



Committee of the Whole Report For the Meeting of June 21, 2018

To: Committee of the Whole **Date:** June 7, 2018

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

Subject: Rezoning Application No. 00647 for 1202 – 1214 Wharf Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00647 for 1202 - 1214 Wharf Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 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 1202 - 1214 Wharf Street. The proposal is to add "rental business" as a permitted use to the existing IHF Zone.

The following points were considered in assessing this application:

- it is consistent with the *Official Community Plan* (OCP) 2012 and the range of land uses described in the Core Inner Harbour / Legislative Urban Place Designation
- it is consistent with the *Downtown Core Area Plan* to maintain the Inner Harbour District as the focus for tourism, and to develop and maintain a vibrant waterfront area
- it is consistent with the *Victoria Harbour Plan* which aims to ensure all new development is sympathetic to the heritage character and urban context.

BACKGROUND

Description of Proposal

This Rezoning Application is to permit the addition of "rental business" at 1202 - 1214 Wharf Street. The proposal is to add "rental business" as a permitted use to the existing IHF Zone.

No alterations to the property are proposed with this application. All other requirements within the IHF Zone remain the same.

Sustainability Features

The applicant has not identified any sustainability features associated with this Application.

Active Transportation Impacts

The proposed rezoning would allow a current tenant, Ride the Glide, to rent electric bicycles from a street level storefront on Wharf Street. The applicant identifies the following active transportation impacts associated with this proposal:

- providing more bicycle rental options for locals and tourists who frequent the Wharf Street corridor
- promoting the use of the bikeway which runs directly in front of the property
- promoting a healthy activity and lifestyle choice.

It should be noted that this Rezoning Application, if approved, would allow other forms of rental uses as well, so while the current business supports active transportation, future businesses may not.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by retail and restaurant uses located at street level with residential and office uses located on the upper storeys of buildings. The adjacent commercial property to the north is heritage-designated and currently used as a restaurant. The waterfront Regent Hotel property is located to the west, with an entrance on Wharf Street north of the subject property. To the south is a surface parking lot, which is located at a lower grade level from Wharf Street. Across the street to the east are heritage-designated buildings with retail and restaurant storefronts at grade. Bastion Square is also located across the street to the east.

Existing Site Development and Development Potential

The building is presently used by a mix of retail, office, high tech and restaurant businesses. Under the current IHF Zone, the permitted uses are: licensed premises; restaurants; retail shops; offices, craft and artisan trades; travel agencies; recreation facilities; clubs; beauty and barber shops; residential (located at least one floor above grade at Wharf Street); high tech; and call centres.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria Downtown Residents Association (DRA) CALUC at a Community Meeting held on April 30, 2018. A letter dated May 1, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* lists this property within the Core Inner Harbour / Legislative Urban Place Designation. The Urban Place Designations include a description of the general pattern of land use, with a range of uses established within each designation. The policy direction states that decisions about the use for an individual site will be based on site-specific evaluations of proposed development in relation to the site, block and local area context and include consideration of policies of the OCP, City policies and local area plans. The proposed rental business use is consistent with the recreation and tourism-related uses identified in the Urban Place Designation.

Development Permit Area

The subject property is located within Development Permit Area 9 (Heritage Conservation): Inner Harbour and is a commercial heritage-designated property (Finlayson Building). No physical alterations to the building are proposed as part of this Application.

Local Area Plans

Downtown Core Area Plan

The *Downtown Core Area Plan* designates this property as Inner Harbour District (IHD). Rental business use supports the objectives to: “maintain and strengthen the IHD as the focus for tourism, government, culture, heritage, and economic development” and “to develop and maintain a cohesive, well-designed and vibrant waterfront area.”

Victoria Harbour Plan

The subject site is located within the Inner Harbour of the *Victoria Harbour Plan*, and is part of the collection of significant heritage buildings lining Wharf Street. The Application is consistent with the objective for heritage sites to ensure all new development is sympathetic to the heritage character and urban context. Character-defining elements of the Finlayson Building include its mixed commercial use and storefronts along Wharf Street.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

CONCLUSIONS

This Rezoning Application to permit “rental business” use at 1202 - 1214 Wharf Street is consistent with the *Official Community Plan* and specifically the Core Inner Harbour / Legislative Urban Place Designation in accommodating recreation and tourism-related uses, as well as the *Downtown Core Area Plan* in maintaining the Inner Harbour District as the focus for tourism and as a vibrant waterfront area. The additional use is compatible with the heritage character and area context. No alterations to the property are proposed through this Application. Based on an evaluation of the proposal in relation to the site and its surrounding context and consistency with the OCP, City policies and local area plans, staff support the proposal and recommend that Council consider referring the Application to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00647 for the property located at 1202 - 1214 Wharf Street.

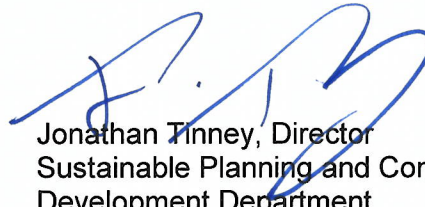
Respectfully submitted,



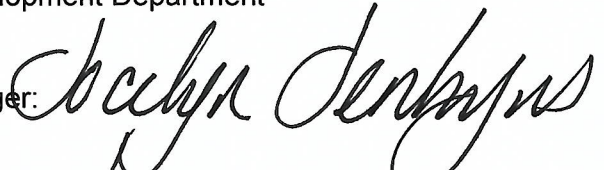
Moira Wilson
Senior Planner – Urban Designer
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department



Report accepted and recommended by the City Manager:



Date:

June 15, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from applicant to Mayor and Council dated May 17, 2018
- Attachment D: Community Association Land Use Committee comments dated May 1, 2018.