

REPORTS OF THE COMMITTEE

3. Planning and Land Use Committee – August 21, 2014

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

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



Planning and Land Use Committee Report

For the August 21, 2014 Meeting

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

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

Executive Summary

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

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

The following points were considered in assessing this application:

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

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

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

Recommendations

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

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

Respectfully submitted,



Brian Sikstrom, Senior Planner

Development Services



Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

August 14, 2014

BMS:lw

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

1.0 Purpose

2.0 Background

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

2.1 Description of Proposal

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

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

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

2.2 Existing Site Development and Development Potential

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

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

2.3 Data Table

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

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

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

2.4 Land Use Context

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

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

2.5 Legal Description

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

2.6. Relevant History

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

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

2.7 Consistency with Design Guidelines

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

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

2.8 Consistency with other City Policy

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

2.9 Community Consultation

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

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

3.0 Issues

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

4.0 Analysis

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

5.0 Resource Impacts

There are no resource impacts anticipated with this application.

6.0 Conclusions

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

7.0 Recommendation

7.1 Staff Recommendation

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

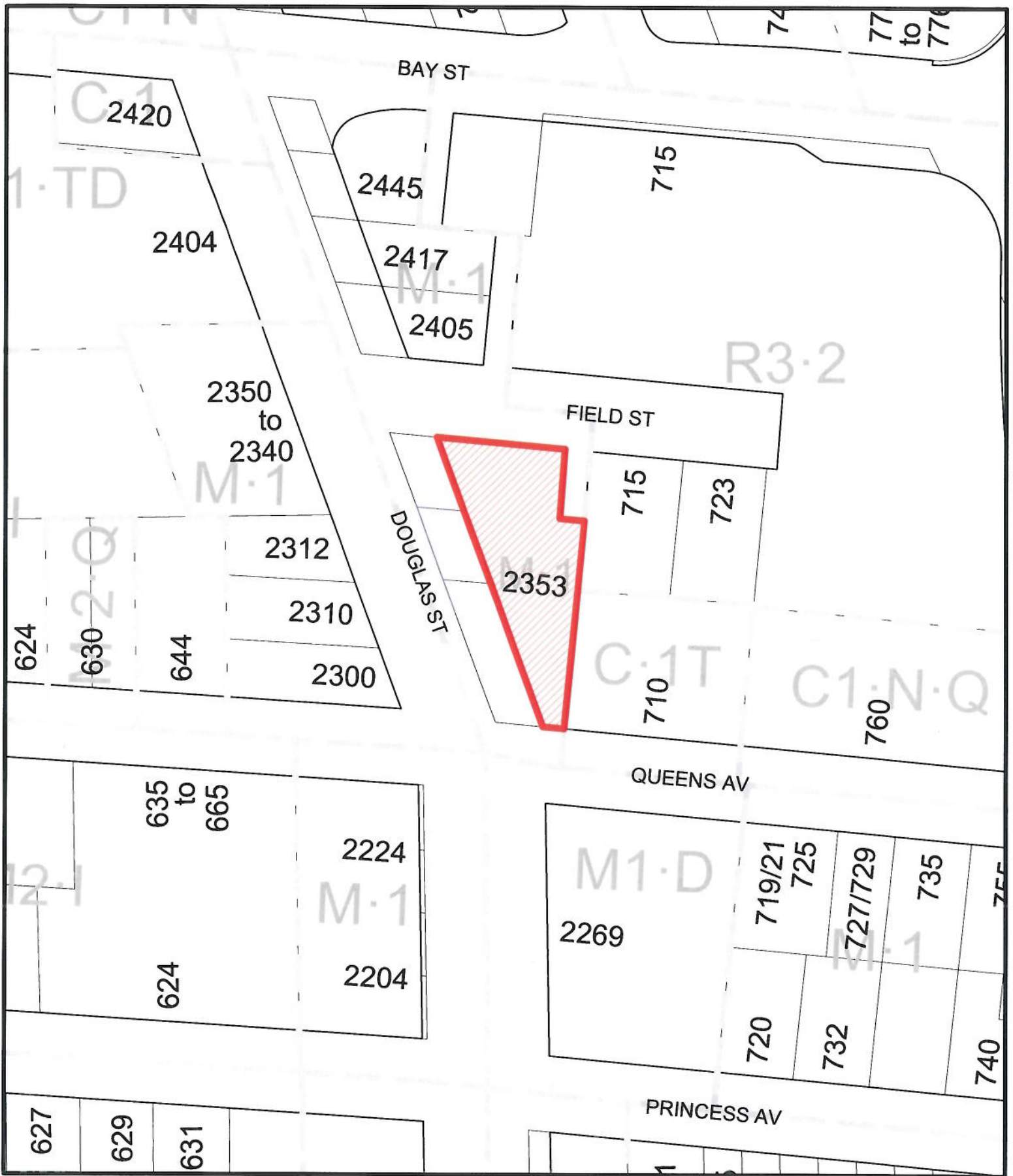
- a. plans date stamped May 8, 2014 and June 4, 2014;
- b. development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 7.2 (h) relaxation of the width of landscaped area requirement from 0.60 m to Nil for a trellis and climbing vines;
- c. final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

