



Committee of the Whole Report

For the Meeting of April 5, 2018

To: Committee of the Whole

Date: March 22, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit Application No.000520 for 356 Harbour Road

RECOMMENDATION

That Council, after the Public Hearing for Rezoning Application No. 00619, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000520 for 356 Harbour Road, in accordance with:

1. Plans date stamped January 25, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 356 Harbour Road. The proposal is to construct a four-storey brew pub and distillery.

The following points were considered in assessing this application:

- the application is consistent with the *Dockside Green Urban Design Guidelines* (2016) for marine industrial form and character, and a cohesive design vocabulary
- the application is consistent with the *Victoria West Plan* (2008) by providing mixed-use amenity
- the application is consistent with the objectives of the *Policy Plan and Design Guidelines for the Songhees Area* (2008) to activate the waterfront with uses that complement public and community needs.

BACKGROUND

Description of Proposal

The proposal is to construct a four-storey brew pub and distillery. Specific details include:

- two distinct building massing elements, one for the distillery and stills, and the other mainly comprising of the double height restaurant, tasting lounge and offices
- fourth floor roof top deck on the Harbour Road side of the building with associated small kitchen and bar
- green roof and skylights on the distillery side of the building, and landscape screening and a green roof separating the roof top deck from the elevated residential areas of Dockside Green on the western side of the building
- design and exterior materials consistent with a working marine industrial theme and adjacent buildings
- cladding materials comprising of predominantly corrugated galvanized steel on the restaurant side and weathering steel panels on the distillery portion of the building
- consistent and open glazing along Harbour Road, at the ground floor level, providing views into the active areas of the building
- surface parking accessed via a shared common vehicular laneway
- permeable surface treatment on exterior access and parking areas
- end-of-trip bicycle facilities (shower, lockers and change-rooms) on the upper floor.

Sustainability Features

As indicated in the applicant's letters dated October 30 and October 31, 2017 the following sustainability features are associated with this application:

- LEED Gold certification
- LEED Platinum Neighbourhood Design (contribution toward certification)
- Green roof
- Climate change resiliency design (elevated finished floor levels).

Active Transportation Impacts

The application proposes end-of-trip bicycle facilities including showers, lockers and change rooms which support active transportation. Three Class 1 (secure and covered) and 14 Class 2 bicycle parking stalls are proposed.

Public Realm Improvements

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

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently in the CD-9 Zone, Dockside District, Development Area DA-D, sub-area D2, and is currently vacant. Under the current CD-9 Zone, the property could be developed with

residential, commercial and light industrial uses up to a maximum height of 26.51m; however, development must also be consistent with the mandatory requirements outlined in the *Dockside Green Urban Design Guidelines* which stipulates low-rise commercial or light industrial buildings for this area.

Community Consultation

See Rezoning Application No. 00619 for the community consultation summary.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the subject property is Core Songhees, which supports multi-unit residential, commercial and mixed-use buildings from three to six-storeys. The OCP also identifies this property in Development Permit Area (DPA) 13, Core Songhees. The objectives of this DPA are to continue to revitalize the former railyards and heavy industrial sites into areas of commercial use to increase vibrancy and strengthen commercial viability. Additional objectives include retaining the area's marine industrial character and achieving high-quality architecture, landscape and urban design. The proposal provides commercial and retail uses within a marine industrial character building consistent with these objectives.

The *Dockside Green Urban Design Guidelines* (2016) are the key guidelines against which this application is assessed. Other guidelines considered are the *Victoria Harbour Plan* (2001), the *Guidelines for Fences, Gates and Shutters* (2010), the *Advisory Design Guidelines for Buildings; Signs and Awnings* (1981), and the *Songhees Policy Plan and Design Guidelines* (2008).

The proposed use of mixed materials and rectilinear windows add colour and interest to the building and reflect the industrial character sought for the area, while also suggesting the building's use. The weathered steel, in particular, speaks to the copper sills inside. These characteristics accord with specific aspirations of the *Songhees Policy Plan and Design Guidelines* (2008) to acknowledge the building use and use of industrial looking buildings, metal roofs and siding.

Dockside Green Urban Design Guidelines (2016)

The proposed corrugated metal and weathering steel cladding, the glazing expression with mullion grids, the warehouse scaled buildings, and light industrial activity all achieve the industrial character elements described in the Guidelines.

Separated by a drive aisle and an elevation change, the privacy of the future residential area to the west of the subject property is maintained through minimized and low glazing on the west elevation of the proposed building. Sound transmission and visual overlook is further mitigated through the orientation of the fourth floor structures and proposed landscaping, essentially blocking the roof top deck area from the western neighbours. While this approach maintains privacy, it results in a potentially blank and uninteresting façade; however, the applicant has responded to staff comments to maintain high-quality cladding material around the entire building envelope and has added small, low windows.

Positioning of the proposed building is consistent with neighbouring buildings creating a cohesive street wall that complements the Harbour Road walkway per Guideline recommendations. Permeable pavers are provided along with raingardens as required by the Guidelines. Parking is located at the rear of the building and the building accommodates barrier-free wheelchair access at its main entrance. Overall, the proposal is consistent with the Guidelines.

Dockside Green Master Development Agreement

The requirements of the Master Development Agreement associated with this phase of development within the Dockside Green lands are addressed as indicated in the applicant's letter, dated October 31, 2017.

CONCLUSIONS

The proposed four-storey brew pub and distillery building at 356 Harbour Road complies with the applicable Design Guidelines. On this basis, Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000520 for the property located at 356 Harbour Road.

Respectfully submitted,



for Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
Development Department

JH


For
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


March 28, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 25, 2018
- Attachment D: Letter from applicant to Mayor and Council dated October 30 and October 31, 2017.