

MOTIONS

1. To Set Public Hearings for the Council Meeting of Thursday, September 10, 2015:

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, SEPTEMBER 10, 2015, at 7 p.m.:**

1. Development Permit with Variances Application No. 000352 for 2353 Douglas Street

Carried Unanimously

UNFINISHED BUSINESS

3. Development Permit with Variances Application No. 000352 for 2353 Douglas Street

Council received a report dated August 19, 2015 that informed Council that the necessary conditions that would authorize the issuance of the Development Permit with Variances Application for the property located at 2353 Douglas Street have been fulfilled.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that after giving notice and following an opportunity for public comment, that Council consider the following motion:

- "1. Plans date stamped May 8, 204 and June 4, 2014.*
- 2. Development meeting all Zoning Regulation Bylaw requirements with the following variance:*
 - Schedule "C", Section 7.2 (h) relaxation of the width of landscaped area requirement from 0.60m to Nil for a trellis and climbing vines.*
- 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.*
- 4. The Development Permit lapsing two years from the date of this resolution."* Carried Unanimously



Council Report For the Meeting of August 27, 2015

To: Council **Date:** August 19, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development Department
Subject: Development Permit with Variances Application No. 000352 for 2353 Douglas Street

RECOMMENDATION

That after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

1. Plans date stamped May 8, 2014, and June 4, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 7.2 (h) relaxation of the width of landscaped area requirement from 0.60m to Nil for a trellis and climbing vines.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. The Development Permit lapsing two years from the date of this resolution.

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the conditions established by Council, in its motion of August 28, 2014, and to advance this Application to a Hearing. The Planning and Land Use Committee report dated, July 29, 2014, and Council minutes are attached.

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

- The conditions related to the Ministry of Environment's Contaminated Sites Legislation were satisfied on August 6, 2015.
- The sale of a portion of the lane off Field Street by the City and its consolidation with this property was successfully completed on August 10, 2015.

Respectfully submitted,

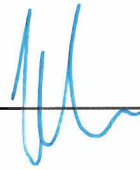
A handwritten signature in blue ink, appearing to read "Brian Sikstrom".

Brian Sikstrom
Senior Planner
Development Services Division

A handwritten signature in blue ink, appearing to read "J. Tinney".

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

- Planning and Land Use Committee Minutes dated August 21, 2014
- Council Meeting Minutes dated August 28, 2014
- MOE Release Letter dated August 6, 2015
- Planning and Land Use Committee Report dated July 29, 2014.

3.4 Development Permit with Variances Application # 000352 for 2353 Douglas Street

Committee received a report regarding Development Permit with Variances Application for 2353 Douglas Street. The proposal is to replace a vacant warehouse/retail building with a service station specializing in oil changes. The proposal also includes the closure of two driveways on Douglas Street as well as the acquisition of a portion of a City lane off of Field Street for improved access. A variance is requested to substitute a trellis with climbing vines for a required landscape strip on the eastern property boundary.

- Action:** It was moved by Councillor Helps, seconded by Councillor Thornton-Joe, that Committee recommends that Council consider passing the following resolution to authorize the issuance of Development Permit Application # 000352 for 2353 Douglas Street in accordance with and subject to:
1. Plans date stamped May 8, 2014, and June 4, 2014.
 2. Development meeting all Zoning Regulation Bylaw requirements with the following variance:
 - a. Schedule "C", Section 7.2 (h) relaxation of the width of landscaped area requirement from 0.60 to Nil for a trellis and climbing vines.
 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
 4. Compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
 5. Successful acquisition by the applicant of a portion of the lane off Field Street.

CARRIED UNANIMOUSLY 14/PLUC0187

REPORTS OF THE COMMITTEE

8. Development Permit with Variances Application # 000352 for 2353 Douglas Street

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council consider passing the following resolution to authorize the issuance of Development Permit Application # 000352 for 2353 Douglas Street in accordance with and subject to:

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

Carried Unanimously

Council meeting
August 28, 2014



6 August, 2015

Victoria File: 26250-20/8855
Regional File: 26250-20/8855
SITE: 8855

VIA EMAIL ONLY: gary@tri.bc.ca and bsikstrom@victoria.ca

TRI Environmental Consulting Inc.
6961 Russell Avenue
Burnaby, BC V5J 4R8
Attention: Gary Lin

City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6
Attention: Brian Sikstrom

Dear Gary Lin and Brian Sikstrom:

Re: Release Request – Development Permit Application
2353 Douglas Street, Victoria
PID: 000-542-067

This letter is to acknowledge receipt of the proponent's request for release of the above-referenced development permit application. According to our records, there is an outstanding requirement for a detailed site investigation for the subject site as outlined in our site profile decision letter dated 2 May, 2014. Investigation of all environmental media must be conducted until the full extent of contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

The ministry has received the following information in support of a release request for the above-referenced application(s):

1. A written opinion from Gary Lin, Approved Professional, dated 17 July, 2015 with the site investigation reports and remediation plan and schedule attached, confirming that:
 - (a) the parcel is not a high risk site;

- (b) all contamination at and migrating from the proponent's parcel has been delineated on the proponent's parcel and neighbouring parcels;
 - (c) remediation of all contamination at the proponent's parcel to applicable standards is achievable prior to issuance of a building permit; and
 - (d) once remediation is complete, the proponent's parcel will meet applicable environmental quality standards and criteria in the Regulation and will be eligible for a Certificate of Compliance.
2. A commitment in writing from Trevor Weflen, Great Canadian Oil Change Ltd., dated 17 July, 2015, indicating that the parcel will be remediated in accordance with the remediation plan.