7.2 Alternative Recommendation

That Council decline Application #000352 for 2353 Douglas Street.

8.0 List of Attachments

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



2353 Douglas Street
Development Permit #000352





2353 Douglas Street
Development Permit #000352



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

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

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

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

Re: Letter to Mayor - Revision

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

Our Project No. 3722

Dear Mayor and Council,

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

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

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

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

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

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

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

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

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

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

We trust this information is satisfaction for you.

Yours Truly,

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

FG/cdm

Attachment: Vehicle Turn Path Analysis Report by Bunt & Associates

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

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

January 10, 2014

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

Attention: Mayor Dean Fortin & Councillors

Re: Green Building Indicator

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

Our Project No. 3722

Dear Mayor and Councillors,

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

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

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

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

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

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

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

Yours Truly,

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

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

FG/cdm

GENERAL NOTE:

BOUNDARY MARKERS ARE TO BE PLACED AT THE CORNERS OF THE LOT AND AT THE INTERSECTION OF THE LOT WITH THE ADJACENT LOT.

NOTES:

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

FIELD ST.

NO BUILD SETBACK
PROPERTY LINE

DOUGLAS ST.

2310

2300

QUEENS AVE.

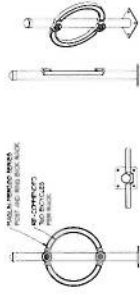
QUEENS AVE.

SITE PLAN (NORTH)

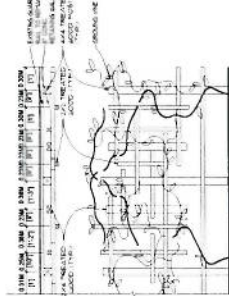
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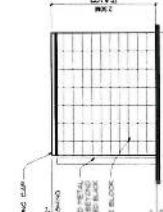
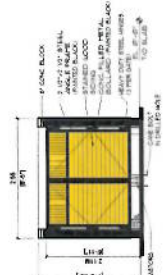
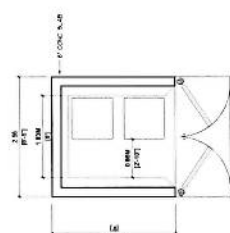
Planning & Development Department
Development Services Division



BIKE RACK
SCALE 1/4"



WOOD TRELLIS WITH VINE
SCALE 1/4"



GARBAGE ENCLOSURE
SCALE 1/4"



KEY PLAN
SCALE 1/4"

