

Employment, which supports light industrial uses on the ground floor, with ancillary retail or office uses; and a broad range of commercial uses such as office, artist studios, and services on the upper storeys. The Plan supports a density of up to 2:1 FSR.

- the existing Victoria Gymnastics and the Duke Pub would remain on the ground floor and the applicant is proposing a coffee shop with work spaces fronting Store Street, located in between the pub and Victoria Gymnastics. The remaining ground floor area would be storage space.
- the existing heritage industrial building is currently protected under a Section 219 covenant registered on title; however, the applicant is proposing to heritage-designate the building and carry-out exterior changes, which are being considered in concurrent Heritage Designation and Heritage Alteration Permit Applications.
- the applicant is proposing to rehabilitate and renovate the interior of the building by converting the upper-storey mezzanine space into office space in order to allow for a co-working habitat, where individuals and small start-up sized companies can use the upper-storey space in a cooperative work environment.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the permitted density from 1.50:1 to 2.0:1 floor space ratio to allow for the construction of additional floor area for office uses in the existing building. The increase in density and location of uses, ensuring consistency with the *Burnside Gorge Neighbourhood Plan*, are the only differences from the standard S-3 Zone, Modified Limited Service District that are being proposed.

Sustainability Features

The adaptive reuse of an existing building is the main sustainable feature. In addition, the proposed skylights will allow for natural ventilation, natural lighting and passive solar heating. There would also be significant improvements to the insulation and heating system in the building. There would be an addition of a bicycle room and end-of-trip facilities for the office users.

Active Transportation Impacts

The applicant proposes the following features which support active transportation:

- 84 Class 1 bicycle parking spaces, which is in excess of the requirements of Schedule C: Off-street Parking
- end-of-trip facilities for employees.

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 a mix of light industrial and commercial uses.

Existing Site Development and Development Potential

The site is presently an existing heritage industrial building. The existing heritage building is currently protected under a Section 219 covenant registered on title and therefore, the building could not be demolished and the property redeveloped. However, under the current S-3 Zone, the building could accommodate marine industrial uses, light industrial, and commercial uses.

Data Table

The following data table compares the proposal with the existing S-3 Zone, Modified Limited Service District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk indicates a legal non-conforming situation.

Zoning Criteria	Proposal	Zone Standard S-3
Site area (m ²) - minimum	2677.65	N/A
Density (Floor Space Ratio) - maximum	2.0:1 (new zone) 1.71:1* (current proposal)	1.50:1
Total floor area (m ²) - maximum	4581.70*	4016.48
Height (m) - maximum	10.36	15.00
Storeys - maximum	2	N/A
Site coverage % - maximum	100**	60
Open site space % - minimum	0	N/A
Setbacks - minimum (m)		
Front (Pembroke)	0	0
Rear (Discovery)	0	0
Side (Store)	0	0
Side (east)	0	0 or ≥ 3
Vehicle parking - minimum	0	0
Loading spaces	0**	1
Bicycle parking stalls - minimum		
Class 1 (long term)	84	0 (existing building)
Class 2 (visitor)	0	0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on March 19, 2018. A letter dated March 19, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* Urban Place Designation for the subject property is Core Employment, which supports light industrial, commercial and complimentary retail uses. A floor space ratio (FSR) up to approximately 3:1 is supportable. Even though the proposed FSR is 1.71:1, the applicant is requesting that the new zone allows a FSR of 2:1 which is still below the maximum supported in the OCP; however, it would provide a small amount of flexibility should the applicant wish to add additional floor area in the future. Any additional floor area or building expansion beyond the current proposal could only be feasible above the ground floor, and would still require a Heritage Alteration Permit and subject to Council approval.

With respect to the existing and proposed uses in the building, Victoria Gymnastics and the Duke Pub would remain on the ground floor and the applicant is proposing a coffee shop fronting Store Street, located in between the pub and Victoria Gymnastics. The remaining ground floor area would be storage space. The upper storey would be office space and uniquely designed to allow for a co-working habitat, where individuals and small start-up companies can use the upper storey space in a cooperative work environment. Overall, the proposal is consistent with the policies in the OCP associated with use and density.

Local Area Plans

The *Burnside Gorge Neighbourhood Plan* designates the subject property as Industrial Employment, which supports light industrial uses on the ground floor, with ancillary retail or office uses; and a broad range of commercial uses such as office, artist studios, and services on the upper storeys. The Plan supports a density of up to 2:1 FSR.

The proposed office expansion is limited to the upper-storey, and the floor area of the proposed coffee shop on the ground floor would be 365.40m², or 8% of the total floor area of the building (ancillary retail). The coffee shop would also have work spaces available to restaurant patrons.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts and no impacts to public trees with this application.

Regulatory Considerations

The new zone would allow for a density of 2:1 FSR and contain restrictions on location of uses in accordance with the *Burnside Gorge Neighbourhood Plan*. For example, in the Neighbourhood Plan, offices, artist studios, and services are supported above the ground-floor, and any ground-floor retail and office use should be ancillary to the primary industrial uses. The new zone would continue to reflect these policy directions. The new zone would contain

the same industrial and commercial uses permitted in the existing S-1, Limited Service District, and S-3 Zones and associated zoning regulations.

CONCLUSIONS

The proposal to rezone the subject property in order to increase the permitted density from 1.5:1 to 2.1 FSR is consistent with the OCP and *Burnside Gorge Neighbourhood Plan*, and it would further advance the objectives in both plans with respect to enhancing job opportunities and economic growth in the Rock Bay Employment Area. Staff recommend for Council's consideration that the application advance to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00646 for the property located at 502 Discovery Street.

Respectfully submitted,




Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:


Date: July 3, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped May 25, 2018
- Attachment D: Letter from applicant to Mayor and Council dated April 9, 2018
- Attachment E: Community Association Land Use Committee Comments dated March 19, 2018.