Based on the information provided, we are prepared to provide the necessary release so that the City of Victoria may proceed with approval of the development permit application. To that end, please accept this letter as notice pursuant to the *Local Government Act* (section 946.2(2)(e)), that the City of Victoria may approve the development permit application under this section because the Director has received and accepted a notice of independent remediation with respect to the site.

As a condition of the release and pursuant to section 54(3)(d) of the *Environmental Management Act* (Act), the Director imposes the following requirements on the proponent with respect to the site:

1. Remediation, including monitoring, inspections and maintenance of any works, undertaken on the parcel being developed must be completed in the manner and schedule specified in the remediation plan entitled, "Detailed Site Investigation and remediation Plan, 2353 Douglas Street, Victoria BC, prepared by TRI Environmental Consulting Inc., dated 29 May, 2015 for as long as the project proceeds, or as agreed by the Director in response to an acceptable request for modification.
2. A statement by an Approved Professional must be submitted to the Director annually, within 30 days of the anniversary of the date of issue of this letter. The statement shall include the following:
 - a. A summary of remedial activities undertaken during the reporting period; and
 - b. Assessment of overall remediation progress, including evaluation in comparison to the actions and schedule set out in the plan(s) referenced above.
3. Remediation must be completed within five years of the date of issue of this letter.
4. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.

5. Immediately notify a Director and register a covenant under section 219 of the *Land Title Act*, incorporating the contents of the remediation plan, if the property is sold before completion of the development.

Please be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Under the authority of the Act, all applications eligible under Protocol 6 must be submitted by an Approved Professional via the Contaminated Sites Approved Professional Society. For further clarification of application eligibility please see Protocol 6. "Eligibility of Applications for Review by Approved Professionals";
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in section 120(17) of the Act.

Decisions of a Director may be appealed under Part 8 of the Act.

Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Yours truly,

A handwritten signature in black ink, appearing to read "Vin Hanemayer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Vincent Hanemayer
for Director, *Environmental Management Act*

vch\



Planning and Land Use Committee Report

For the August 21, 2014 Meeting

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

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

Executive Summary

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

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

The following points were considered in assessing this application:

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

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

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

Recommendations

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

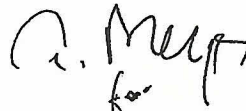
1. Plans date stamped May 8, 2014, and June 4, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 7.2 (h) relaxation of the width of landscaped area requirement from 0.60 m to Nil for a trellis and climbing vines.
3. Final plans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

Respectfully submitted,



Brian Sikstrom, Senior Planner

Development Services



Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____

Jason Johnson

Date: _____

BMS:lw

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

1.0 Purpose

2.0 Background

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

2.1 Description of Proposal

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

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

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

2.2 Existing Site Development and Development Potential

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

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

2.3 Data Table

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

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	1155.3	N/A
Total floor area (m ²) – maximum	153.8 m ²	3465.9 m2
Density (Floor Space Ratio) – maximum	0.12:1	3.0:1
Height (m) – maximum	6.94	15.0
Site coverage (%) – maximum	12.75%	N/A
Landscape screening	Nil with Trellis	0.60 m width/1.5 m
Storeys – maximum	One	N/A
Setbacks (m) – minimum for corner lots	> 3.0	3.0
Parking – minimum	3	2

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

2.4 Land Use Context

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

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

2.5 Legal Description

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

2.6. Relevant History

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

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

2.7 Consistency with Design Guidelines

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

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

2.8 Consistency with other City Policy

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

2.9 Community Consultation

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

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

3.0 Issues

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

4.0 Analysis

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

5.0 Resource Impacts

There are no resource impacts anticipated with this application.

6.0 Conclusions

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

7.0 Recommendation

7.1 Staff Recommendation

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

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

7.2 Alternative Recommendation

That Council decline Application #000352 for 2353 Douglas Street.

8.0 List of Attachments

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





2353 Douglas Street
Development Permit #000352



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

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

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

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

Re: Letter to Mayor - Revision

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

Our Project No. 3722

Dear Mayor and Council,

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

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

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

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

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

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

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

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

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

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

We trust this information is satisfaction for you.