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

PROJECT INFORMATION TABLE

ZONING (EXISTING):	M-1 LIMITED LIGHT INDUSTRIAL DISTRICT
SITE AREA (sq ft):	EXISTING 44-12,428 SF (1,105.3 m ²) AREA OF NEW PROPERTY TO BE ACQUIRED: 44-12,428 SF (1,105.3 m ²) TOTAL SITE AREA: 1,105 SF (102.7 m ²)
COMMERCIAL FLOOR AREA (sq ft):	1,105 SF (102.7 m ²)
FLOOR SPACE RATIO:	1:1
LOT COVERAGE %:	100.00 SF (9.3 m ²)
OPEN SPACE %:	0.00
HEIGHT OF BUILDING (m):	8.54
NUMBER OF STOREYS:	ONE
PARKING SPACES ON SITE:	18 INCLUDING THE GLE
BICYCLE PARKING (STORAGE & RACK):	1
BUILDING SETBACK (m):	0 WEST 8.5 EAST 12.0 NORTH 48.8 SOUTH 0.0 EAST
FRONT YARD:	0 WEST 8.5 EAST 12.0 NORTH 48.8 SOUTH 0.0 EAST
REAR YARD:	0 WEST 8.5 EAST 12.0 NORTH 48.8 SOUTH 0.0 EAST
COMBINED SIDE YARDS:	NOT APPLICABLE
RESIDENTIAL USE DETAILS:	NOT APPLICABLE

PARKING SIZES:
REGULAR CAR STALL:
6'0" (1.8 m) x 10'0" (3.0 m)
MAXIMUM WALKWAY WIDTH (REGULAR STALL):
5'0" (1.5 m)

PARKING REQUIREMENTS:
TOTAL PARKING REQUIRED:
TOTAL PARKING PROVIDED:
100.00 STALLS (100.00 STALLS) - 100.00 STALLS
100.00 STALLS (100.00 STALLS) - 100.00 STALLS

PARKING RATIO:
3 STALLS PER 1,000 SF OF BUILDING - 1.8 STALLS/1000SF
SIDE PARKING REQUIRED: 1 PER 100 SF OF BUILDING - 6 STALLS
SIDE PARKING PROVIDED: (CLASS 1) 4 STALLS + (CLASS 2) 2 STALLS = 6 STALLS TOTAL
LOADING SPACE REQUIRED: 1 STALL
LOADING SPACE PROVIDED: 1 STALL

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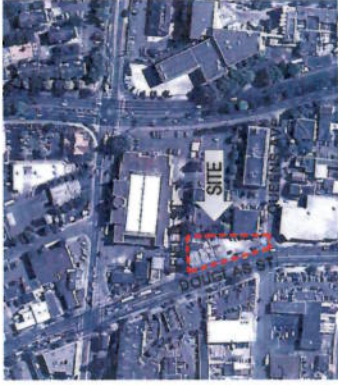
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KEY PLAN
SCALE: 1/8" = 1'-0"



