

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the August 9, 2018 COTW Meeting

**I.1.b.b 727 and 733 Courtney Street - Development Permit
Application No. 000529 (Downtown)**

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That, subject to confirmation that lot consolidation has occurred to the satisfaction of the City, Council authorize issuance of Development Permit with Variances Application No. 00087 for 727 and 733 Courtney Street, in accordance with:

1. Plans date stamped June 4, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. relaxation to accommodate offices on the ground floor
 - ii. relaxation to allow rental vehicles to be stored outside the building
 - iii. relaxation to allow motor vehicle parking outside the building
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

**B.3 727 and 733 Courtney Street - Development Permit with Variances
Application No. 000529 (Downtown)**

Committee received a report dated August 7, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a two-storey vehicle rental office building on 727 and 733 Courtney Street in place of an existing one-storey building at 727 Courtney Street, with minor landscape alterations to the existing surrounding surface parking area.

Moved By Councillor Loveday

Seconded By Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That, subject to confirmation that lot consolidation has occurred to the satisfaction of the City, Council authorize issuance of Development Permit with Variances Application No. 00087 for 727 and 733 Courtney Street, in accordance with:

1. Plans date stamped June 4, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. relaxation to accommodate offices on the ground floor
 - ii. relaxation to allow rental vehicles to be stored outside the building
 - iii. relaxation to allow motor vehicle parking outside the building
3. The Development Permit lapsing two years from the date of this resolution."

Absent (1): Councillor Isitt

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of August 9, 2018

To: Committee of the Whole **Date:** August 7, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00087 for 727 and 733 Courtney Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That, subject to confirmation that lot consolidation has occurred to the satisfaction of the City, Council authorize issuance of Development Permit with Variances Application No. 00087 for 727 and 733 Courtney Street, in accordance with:

1. Plans date stamped June 4, 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 *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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances application for the properties located at 727 and 733

Courtney Street. The development proposal is to construct a two-storey vehicle rental office building on 727 and 733 Courtney Street in place of an existing one-storey building at 727 Courtney Street, with minor landscape alterations to the existing surrounding surface parking area. If Council approves the application, the consolidation of lots will be required prior to issuance of a Development Permit.

Subsequent to the submission of the application, the zoning for the site changed from CA-4 Zone, Central Area Commercial Office District, to the Central Business District-1 (CBD-1 Zone) in the Zoning By-Law 2018. The proposal previously conformed to the CA-4 Zone requirements; however, under the CBD-1 Zone, variances are required that relate to the location and siting of uses, and the location of motor vehicle parking outside a building.

The following points were considered in assessing this application:

- general consistency with the *Official Community Plan*, 2012 (OCP) to enhance the area with high-quality architecture and landscaping that reflects the function of a central business district. The proposal is not a high-density development identified in the plan for the Core Business area; however, it does not preclude future redevelopment
- general consistency with the *Downtown Core Area Plan* to support a safe, welcoming and pedestrian-oriented environment for the Central Business District, respecting the character of the area
- contribution to the *Urban Forest Master Plan* through the provision of two new street trees along the streetscape in front of the property
- the required variance to permit first-storey office use within 6m of the wall of the building is supported by staff as the proposed building provides two public entrances visible from the street, expansive clear glazing in the character of a retail storefront, and a customer service desk within the front area of the building, which will help to animate the street.
- the required variance to permit the display of rental automobiles outside of a building is supported by staff given the current use of part of the site as a surface parking lot, and the proposed landscape improvements to screen the vehicle storage area from the street
- the required variance to locate two motor vehicle parking stalls outside the building is supported by staff given the current use of part of the site as a surface parking lot, and the proposed landscape improvements to screen vehicle parking from the street.

BACKGROUND

Description of Proposal

The development proposal is to construct a two-storey vehicle rental office building on 727 and 733 Courtney Street in place of an existing one storey building at 727 Courtney Street, with minor alterations to the surrounding surface parking area. Specific details include:

- a new 169m² office building fronting onto Courtney Street with a customer service counter, private office space and bicycle storage
- an area behind the building for inspecting and washing the rental vehicles located under a cantilevered roof
- two bike racks and two surface parking stalls on the west side of the building
- a gated vehicle storage area behind the building with driveway access at 727 Courtney Street
- a vehicle storage area behind the building with driveway access at 733 Courtney Street
- on-site landscape improvements and streetscape improvements fronting the development on Courtney Street.

The proposed variances are related to the location and siting of uses to permit first-storey office use within 6m of the wall of any building that abuts a street, the display of automobile rentals outside of a building, and the location of motor vehicle parking outside a building.

Sustainability Features

As indicated in the applicant's letter dated April 2, 2018, the following sustainability features are associated with this application:

- providing an alternative to personal vehicle ownership with a rental car and truck service
- green building design with operable windows for passive cross ventilation, an articulated roof overhang and louvered wall on the west elevation for sun screening, north facing glazed walls to maximize the use of natural light, and minimal south facing windows to control solar heat gain
- increasing the site landscaping and streetscaping.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- three Class 1 bicycle parking stalls in the storage room
- four Class 2 bicycle parking stalls (2 bike racks) in the northwest corner of the property, adjacent to Courtney Street.

Public Realm Improvements

The following public realm improvements are being offered by the applicant in association with this Development Permit application. They will be secured as off-site improvements as a condition of a Building Permit, as required, but not limited to, what is shown on the Landscape Plan:

- two new street trees, tree grates and tree guards along Courtney Street
- sidewalk replacement fronting the development along Courtney Street.

Accessibility Impact Statement

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

Existing Site Development and Development Potential

727 Courtney Street is presently occupied by a single-storey building surrounded by asphalt paving for vehicle circulation and parking. 733 Courtney Street is presently an open asphalt paved area used for vehicle circulation and parking. Consolidation of the two lots will be required prior to the issuance of a Development Permit in order to construct the proposed building, which currently straddles the two lots. The neighbouring property at 739 Courtney Street is currently accessed by a driveway shared with 733 Courtney Street.

The Central Business District-1 (CBD-1 Zone) permits buildings with a maximum density of 3.0:1 and a maximum height of 43.0m. Equipment Rental is a permitted use within this zone.

Data Table

The following data table compares the proposal with the existing Central Business District-1 (CBD-1 Zone) and the previous CA-4 Zone, Central Area Commercial Office District. An asterisk is used to identify where the proposal is less stringent than the existing CBD-1 Zone.

| Zoning Criteria | Proposal | Previous Zone CA-4 | Zone Standard CBD-1 |
|--|-----------------|---------------------------|----------------------------|
| Site area (m ²) – minimum | 1005.00 | n/a | n/a |
| Total floor area (m ²) – maximum | 169.00 | | 3015.00 |
| Density (Floor Space Ratio) – maximum | 0.17 | 3.00 | 3.00 |
| Height (m) – maximum | 9.14 | 43.00 | 43.00 |
| Storeys – maximum | 2.00 | n/a | n/a |
| Setbacks (m) – minimum | | | |
| Street massing (north) | 0.00 | 0.00 | 0.00 |
| Rear (south) | 23.30 | 0.00 | 0.00 |
| Interior (west) | 12.12 | 0.00 | 0.00 |
| Interior (east) | 3.18 | 0.00 | 0.00 |
| Vehicle parking stalls – minimum | 2* | 0 | 0 |
| Parking location | Exterior side* | n/a | Within a building |
| Driveway / parking slope (%) – maximum | < 8 | 8.00 | 8.00 |
| Driveway / parking material | Asphalt | Hard surfaced | Hard surfaced |
| Bicycle parking – minimum | | | |
| Long term (class 1) | 3 | 3 | 1 |
| Short term (class 2) | 4 | 3 | 1 |