Yours Truly,

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

FG/cdm

Attachment: Vehicle Turn Path Analysis Report by Bunt & Associates

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

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

January 10, 2014

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

Attention: Mayor Dean Fortin & Councillors

Re: Green Building Indicator

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

Our Project No. 3722

Dear Mayor and Councillors,

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

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

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

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

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

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

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

Yours Truly,

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

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

FG/cdm

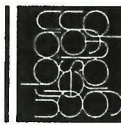
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[illegible]

his doing, as an element of service, as the service of the Design Group to the public may not be recognized and valued as it should be.

1943 For the record and in view of the fact that the above information was obtained from the files of the FBI, it is recommended that the Bureau be kept advised of any further information received.

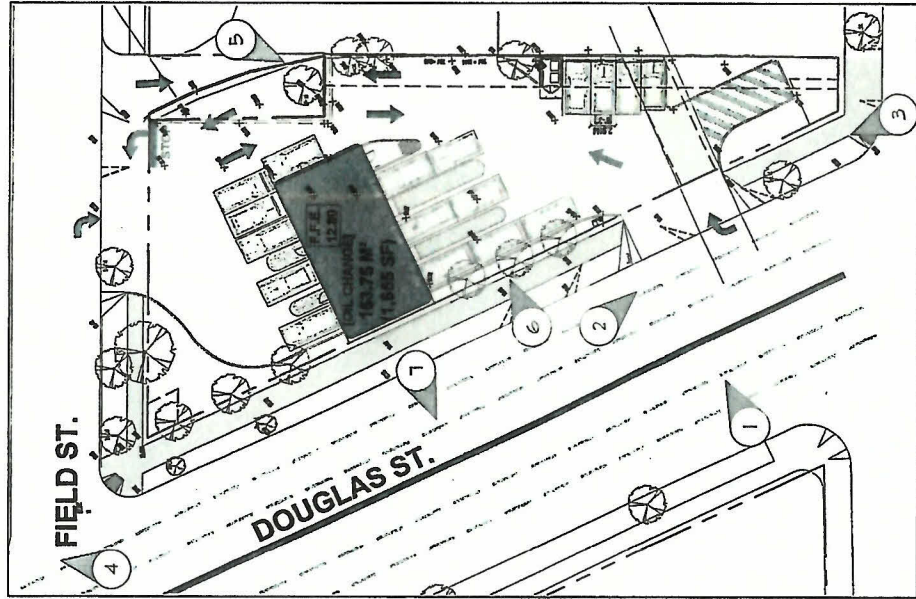
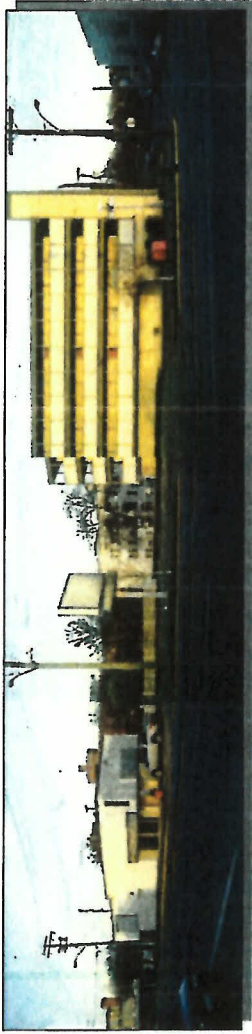
GREAT CANADIAN OIL CHANGE
2353 DOUGLAS ST., VICTORIA BC
GREAT CANADIAN OIL CHANGE LTD.



architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4G1
TELEPHONE 604-687-2304
FACSIMILE 604-687-7481