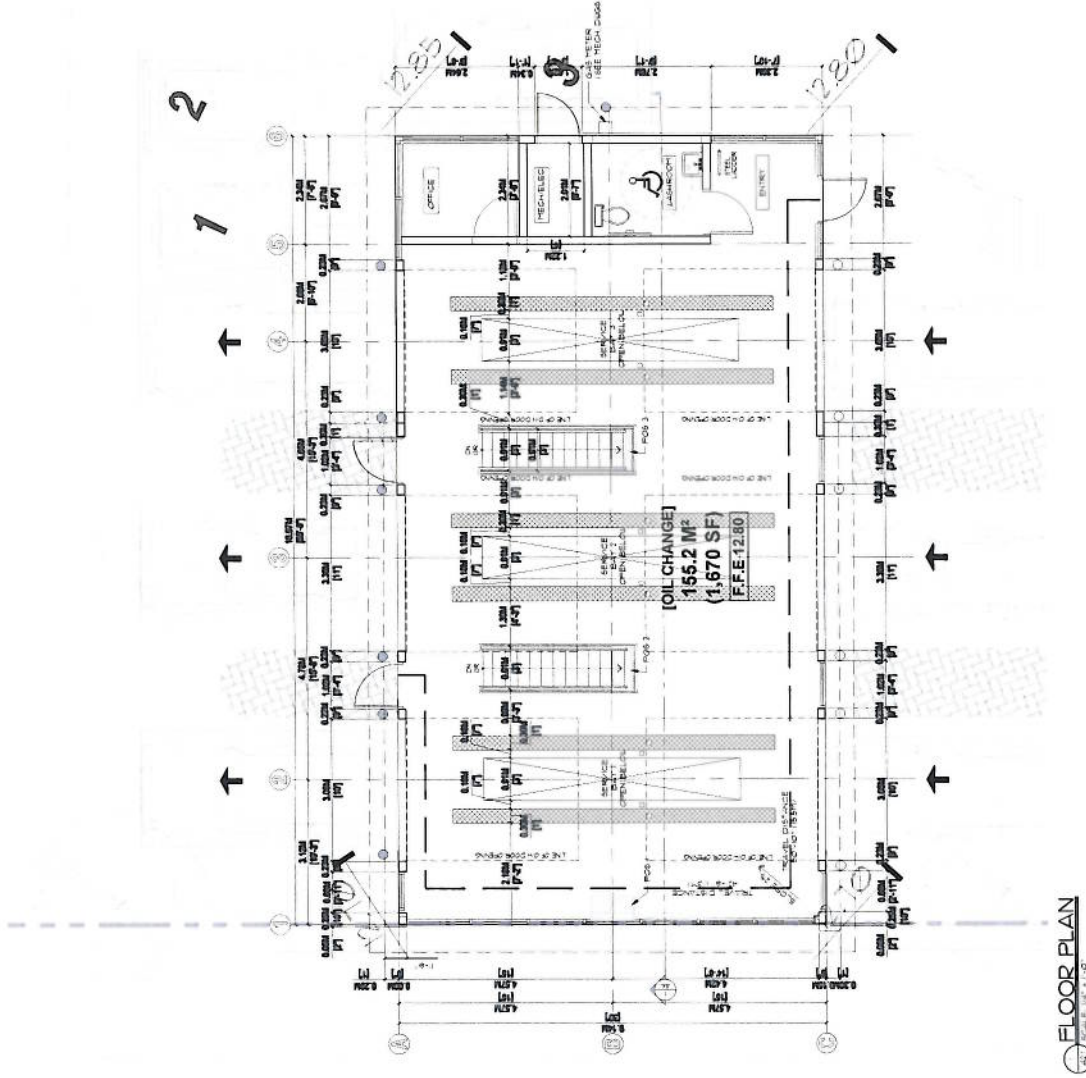
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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

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

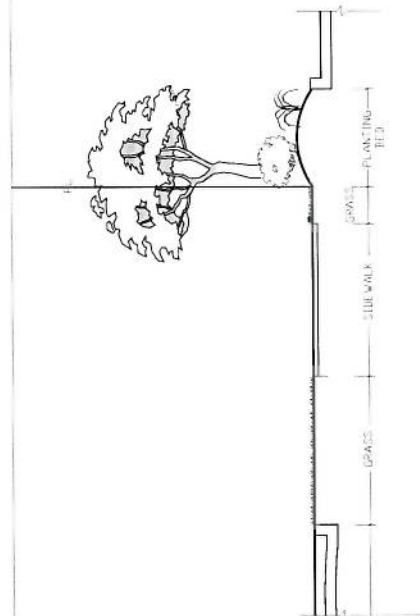
FLOOR PLAN
3722

NO. 303
A-21
Scale: 1/8" = 1'-0"



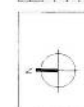
- NOTES:
1. Maintain min. 2% slope away from building.
 2. All plants and landscape installation to conform to BCCLA Landscape Standards (Landscape Council).
 3. All growing medium to be tested by PSAI (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
 4. Minimum planting medium depths:
 a. Groundcover & shrubs: 18"/450mm, min 18" on slab
 b. Trees: 12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
 For detailed info see specifications.
 5. All plant material shall meet minimum size requirements as indicated in plant list.
 6. Trees planted in lawn areas to have 1 m dia mulched ring.
 7. Make sure lawn around rootballs to be cut and removed to prevent gridding.
 8. All processed trees should be planted with 3 m away from building foundation or face of buildings or retaining walls.
 9. Install min. 2" of composted bark mulch on all shrub beds after planting and rose smooth. Mulch to be "3/8" open screened composted bark mulch."
 10. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).
 11. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.
 12. All on-site landscape to be irrigated with an automatic irrigation system.

