in whole or in part without the written  
 consent of the registrant.  
 This plan was prepared for the exclusive  
 use of our client.

Plan area  
 625 square metres

Received  
 City of Victoria  
 JUL 30, 2015  
 Planning & Development Department  
 Development Services Division



Plan area  
 625 square metres