Relevant History

Subsequent to the submission of the application, the zoning for the site changed from CA-4 Zone, Central Area Commercial Office District to the Central Business District-1 (CBD-1) zone in the Zoning By-Law 2018. The proposal conformed to the previous CA-4 zone requirements, however under the CBD-1 zoning, variances are now required that relate to the location and siting of uses and the location of motor vehicle parking outside a building.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 2, 2018 the application was referred for a 30-day comment period to the Downtown Residents Association CALUC. Any

comments received by the Downtown Residents Association will be included for consideration at the Opportunity for Public Comment.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan*, 2012 (OCP) identifies this property within DPA 2 (HC): Core Business. The objectives of this DPA include the revitalization of a central business district with high-rise commercial and low-to-medium rise residential mixed-use buildings; and the enhancement of the Core Business area through high-quality architecture, landscape and urban design. The new two-storey building, proposed to replace an existing one-storey building, is designed to represent an urban commercial district through its architectural expression and use of materials. On-site and off-site landscape improvements are proposed to enhance the character of the area and mitigate the impact of surface vehicle storage and parking from the street. The proposed two-storey building is a low-intensity use of the land in an area identified in the OCP for high-density commercial development; however, the proposal does not preclude future redevelopment of the site.

Downtown Core Area Plan

The proposed architecture and landscape support a pedestrian-oriented environment envisioned for the Central Business District with the provision of an active commercial street-level use and public realm improvements. The new building massing is oriented along Courtney Street to maximize the street frontage of the small building. To support and encourage pedestrian activity, a two-storey storefront addresses the street with an expanse of transparent glazing. Two prominent public entrances, articulated with decorative metal archways, are provided on the north and south elevations of the building at high visibility locations that are connected to the sidewalk. New landscaping is introduced along the street frontage to mitigate the visual impact of the two surface parking stalls on the streetscape. An aluminum gate and fence facing the street, designed to complement the architectural character of the building, separates the vehicle storage area from the two surface parking stalls and provides some visual screening from the street. Two street trees with tree grates and guards will be planted along Courtney Street as public realm improvements.

Tree Preservation Bylaw

There are no Tree Preservation Bylaw impacts with this application.

Urban Forest Master Plan

Within the Right-of-Way, the existing street tree fronting 727 Courtney Street will be preserved. Two new street trees will be planted to extend the boulevard tree planting eastwards across the property frontage to help to achieve regularly-spaced street trees along Courtney Street, and the objectives established in the Urban Forest Master Plan. These two additional street trees are a key component of the public street and will be required to conform to City of Victoria Standards.

Regulatory Considerations

Equipment Rental is a permitted use in the Central Business District-1 of the 2018 Zoning Bylaw. Variances are required to permit first-storey office use within 6m of the wall of the building that abuts a street, for the display of rental automobiles outside of a building and to locate two motor vehicle parking stalls outside a building. The required variance to permit first-storey office use is supported by staff as the proposed building provides extensive clear glazing like a retail storefront; two public entrances visible from the street; and a customer service desk within the front area of the building, which will contribute to the animation of Courtney Street. The required variances to permit the display of rental automobiles outside of a building, and to permit two motor vehicle parking stalls outside a building, are supported by staff given the current use of part of the site as a surface parking lot and the proposed landscape improvements to screen the vehicle storage area and surface parking stalls from the street.

CONCLUSIONS


In order to meet the objectives and guidelines of the *Official Community Plan* and the Downtown Core Area Plan, the development proposal for a new two-storey vehicle rental office building proposes a high-quality architectural expression to reflect the character and function of the Central Business District and to enhance the public realm as a pedestrian-oriented environment. Although the proposal is not a high-density development as identified in the plan for the Core Business area, it does not preclude future redevelopment for more efficient use of the land. Equipment Rental is a permitted use within the Central Business District-1; however, variances are required to permit first-storey office use within 6m of the wall of a building that abuts a street, for the display of automobile rentals outside of a building, and for the location of two motor vehicle parking stalls outside a building. Staff support the variances given the current use of part of the site as a surface parking lot; the provision of screening for the surface parking and vehicle storage area to mitigate their impact on the street; and the architecture of the building which is designed to engage with and enhance the area. Additionally, the proposal contributes to the *Urban Forest Master Plan* by planting two new street trees that will help to achieve the plan for regularly spaced street trees along both sides of Courtney Street.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00087 for the property located at 727 and 733 Courtney Street.

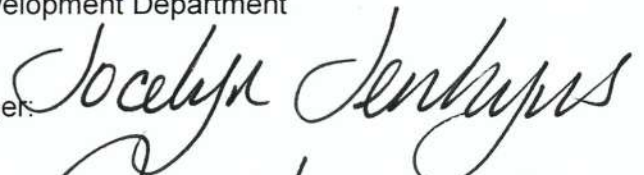
Respectfully submitted,


Moira Wilson,
Senior Planner – Urban Design
Development Services


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

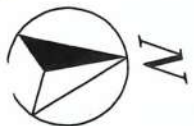
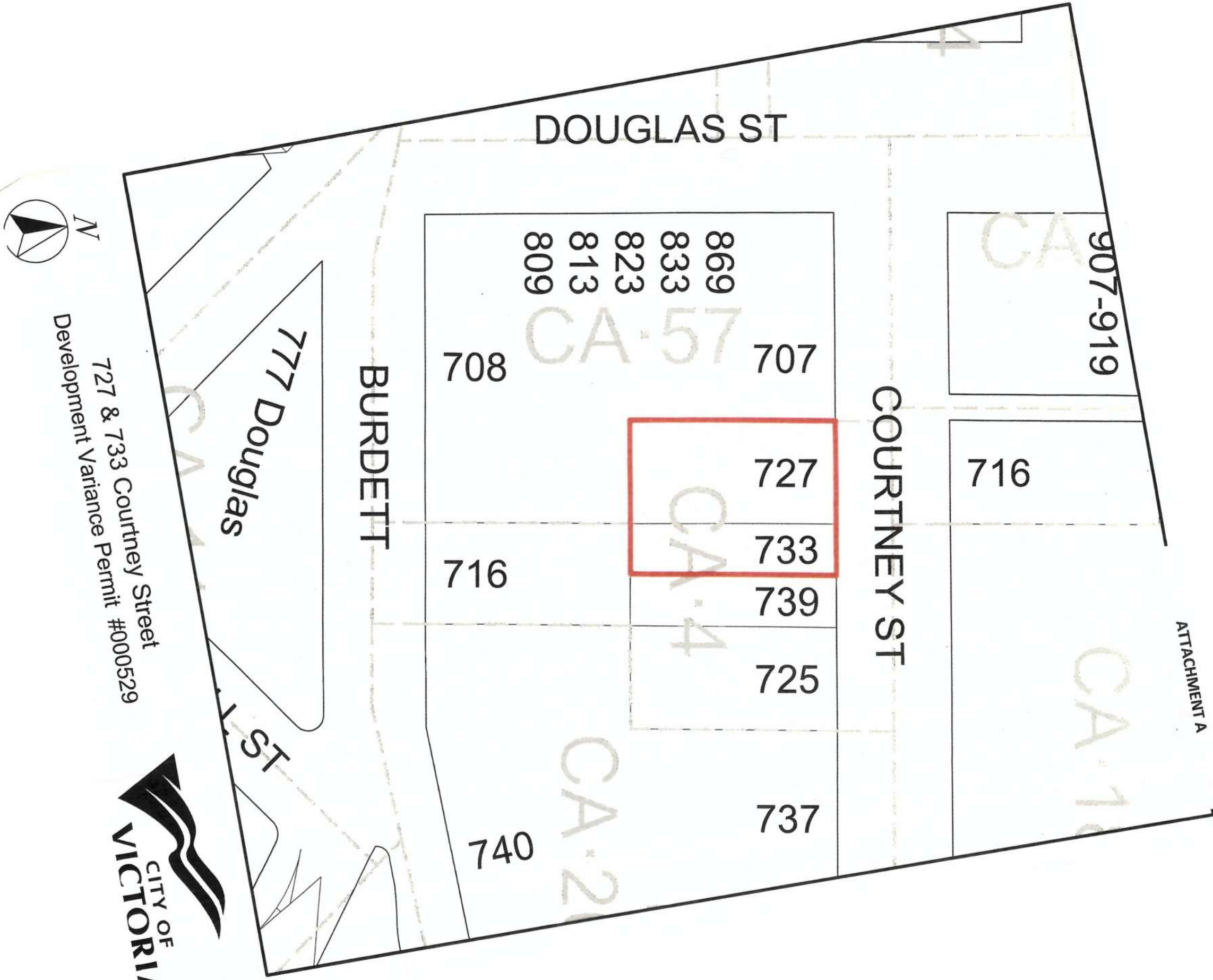
Report accepted and recommended by the City Manager:

Date:


August 7, 2018

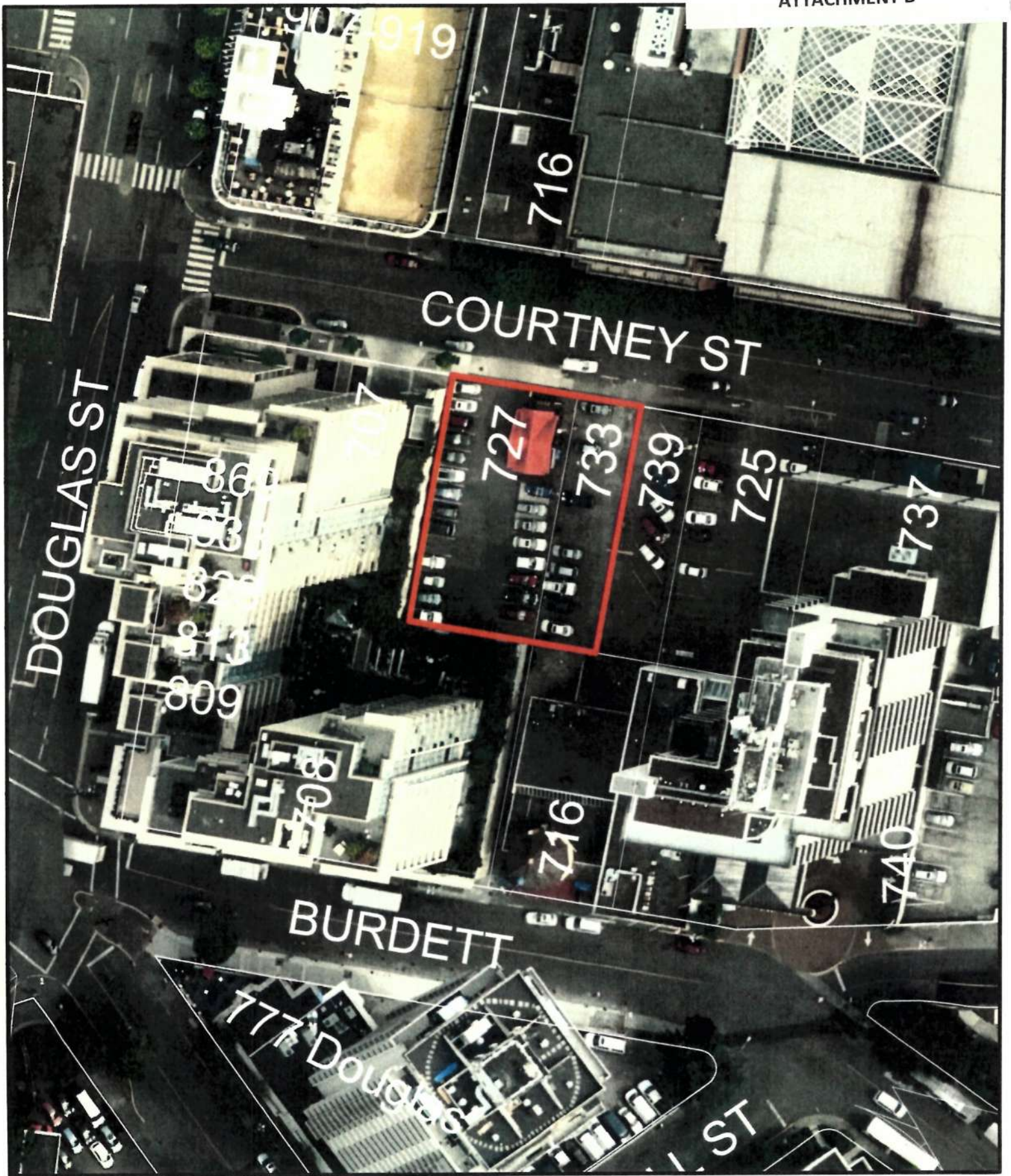
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 4, 2018
- Attachment D: Applicant's letter to Mayor and Council dated April 9, 2018



727 & 733 Courtney Street
Development Variance Permit #000529





727 & 733 Courtney Street
Development Variance Permit #000529



Development Permit Application For
727 & 733 COURTNEY STREET | NATIONAL CAR RENTAL BUILDING



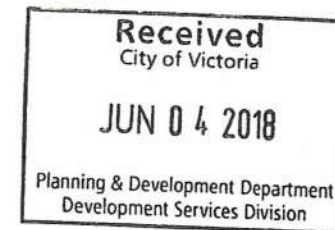
LIST OF DRAWINGS

ARCHITECTURAL

- A-00 COVER SHEET, LIST OF DRAWINGS, PROJECT INFORMATION
- A-01 EXISTING SITE PLAN, GRADE CALCULATION
- A-02 PROPOSED SITE PLAN, PROJECT INFORMATION TABLE
- A-03 MAIN FLOOR PLAN
- A-04 SECOND FLOOR PLAN, ROOF PLAN
- A-05 ELEVATIONS, CROSS SECTIONS
- A-06 3D IMAGES
- A-07 UNPROTECTED OPENINGS AND SIGNAGE

LANDSCAPE

- L1 LANDSCAPE PLAN



| | | |
|---|---|------------|
| 4 | ISSUED FOR DEVELOPMENT PERMIT REVISIONS | 2018-06-06 |
| 3 | ISSUED FOR REVIEW | 2018-05-31 |
| 2 | ISSUED FOR DEVELOPMENT PERMIT | 2018-04-12 |
| 1 | ISSUED FOR REVIEW | 2018-04-06 |