PLANT LIST			
Quantity	Symbol	Botanical Name	Common Name
7	A	Malus robinson	Flowering Crabapple
1	B	Prunus serrulata 'Shirodai'	Mount Fuji Cherry
1	C	Cercidiphyllum japonica	Katsura
Shrubs & Others			
58	a	Azalea japonica 'Dement Lachs'	Azalea
55	b	Erica x carleyensis 'Mediterranean Pink'	Mediterranean Pink Heather
62	c	Carex morrowii 'Aureovariegata'	Variegated Sedge
7	d	Osmanthus heterophyllus 'Variegatus'	Variegated F. Rose Holly
76	e	Festuca daboensis	Isaho Blue Fescue
0	f	Polystichum munium	Western Sword Fern
16	g	Prunus laurocerasus 'Otto Luyken'	Prunus
12	h	Prunus lusitana	Portugal Laurel
16	i	Rhododendron 'May Fleming'	Rhododendron
47	j	Rhododendron 'Hager'	Rhododendron
22	k	Rosa rugosa 'Alba'	Rose
0	l	Rhododendron 'Elizabeth'	Rhododendron
27	m	Pinus mugo 'Pumila'	Dwarf Mugo Pine
26	n	Colostea carminei	Asarberry
0	o	Buxus microphylla 'Winter Gem'	Asian Boxwood
58	p	Pseudotsuga sempervirens	Black Oak Cedar
35	q	Taxus x media 'N. Emerald'	Emerald Green Cedar
5	r	Thuja occidentalis 'Shirodai'	Emerald Green Cedar
20	s	Parthenocissus quinquefolia	Virginia Creeper



SECTION A-A

Received
 JUN 04 2014
 JHL Design Group Inc.
 Landscape Architecture - Urban Design
 Planning & Development Department
 Development Services Division



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PLANT LIST/SECTION
 NOTES

GREAT CANADIAN OIL CHANGE
 235 DOWLING STREET, VICTORIA, BC

PROJECT NO.
 DATE: 05-14-14
 DRAWN: JHL
 CHECK: JHL

1430 West Street, Victoria, BC
 Tel: 250-383-1883
 Fax: 250-383-1884
 Email: info@jhl.ca

Scale: 1/4" = 1'-0"

Sheet: 1 of 1

Project: 1430 West Street

Client: JHL

Drawn: JHL

Check: JHL

Scale: 1/4" = 1'-0"

Sheet: 1 of 1

Project: 1430 West Street

Client: JHL

Drawn: JHL

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Drawn: JHL

Check: JHL

Scale: 1/4" = 1'-0"

Sheet: 1 of 1

Project: 1430 West Street

Client: JHL



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Landscape Architecture + Urban Design

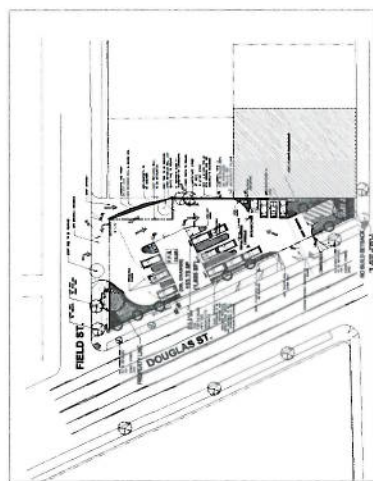
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 604 263-8673
 1-800-277-0534
frank@morgan.com