Project number **3722**
 Report title **CONTEXT PLAN**

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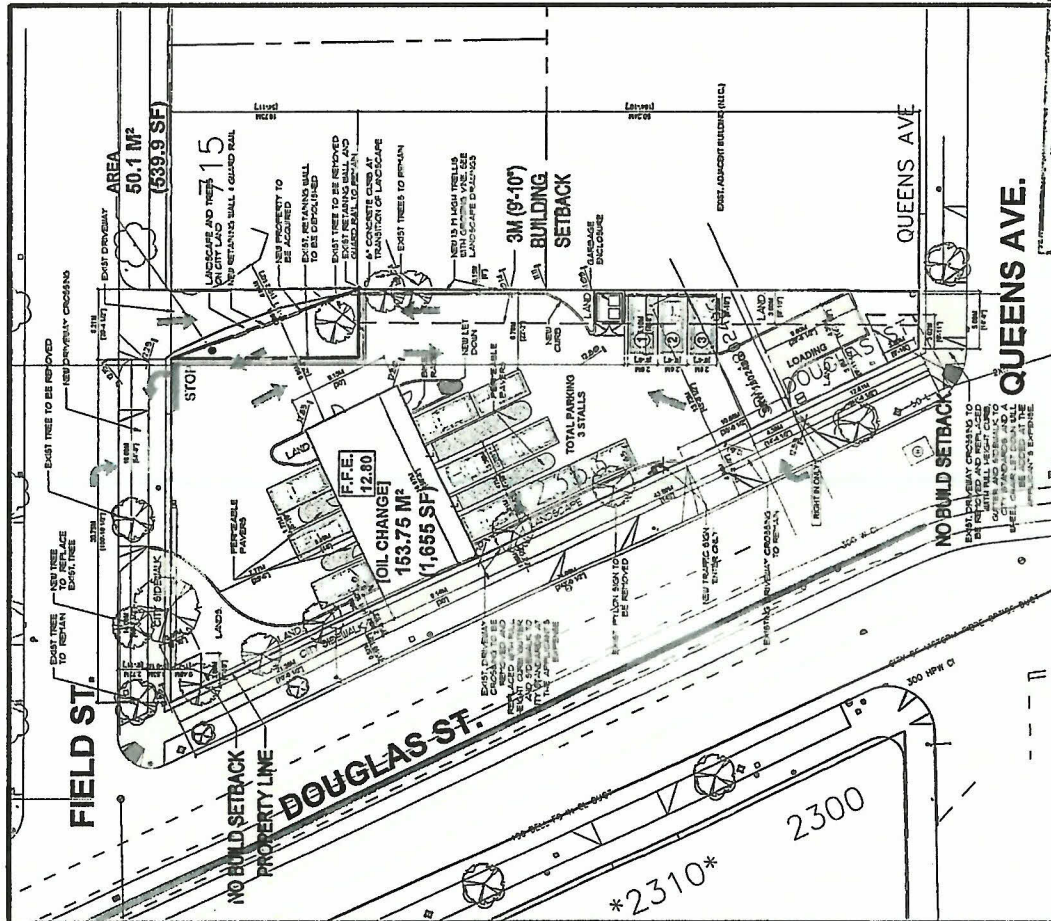


GENERAL NOTE:

EXHIBITED SHOW DESIGN ARE CREDITED FROM EXISTING
THESE ARE NOT TO BE USED FOR THE DETERMINATION OF
DEVELOPMENT PURPOSES.

NOTES:

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



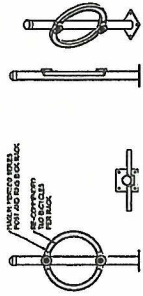
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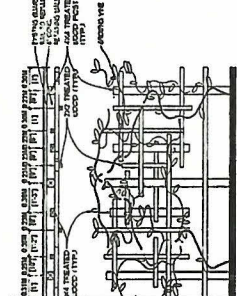
Received
City of Victoria

JUN 04 2014

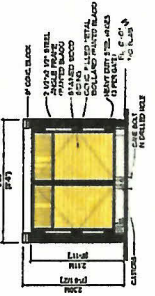
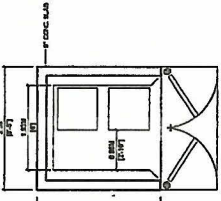
Planning & Development Department
Development Services Division



1
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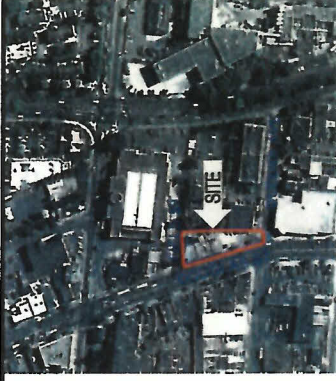


2
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3
20 SCALE: 1:10

GARBAGE ENCLOSURE



3
20 SCALE: 1:10

LEGAL DESCRIPTION:
PLOT: 000-668-087, PLOT: 01010912,
PARCEL A D024014 OF LOTS 1, 2, AND 3,
BLOCK 1, SECTION 3, PLAN 770
2308 DOUGLAS STREET, VICTORIA, BC

PROJECT INFORMATION TABLE

2008BZ BUILDING	341 LIMITED LIGHT INDUSTRIAL DISTRICT
SITE AREA (m²):	44,124.08 SF (1,183.3 m²)
AREA OF NEW PROPERTY TO BE ACQUIRED:	44,124.08 SF (1,183.3 m²)
TOTAL SITE AREA:	44,124.08 SF (1,183.3 m²)
COMMERCIAL FLOOR AREA (m²):	1,000 SF (103.7 m²)
FLOOR SPACE RATIO:	1:1
SITE COVERAGE %:	1,000 SF (103.7 m²) OF 1,183.3 m²
OPEN SITE SPACE %:	8.1
HEIGHT OF BUILDING (m):	8.1
NUMBER OF STOREYS:	ONE
PARKING SPACES ON SITE:	15 INCLUDING THE CIRCLE
BICYCLE PARKING (STORAGE & RACK):	1
BUILDING SETBACKS (m):	0 WEST
FRONT YARD:	0.3 EAST
REAR YARD:	12.97 NORTH
SIDE YARD:	4.8 SOUTH
COMBINED SIDE YARD:	16.77 AVAILABLE
RESIDENTIAL USE DETAILS:	NOT APPLICABLE

PARKING SIZES:

REGULAR CAR STALL:

MANOEUVRING AREA WIDTH (REGULAR STALL):

PARKING REQUIREMENTS:

TOTAL PARKING PROVIDED:

TOTAL PARKING PROVIDED:

PARKING RATIO:

DRIVE PARKING REQUIRED: 1 PER 200 SQ M (8 STALLS)

DRIVE PARKING PROVIDED: (CLAMP 1) 1 STALL + (CLAMP 2) 2 STALLS = 3 STALLS TOTAL

LOADING SPACE REQUIRED: 1 STALL

LOADING SPACE PROVIDED: 1 STALL

GREAT CANADIAN OIL CHANGE LTD.
2333 DOUGLAS ST., VICTORIA BC
GREAT CANADIAN OIL CHANGE LTD.

architects ltd
603-110 WEST BAY
VANCOUVER BC V6C 4A3
TELEPHONE: 604-687-7234
FAX: 604-687-7240

3722

SITE PLAN

METRIC

DATE: 03/03/2014

SCALE: A4

PROJECT: 12

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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GREAT CANADIAN OIL CHANGE LTD.
2353 DOUGLAS ST, VICTORIA BC
V8M 2K6
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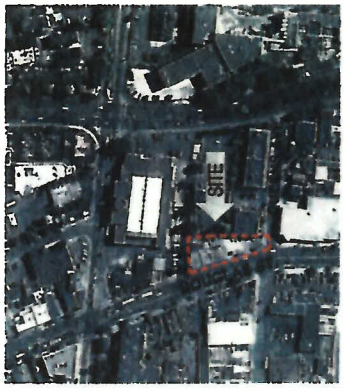
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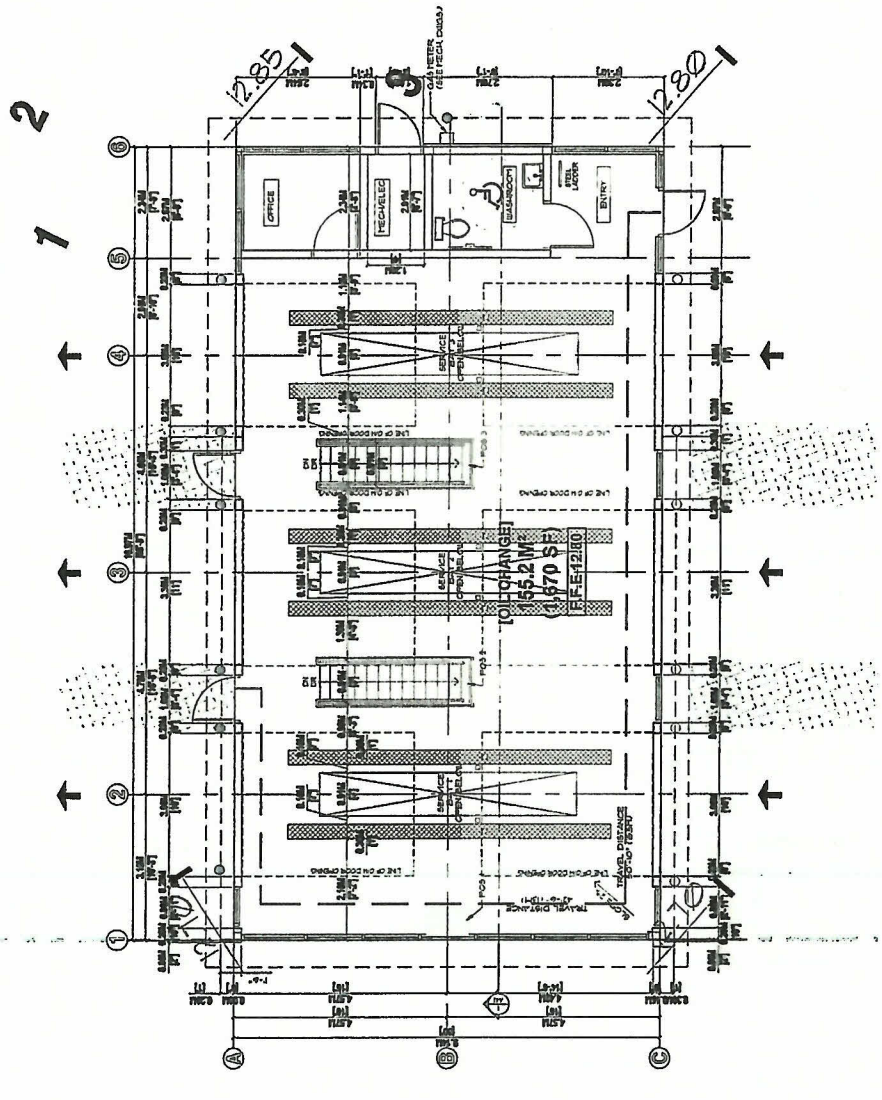
architects ltd
600 HWY 10 WEST, SUITE 100
VICTORIA BC V8N 1C1
TEL: 250.683.7777
FAX: 250.683.7778
WWW.A21ARCHITECTS.COM