National Car Rental
 New Building
 727 & 733 Courtney Street
 Victoria BC

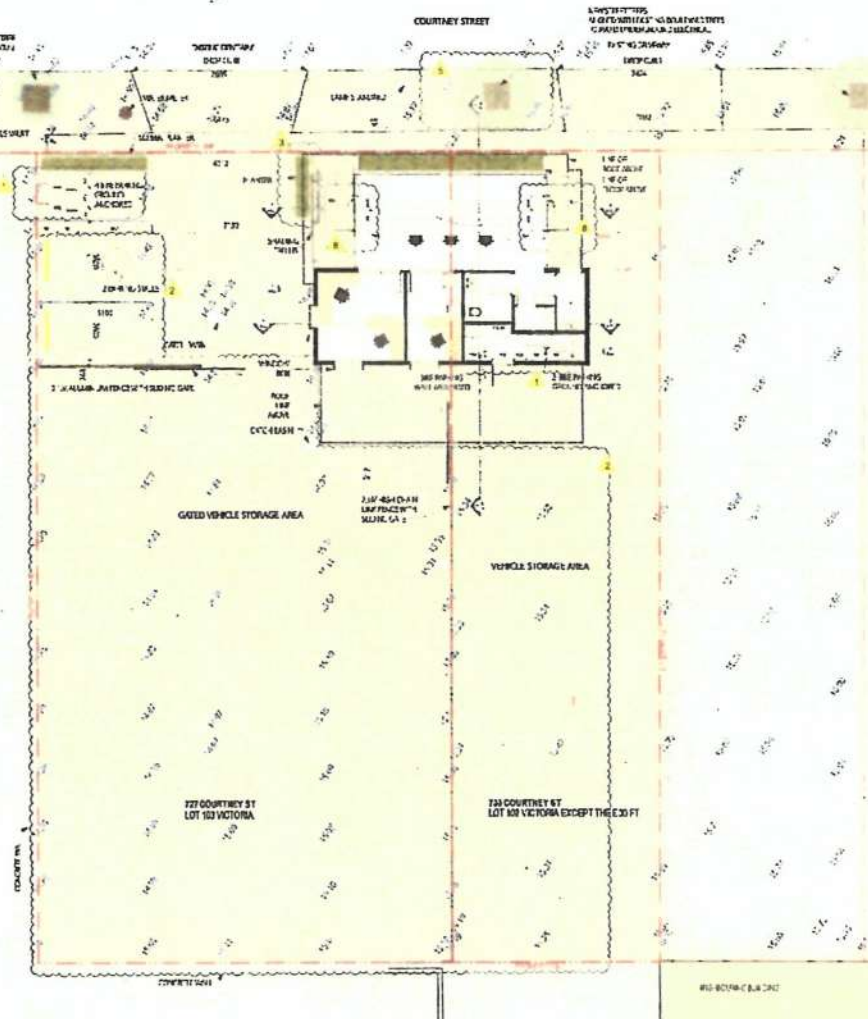
Cover Sheet
 List of Drawings

| | |
|----------------|------------|
| DATE | 2018-06-06 |
| DESIGNER | SP |
| PROJECT NUMBER | 2017561 |
| DATE | 2018-06-06 |

A-00

ATTACHMENT C

| PROJECT INFORMATION TABLE | |
|-----------------------------------|--|
| Zone (Existing) | CA-4 |
| Site Area (sq.m) | 1,005 sq.m |
| Total Floor Area (sq.m) | 169 sq.m |
| Floor Space Ratio | $(84 + 85) / 1,005 \text{ sq.m} = 0.167 \text{ or } 16.7\%$ |
| Site Coverage (%) | $153.7 \text{ sq.m} / 1,005 \text{ sq.m} = 0.153 \text{ or } 15.3\%$ |
| Open Site Space (%) | $7 \text{ sq.m} / 1,005 \text{ sq.m} = 0.00697 \text{ or } 0.7\%$ |
| Height of Building (m) from Grade | Average Grade: 15.3m = 9.14m |
| Number of Storeys | 2 |
| No. of Parking Stalls | 33 |
| No. of Bike Parking | N/A |
| Front Yard Setback | 0m |
| Rear Yard Setback | 23.3m |
| Side Yard (North) | 12.13m |
| Side Yard (South) | 3.19m |
| Combined Side Yards | 15.32m |



1 Proposed Site Plan
A-02 SCALE: 1"=30'

| | | |
|---|---------------------------------------|------------|
| 4 | STUDIED FOR DEVELOPMENT PERMIT REVIEW | 2018-04-04 |
| 3 | STUDIED FOR REVIEW | 2018-04-01 |
| 2 | STUDIED FOR DEVELOPMENT PERMIT | 2018-04-11 |
| 1 | STUDIED FOR REVIEW | 2018-04-06 |
| 0 | STUDIED FOR REVIEW | 2018-04-06 |

numberTEN
ARCHITECTURE GROUP
number 10

| | | |
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| DATE | 1:100 | 04-09-2018 |
| SCALE | 1:100 | 04-09-2018 |

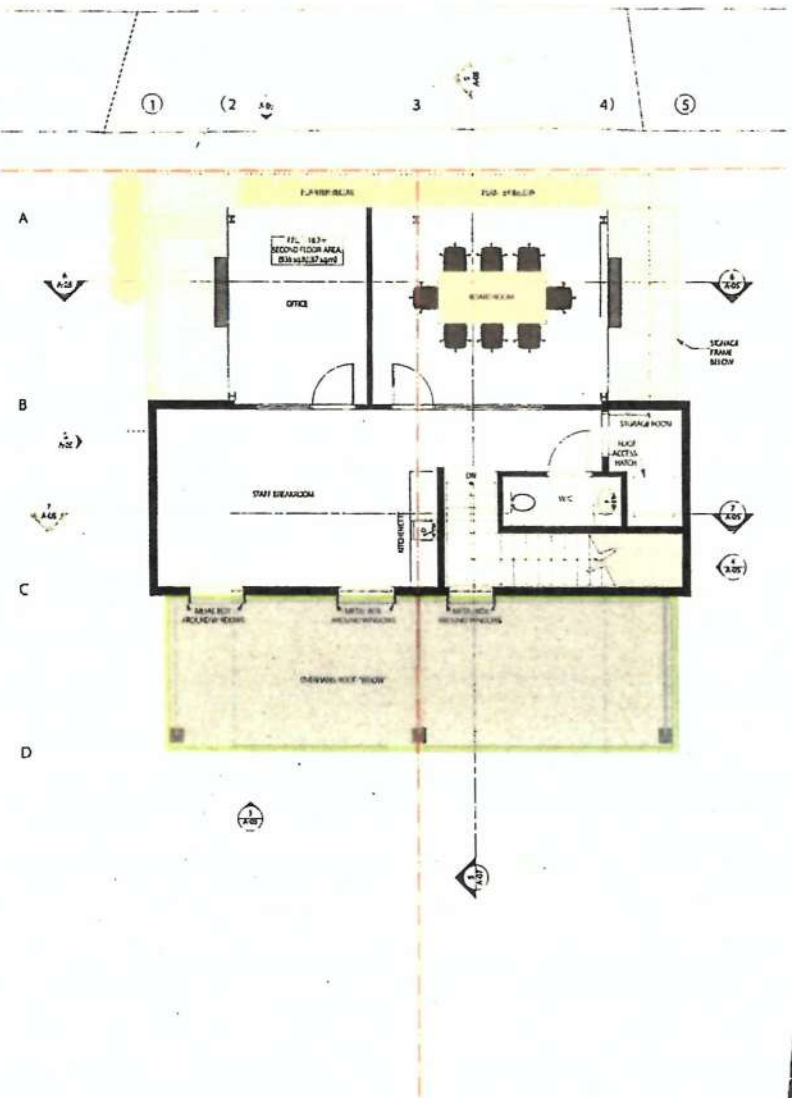
National Car Rental
New Building
727 & 733 Courtney Street
Victoria BC