Sample	8/15/2007
Date	August 14
Collector	

GREAT CANADIAN OIL CHANGE
2353 DOUGLAS STREET, VICTORIA, BC

LANDSCAPE PLAN/
PLANTING DESIGN/
OVERALL REFERENCE PLAN

L-2



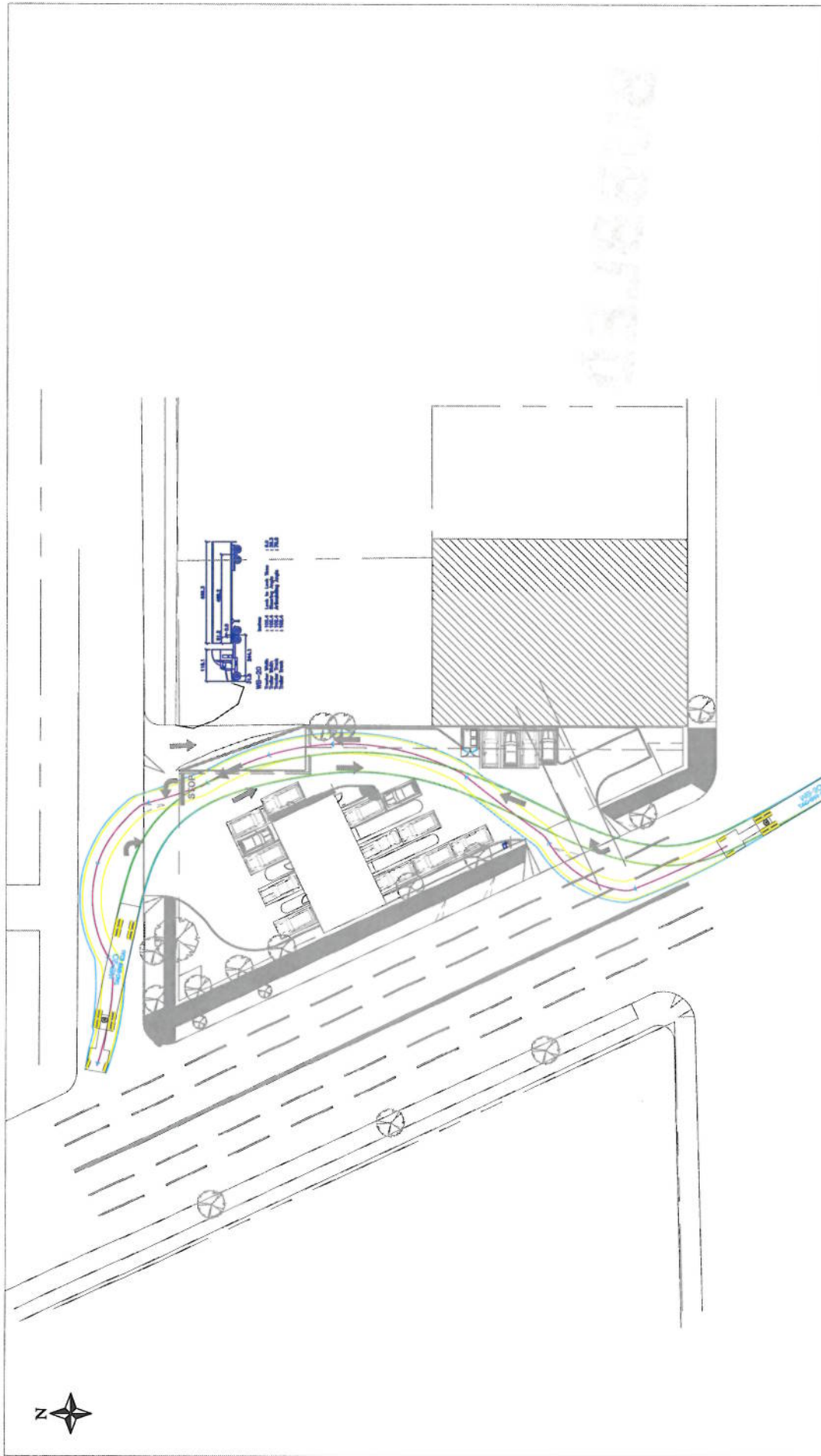


Exhibit 1

WB-20 - Enter from Douglas / Exit to Field

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