FLOOR PLAN
3722

A-2.1
REV: 2014.04.30
DRAWN: J. BROWN
CHECKED: J. BROWN
PROJECT: 3722



KEY PLAN
SCALE: 1:100



FLOOR PLAN
SCALE: 1/8" = 1'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	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	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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BRIDGE AREA CALCULATION
PER CITY OF VICTORIA'S SIGN SETTING
PLAN 1501
BRIDGE PERMITTED IN THE INTERNAL
CITY OF VICTORIA SIGN ZONE IS A 1:1 RATIO
REQUIREMENT
GIVEN THAT THE SIGNAGE OF THE BRIDGE
IS 1:1 RATIO
REQUIREMENT
BRIDGE TO BE VERTICAL ON BRIDGE WITH
CONNECTION TO VERTICAL PILLION. POWER
PROTECTION THROUGHOUT AND TO
BRIDGE PILLION
BRIDGE PILLION TO PROTECT BRIDGE
DETAILS WAXED AND SEALED BY AN
BURNER ON RECORD



KEY PLAN
A10 SCALE: NTS



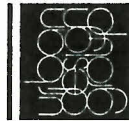
④ EAST ELEVATION

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[illegible]

This delivery is an enhancement of the service you can expect from Design Group, Inc. and we are confident you will be very pleased with the results.

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



architects ltd.
600-1140 WEST PENDER
VANCOUVER BC V6E 4G1
TELEPHONE 450-687-2334
FACSIMILE 450-688-7481

3722

EXTERIOR ELEVATIONS

Page 11 of 11

AS NOTED	IN
Green	

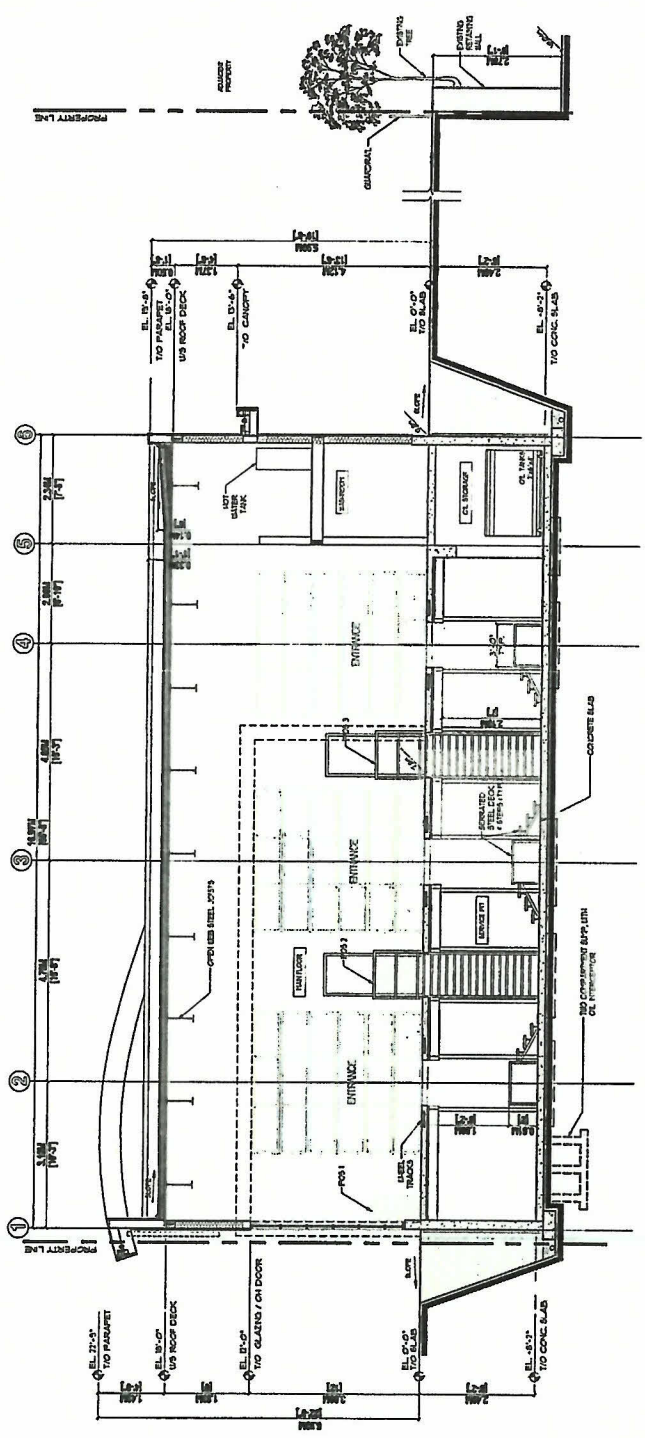
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GREAT CANADIAN OIL CHANGE
 2353 DOUGLAS ST, VICTORIA BC
 GREAT CANADIAN OIL CHANGE LTD.

architects ltd.
 400 KING STREET WEST
 SUITE 1000
 VICTORIA BC V8V 1K1
 TEL: 251-1111
 FAX: 251-1112
 WWW.ARLD.CO.UK