Proposed Site Plan
Project Information Table

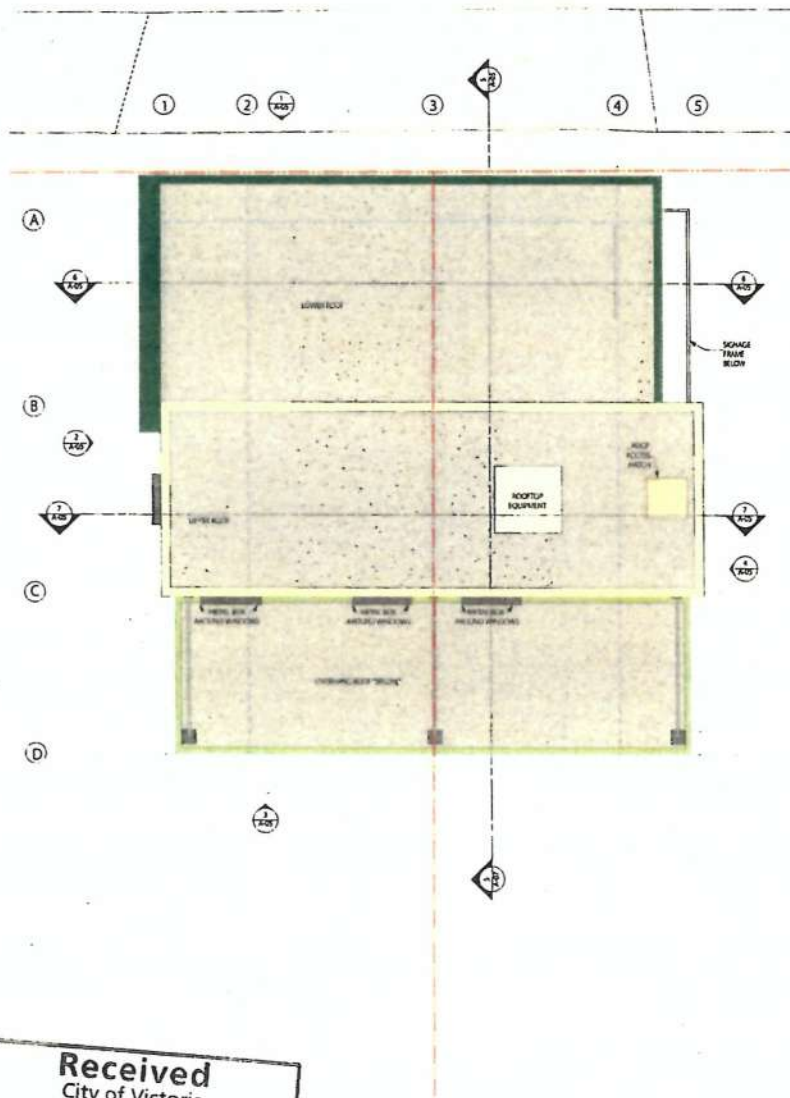
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|---------|----|------|----|
| DATE | SP | DATE | BC |
| 2017551 | | | |
| 2017551 | | | |

A-02

Received
City of Victoria
JUN 04 2018
Planning & Development Department
Development Services Division



1 Second Floor Plan
SCALE 1:50



2 Roof Plan
SCALE 1:50

| | | |
|---|---|------------|
| 4 | ISSUED FOR DEVELOPMENT PERMIT REVISIONS | 2018-06-04 |
| 3 | ISSUED FOR REVIEW | 2018-03-01 |
| 2 | ISSUED FOR DEVELOPMENT PERMIT | 2018-04-11 |
| 1 | ISSUED FOR REVIEW | 2018-04-08 |
| 0 | ISSUED FOR REVIEW | 2018-04-08 |

numberTEN
ARCHITECTURAL GROUP
200-1000-1000
VICTORIA
BC
TEL: 250-380-1000
WWW.NUMBERTEN.COM

04-09-2018

National Car Rental
New Building
727 & 733 Courtney Street
Victoria BC

Second Floor Plan
Roof Plan

SP BC

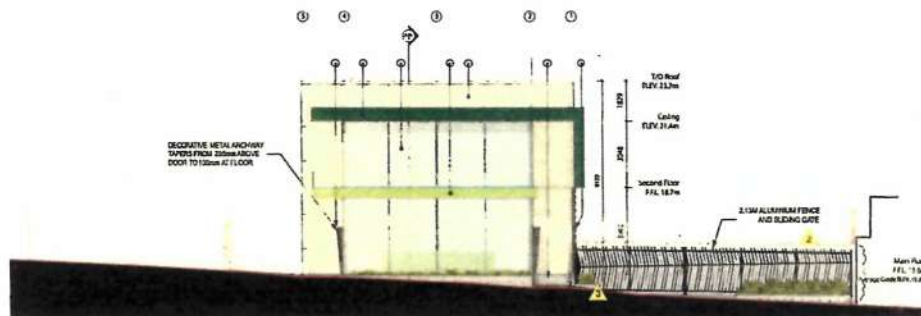
A-04

2017561

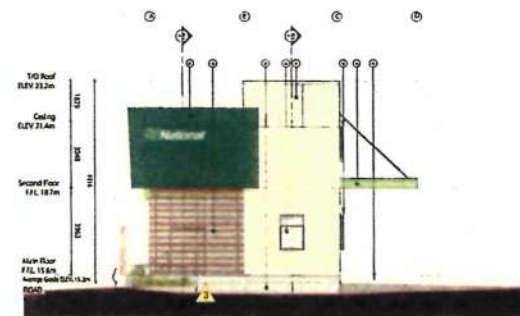
Received
City of Victoria

JUN 0-4 2018

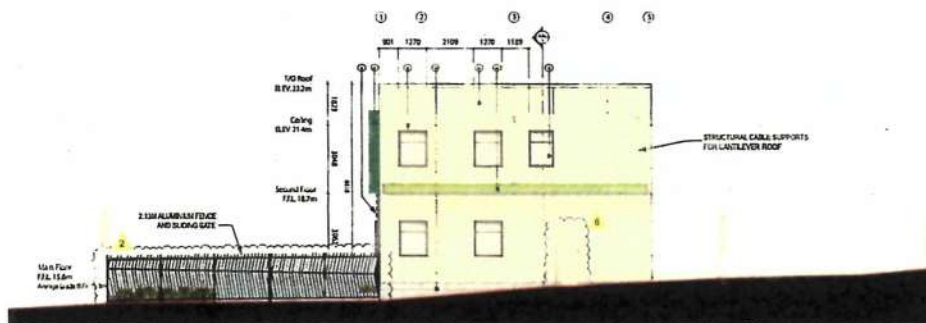
Planning & Development Department
Development Services Division



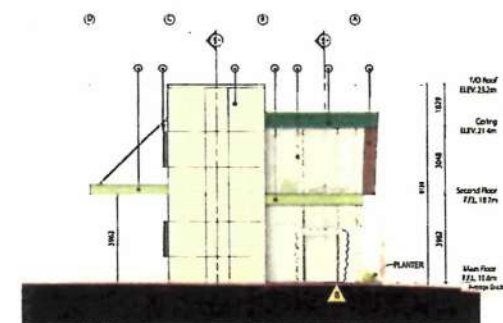
1 Courtney Street North Elevation
A-07 SCALE: 1:100



