

Target Storage (2021) Ltd.

505 Tolmie Lane, Victoria, BC V8Z 1B8

July 14, 2021

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

Mayor and Council

Re: Development Permit Application
2120 Quadra Street
Target Storage

The site is currently occupied by a building that was first built in the early 1900's and has been added to several times over its history. It has operated as a distribution warehouse for several years but has been vacant for the past year. The building is in very poor condition and has little commercial value.

As the city continues to grow and as large numbers of smaller apartments and condos are added, the need for more self-storage has been increasing and we are seeing a large demand for additional services in the city. Target Storage has been a leader in supplying self-storage services to the city with two existing facilities, 747 Princess Avenue and 505 Tolmie Lane. The Princess location was built in 2001 in an old warehouse that had been vacant for the previous seven years. The Tolmie location is a purpose-built facility, constructed in 2008, and is a similar size and scale to the Quadra Street proposal.

The new building proposed for the property will be a modern self-storage facility. During the consultation process a café was proposed on the Quadra/Princess corner as well as artisan style units along Quadra and these have been incorporated into the building design. The new building will be set back three meters from the current frontage and a dedication of three meters has been proposed along Quadra to facilitate a grass boulevard and trees along with an enhanced bus stop with shelter.

The impact of the self-storage facility traffic to the neighborhood will be minimal. The entrance is located in the same location as the previous warehouse but will feature a rot iron fence with brick columns enhanced with landscape screening rather than the existing chain link fence. The neighborhood should see less traffic than previous as traffic is very light for this type of facility and is confirmed in a parking study attached to the application.

Two prominent wall panels along Princess and along the south wall of the building will incorporate First Nations art permanently applied to the building. These will be commissioned from a respected local artist.

The proposal complies with the design guidelines for the M2 zoning and does not require any variances except parking. The zoning requires 65 parking stalls however a variance is sought to permit 13 parking stalls which is supported by a traffic study that has been submitted to the city. The footprint of the building approximates the current building, however there is a three-meter setback from Quadra and a 7.5-meter setback from the neighboring apartment to the south. The building is higher than the existing but falls within the height permitted in the zoning and the neighborhood impact is minimized with setbacks and landscape screening.

Several Green Building Initiatives will be incorporated into the building and are outlined in a separate memo included with the application. First of all, the nature of the building use creates a very low environmental impact but several important features are included. The nature of self-storage requires very low vehicle trips and the location is adjacent to a bus route, bicycle parking is provided and electric car charging facilities are included. Secondly, the facility is generally not heated except in extreme weather and the electric load for lighting and ventilation will be completely off-set by a solar POV system located on the roof.

All infrastructure requirements are available at the site. Transportation is well served on Quadra Street. Underground services are available at the site and electrical services will be routed underground.

This new building will allow Target Storage to continue to support the needs of the city in the coming years. While providing housing is important, the services that support housing are also needed. The incorporation of the solar POV system along with the other Green Initiatives are significant features. The inclusion of First Nations art prominently featured on the building furthers the efforts of the city to acknowledge our history and enhances the overall project.

I look forward to the opportunity to discuss this proposal in the coming weeks.

Glen Wilson, Project Manager
Target Storage (2021) Ltd.