BUILDING SECTION
 3722

DATE: 11/11/14
 DRAWN: J. BROWN
 CHECKED: J. BROWN
 SCALE: 1/4" = 1'-0"

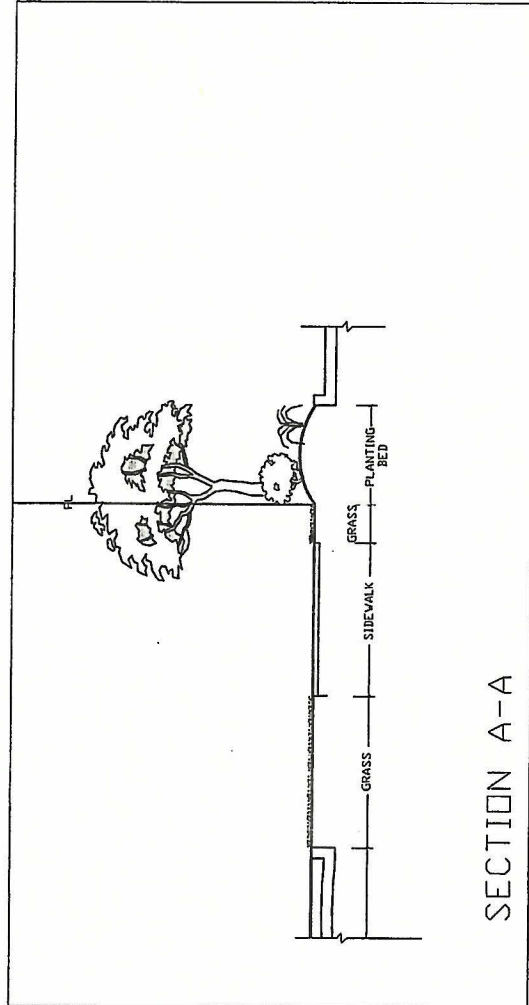


BUILDING SECTION
 SCALE: 1/4" = 1'-0"

NOTES:

- Maintain min. 2% slope away from building.
- All plants and landscape installation to conform to BCCLA Landscape Standards Latest Edition.
- All growing medium to be tested by PSA (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
- Minimum planting medium depths:
30" medium sized trees on slab
groundcover & shrubs - 18"/450mm, min 18" on slab
trees - 12"/300mm, all around the rootball, 24" small trees on slab.
For detailed info see specifications
- All plant material shall meet minimum size requirements as indicated in plant list.
- Trees planted in lawn areas to have 1 m dia. mulched ring. Trees planted in lawn areas to be cut and removed to prevent girdling.
- All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.
- Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mm screened composted bark mulch".
- Contractor to ensure all plant material delivered to site is from nurseries that are certified by the BC Nursery Association (B.C. Nursery Association).
- Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.
- All on-site landscape to be irrigated with an automatic irrigation system.

Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
7	A	Malus robinson	Flowering Crabapple	6cm cal BAB	as shown
1	B	Prunus serotina 'Shiroline'	Mount Fuji Cherry	6cm cal BAB	as shown
1	C	Cercidiphyllum japonica	Kakura	7cm cal BAB	as shown
Shrubs & Others					
58	a	Azalea japonica 'Diamant Lachs'	Azalea	# 2 pot	as shown
55	b	Erica x derleyensis 'Mediterranean Pink'	Mediterranean Pink Heather	# 1 pot	as shown
62	c	Carex morrowii 'Aureoconicalata'	Variegated Sedge	# 1 pot	as shown
7	d	Osmorhiza heterophyllus 'Variegatus'	Variegated False Holly	# 2 pot	as shown
76	e	Festuca idahoensis	Kaho Blue Fescue	# 1 pot	as shown
0	f	Polystichum muratum	Western Sword Fern	# 2 pot	as shown
16	g	Prunus laurocerasus 'Otto Luyken'	Western Laurel	# 2 pot	as shown
12	h	Prunus lauralia	Portugal Laurel	# 3 pot	as shown
16	i	Rhododendron 'May Fleming'	Rhododendron	# 2 pot	as shown
47	j	Rhododendron 'Holei'	Rhododendron	# 2 pot	as shown
22	k	Rosa rugosa 'Villar'	Rose	# 2 pot	as shown
0	l	Rhododendron 'Elizabeth'	Rhododendron	# 2 pot	as shown
27	m	Prunus mugo 'Pumilio'	Dwarf Mugo Pine	# 2 pot	as shown
26	n	Cotoneaster dammeri	Beantree	12" O.C.	as shown
0	o	Buxus microphylla 'Winter Gem'	Asian Boxwood	# 2 pot	as shown
58	p	Helicodendron sempervirens	Blue Oak Grass	# 1 pot	as shown
33	q	Taxus x media 'N. Eddies'	Eddies Yew	4" High BAB	as shown
0	r	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	5' High, B & B, firm top flat	as shown
0	s	Parthenocissus quinquefolia	Virginia Creeper	# 1 pot	as shown



Received

City of Victoria

JHL Design Group Inc.