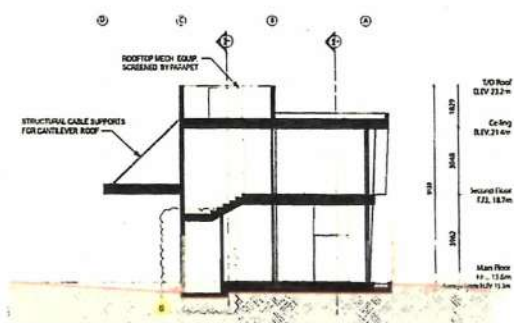
2 West Elevation
A-07 SCALE: 1:100



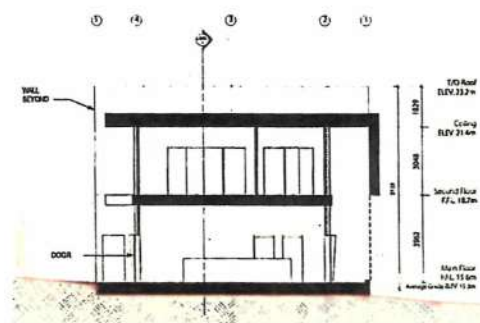
3 South Elevation
A-07 SCALE: 1:100



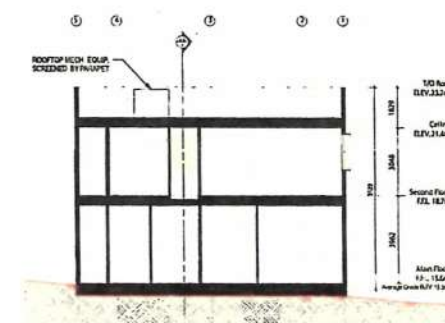
4 East Elevation
A-07 SCALE: 1:100



5 Cross Section
A-07 SCALE: 1:100



6 Cross Section
A-07 SCALE: 1:100



7 Cross Section
A-07 SCALE: 1:100

- MATERIAL LEGEND**
- ① WHITE PHENOLIC PANELS & CHG (TDSM)
 - ② DARK GREEN ALUMINUM PANEL SIDING (ALUCOSID)
 - ③ GLAZING
 - ④ LIGHT GREEN ALUMINUM PANEL SIDING (ALUCOSID)
 - ⑤ WOOD LOOK ALUMINUM SUN SCREENING (ALUCOSID)
 - ⑥ PLATE STEEL FRAME
 - ⑦ CONCRETE SLAB
 - ⑧ WOOD LOOK ALUMINUM PLANK SPLIT (ALUCOSID)

| | | |
|---|---|------------|
| 4 | ISSUED FOR DEVELOPMENT PERMIT REVISIONS | 2018-06-04 |
| 3 | ISSUED FOR REVIEW | 2018-05-31 |
| 2 | ISSUED FOR DEVELOPMENT PERMIT | 2018-04-12 |
| 1 | ISSUED FOR REVIEW | 2018-04-06 |
| 0 | ISSUED FOR REVIEW | 2018-04-06 |



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|----------|---|------|------------|
| DATE | 11/100 | DATE | 04-09-2018 |
| PROJECT | National Car Rental New Building 727 & 733 Courtney Street Victoria BC | | |
| REVISION | Elevations Cross Sections | | |
| DATE | SP | DATE | BC |
| DATE | 2017561 | DATE | A-05 |

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City of Victoria

JUN 04 2018

Planning & Development Department
Development Services Division



1 Looking West
A-06 SCALE: N/A



2 Looking South West
A-06 SCALE: N/A



3 Looking South
A-06 SCALE: N/A



4 Looking South East
A-06 SCALE: N/A



5 Looking North East
A-06 SCALE: N/A

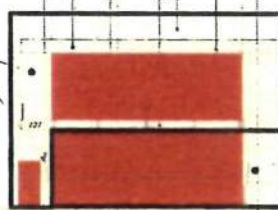


6 Context Elevation
A-06 SCALE: N/A

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|--|------|
| 4 ISSUED FOR DEVELOPMENT PERMIT REVISIONS 2018-08-04 3 ISSUED FOR REVIEW 2018-05-21 2 ISSUED FOR DEVELOPMENT PERMIT 2018-04-12 1 ISSUED FOR REVIEW 2018-04-08 | |
| numberTEN architectural group 100-1111 100-1111 100-1111 100-1111 | |
| 04-09-2018 | |
| National Car Rental New Building 727 & 733 Courtney Street Victoria BC | |
| 3D Images | |
| 3017561 | A-06 |

Received
City of Victoria
JUN 04 2018
Planning & Development Department
Development Services Division

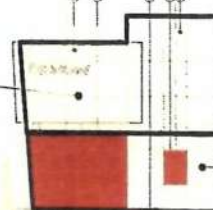
COMPARTMENT 3 STR. & 2ND FLOOR
LIMITING DISTANCE:
10m to Center Line of Road
UNPROTECTED OPENING AREA:
28.18 sq m (30.4 sq ft)
EXPOSED BUILDING FACE AREA:
71.48 sq m (769 sq ft)
PERCENT ALLOWED:
97% (PER BCSC TABLE 3.2.3.1.8)



1 Courtney Street North Elevation
A-07 SCALE: 1:100

COMPARTMENT 1 MAIN FLOOR
LIMITING DISTANCE:
10m
UNPROTECTED OPENING AREA:
29.91 sq m (321 sq ft)
EXPOSED BUILDING FACE AREA:
38.80 sq m (419 sq ft)
PERCENT ALLOWED:
100% (PER BCSC TABLE 3.2.3.1.8)

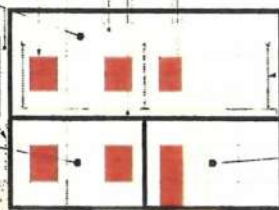
COMPARTMENT 3 STR. & 2ND FLOOR
LIMITING DISTANCE:
10m
UNPROTECTED OPENING AREA:
0 sq m (0 sq ft)
EXPOSED BUILDING FACE AREA:
42.14 sq m (453 sq ft)
PERCENT ALLOWED:
100% (PER BCSC TABLE 3.2.3.1.8)



2 West Elevation
A-07 SCALE: 1:100

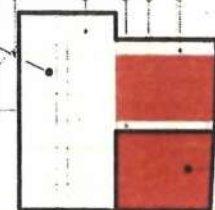
COMPARTMENT 1 MAIN FLOOR
LIMITING DISTANCE:
10m
UNPROTECTED OPENING AREA:
18.08 sq m (194 sq ft)
EXPOSED BUILDING FACE AREA:
30.87 sq m (333 sq ft)
PERCENT ALLOWED:
100% (PER BCSC TABLE 3.2.3.1.8)

COMPARTMENT 3 STR. & 2ND FLOOR
LIMITING DISTANCE:
10m
UNPROTECTED OPENING AREA:
5.27 sq m (56.9 sq ft)
EXPOSED BUILDING FACE AREA:
38.33 sq m (413 sq ft)
PERCENT ALLOWED:
100% (PER BCSC TABLE 3.2.3.1.8)



3 South Elevation
A-07 SCALE: 1:100

COMPARTMENT 3 STR. & 2ND FLOOR
LIMITING DISTANCE:
10m
UNPROTECTED OPENING AREA:
15.08 sq m (163 sq ft)
EXPOSED BUILDING FACE AREA:
35.72 sq m (385 sq ft)
PERCENT ALLOWED:
97% (PER BCSC TABLE 3.2.3.1.8)



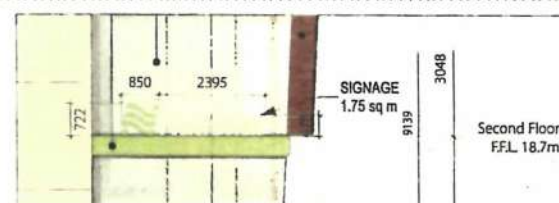
4 East Elevation
A-07 SCALE: 1:100

COMPARTMENT 1 MAIN FLOOR
LIMITING DISTANCE:
10m
UNPROTECTED OPENING AREA:
14.30 sq m (154 sq ft)
EXPOSED BUILDING FACE AREA:
15.58 sq m (168 sq ft)
PERCENT ALLOWED:
100% (PER BCSC TABLE 3.2.3.1.8)

Buffer Sign Zone
Ratio requirement
.083sq m per 3m of Building Frontage
Building Frontage 11.975m
11.975m / .083m = 39.9
39.9 x .093 sq m = 3.7sq m (Max Allowable Area)
West sign 1.23sq m
East sign 1.75sq m
Total Sign Area 2.98sq m



5 West Sign
A-07 SCALE: 1:50



6 East Sign
A-07 SCALE: 1:50

Received
City of Victoria

JUN 04 2018

Planning & Development Department
Development Services Division

| | | |
|---|--|------------|
| 4 | ISSUED FOR DEVELOPMENT PERMIT ADVISORY | 2018-04-04 |
| 3 | ISSUED FOR REVIEW | 2018-01-31 |
| 2 | PRELIMINARY REVIEW | 2017-12-11 |



National Car Rental
New Building
727 & 733 Courtney Street
Victoria BC
Unprotected Openings and Signage

| | | |
|-----------|----|----|
| DATE | SP | BC |
| 2017/5/61 | | |

A-07

April 9, 2018

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

**Re: Development Permit for 727 & 733 Courtney Street
National Car Rental New Office Building**

Dear Mayor and Council:

Description of Proposal

We are proposing the development of 727 & 733 Courtney Street to replace the existing single storey structure with a new two storey building for National Car Rental. The City of Victoria's plans for future development has resulted in the need to relocate National Car Rental's current downtown facility at 767 Douglas Street. The proposed development at 727 and 733 Courtney will be the new home of National Car Rental's Victoria Head Office.

727 & 733 Courtney offers existing CA-4 zoning allowing the operation of their rental business while maintaining a central downtown proximity to hotels and residents to whom National Car Rental offer their services. The site was previously the location of Budget Car Rental and still retains the site space for parking required by National, this means the development would be re-using and not increasing surface parking into the downtown core. The existing structure at 727 Courtney was never intended as a permanent architectural fixture. It will be removed and the new building sited in its place.

The new two storey building brings a contemporary and urban building to this district and provides increased commercial frontage at the property edge. The 169 sq. m. of new office building provides highly visible and accessible street facing customer service counter, private offices, accessible washroom facility, employee lockers, and 2nd floor offices and board room. The south facing side of the building includes an area for inspecting and washing the rental vehicles sheltered by a cantilevered roof and screened from the street by the building.

Project Benefits and Amenities

With the increase of higher density residential housing in the downtown core and Victoria's status as a premier tourist destination, National Car Rental provides an increasingly valuable service through the rental of vehicles to residents and tourists living and visiting downtown Victoria. The development itself will contribute to street scape improvements by extending boulevard tree planting across our property frontage.

Neighbourhood

We have looked to the larger context of the Core Business area and provided a distinct example of an urban commercial building. Our intent is to revitalize the property with a visually interesting frontage that better architecturally represents an urban commercial district.

Design

In response to the City of Victoria's Design Guidelines we have attempted to maximize the amount of glazing and potential for interaction between pedestrians and the interior commercial space with a street facing feature two storey structural glass storefront. The glazed storefront wall is pulled in from the full width of the building to provide sheltered pedestrian access directly off the sidewalk. Custom metal frame archways over the doors provide additional visual interest and emphasis to the public entrances. The building's integrated parapet provides visual screening of

any mechanical equipment into its massing. While a low density use of the site, we have attempted to maximize the visual impact of the building, and utilized as much as possible the property frontage and allowable building height (at the property line) within the intended use of the building.

High quality materials are proposed throughout; bright coloured aluminium panel detailing contrasted against a contemporary white phenolic paneled body, and wood look aluminum soffit and sun screening. The materials are all specifically selected for their high durability, sophisticated finish, and graffiti resistance.

Landscaping has been used to extend the boulevard tree planting up Courtney Street and soften the visual impact of the surface parking. Planting is also being proposed at the property boundary as visual screening to the surface parking and continued along the building frontage to create a visual continuity across our property frontage.

Transportation

The parking provided exceeds the requirement for this zoning.

Green Building Features

The building is designed to maximize use of natural light with the large north facing glazed walls. South facing windows are minimized to control solar heat gain, while still providing light, these windows are additionally operable for passive cross ventilation. A combination of an articulated roof overhang and louvered sun screening wall provide sun screening to the west (the overheating portion of daylight).

While the project provides surface parking in excess of the zoning requirement, it should be noted that the proposed project reduces the overall existing surface parking on site. Additionally, the Rental Car service can potentially contribute to Victoria's environmental sustainability goals by providing an alternative to personal vehicle ownership.

The development will increase site landscaping and street scaping with additional Boulevard Trees.

Infrastructure

While the new building is greatly increased in size from the existing structure, It is still a small building and is not anticipated to be a significant load to the existing services.

Neighbourhood Consultation

As part of the design process we have consulted with both the City Planner and the Local Land Use Committee (the Downtown Residence Association). We discussed the design rationale and site usage with the City Planner and input from planning has been incorporated into the development of this proposal including the Boulevard Tree placement, exterior design elements, and landscaping. The design drawings were circulated to the Downtown Residence Association and they determined there was no need for a meeting given they had no questions or concerns with the proposed development.