Landscape Architect - Urban Design

JUN 04 2011

Planning & Development Department
Development Services Division

DATE: 06/04/2011

TIME: 10:00 AM

BY: JHL

FOR: JHL

PROJECT FILE: GREAT CANADIAN OIL CHANGE

2323 DOUGLAS STREET, VICTORIA, BC

SCALE: 1/8" = 1'-0"

DATE: 06/04/2011

BY: JHL

FOR: JHL



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Received
(City of Victoria)

JHL-Design Group Inc.
Landscape Architecture + Urban Design

4370, Maple Street Vancouver, B.C.
Tel: 604-283-2813
Fax: 604-277-8534
E-mail: info@hwy.com

SCALE 3/32"=1'-0"

PROCC 1711

LANDSCAPE PLAN
PLANTING DESIGN
OVERALL REFERENCE PLAN

L-2

JUN 04 2014
Planning & Development Department
Development Services Division

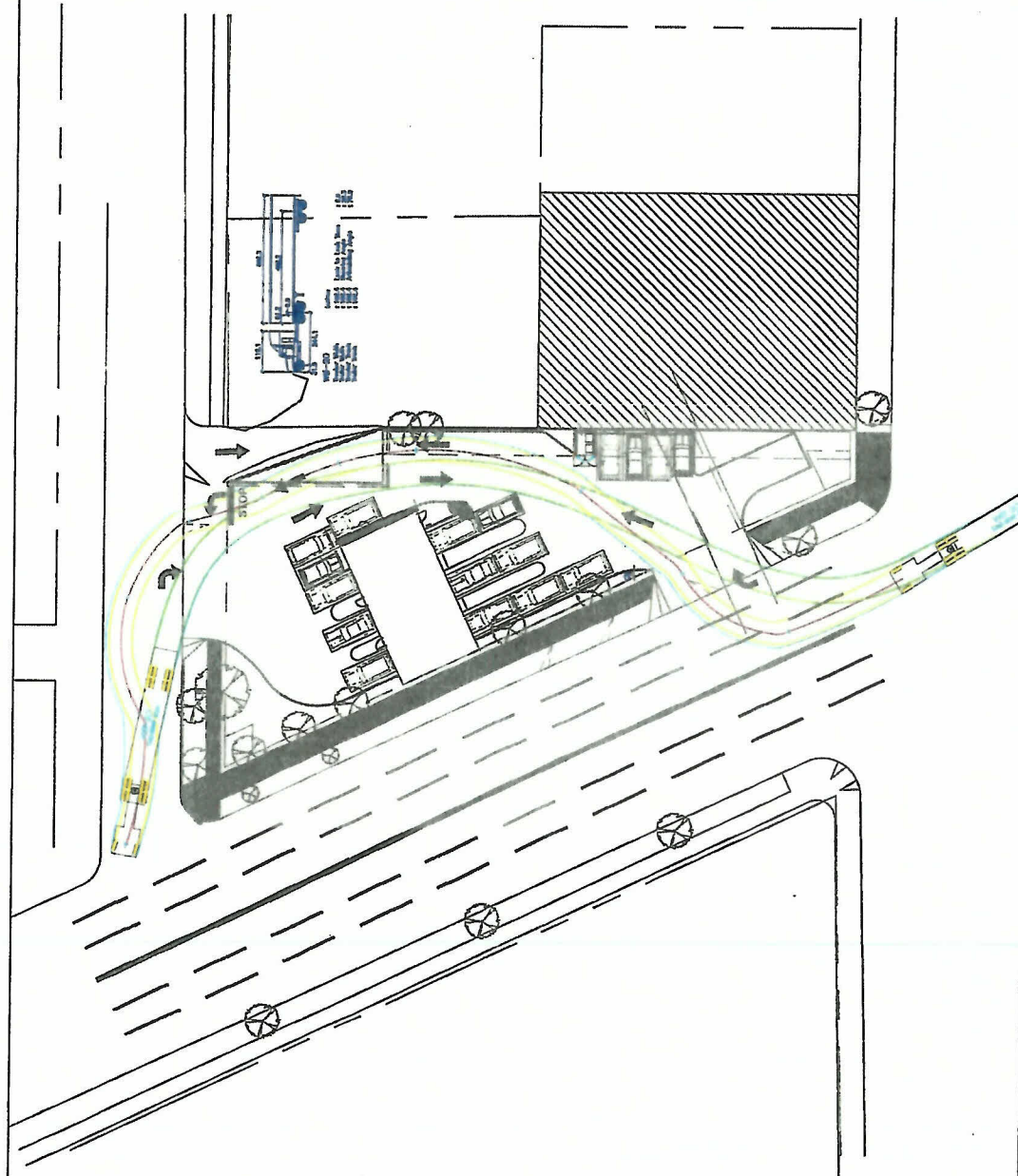


Exhibit 1
WB-20 - Enter from Douglas / Exit to Field

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