Development Permit with
Variances
Application
for
727 & 733 Courtney Street





Existing Site



Existing Site





Existing Site



Context





Context - Neighbouring Properties



Context - Across the Street





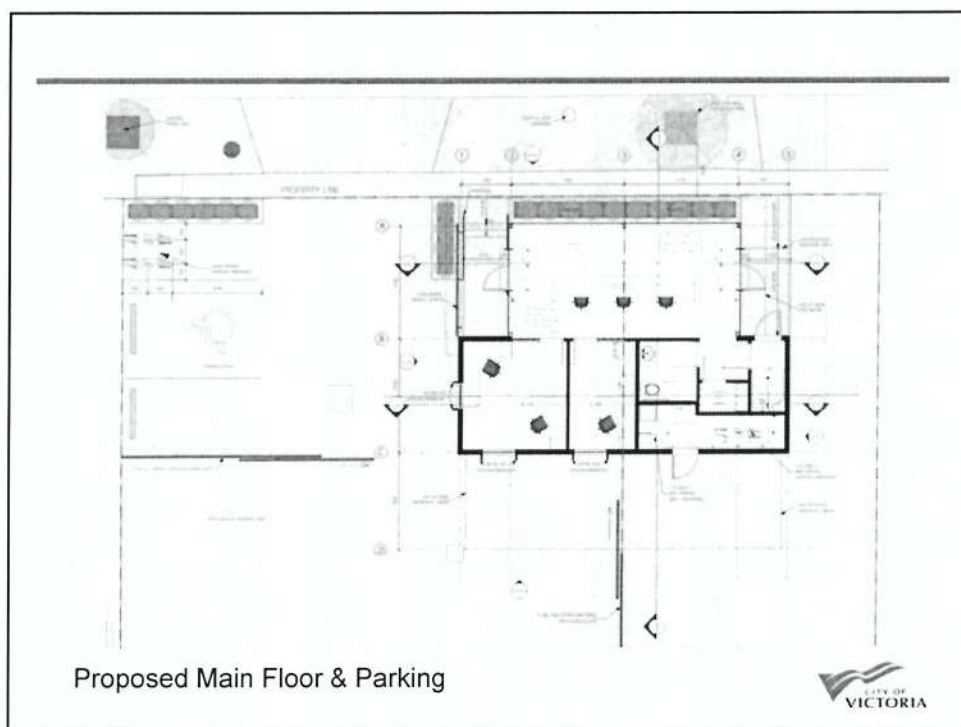
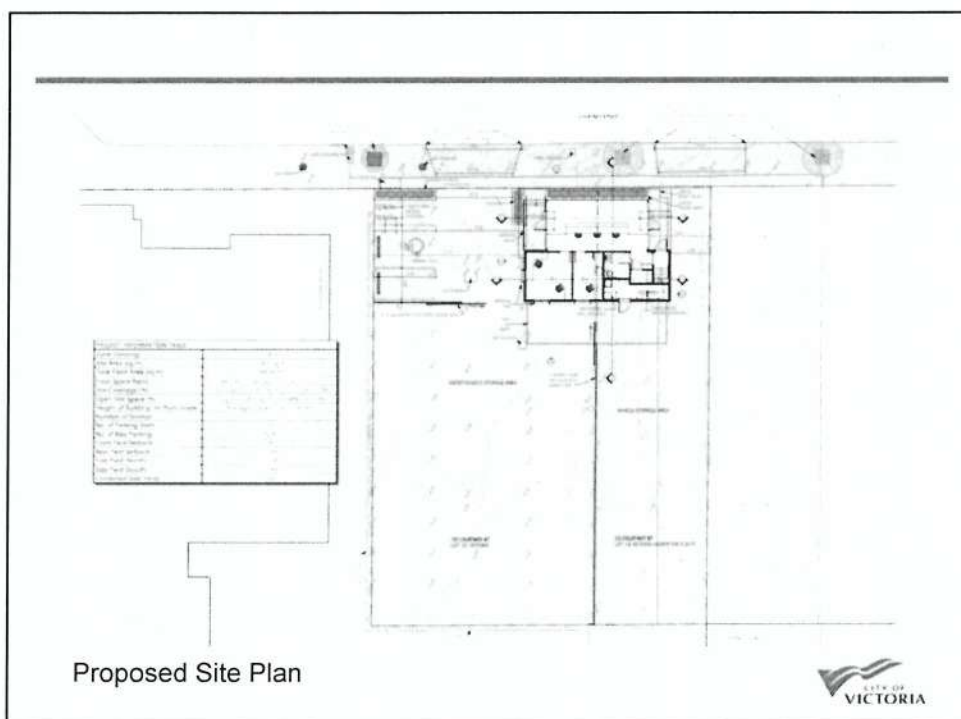
Existing Streetscape – View towards East

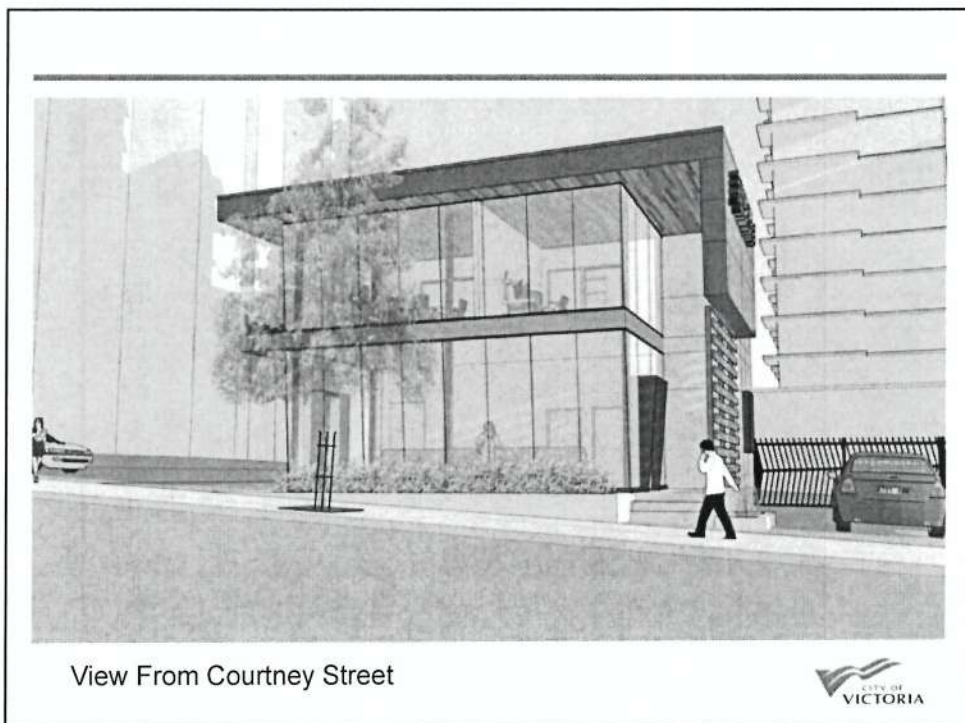
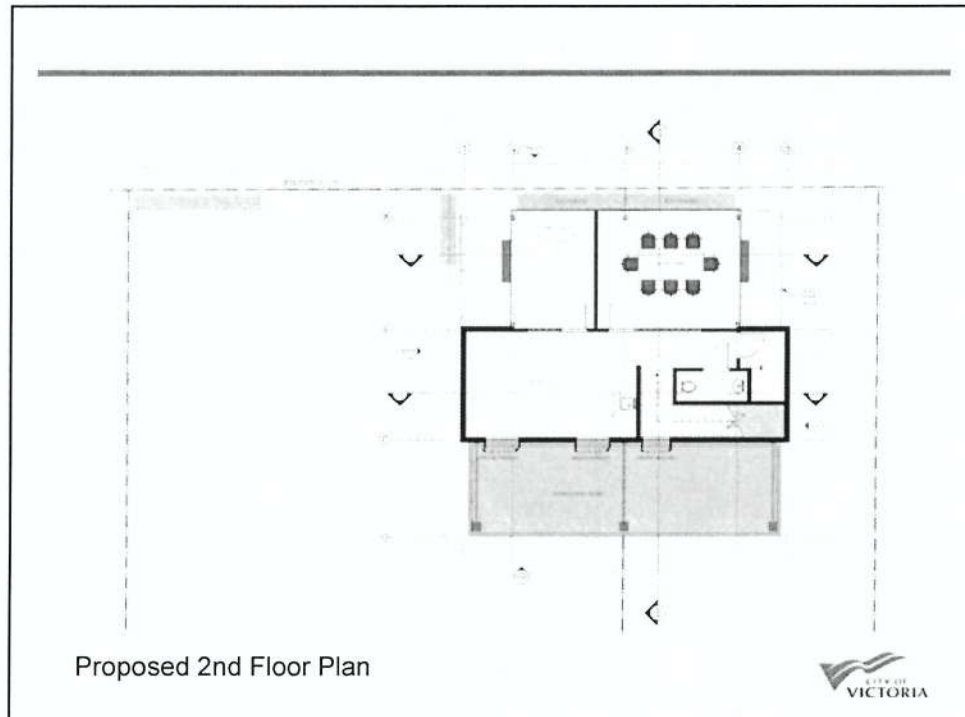


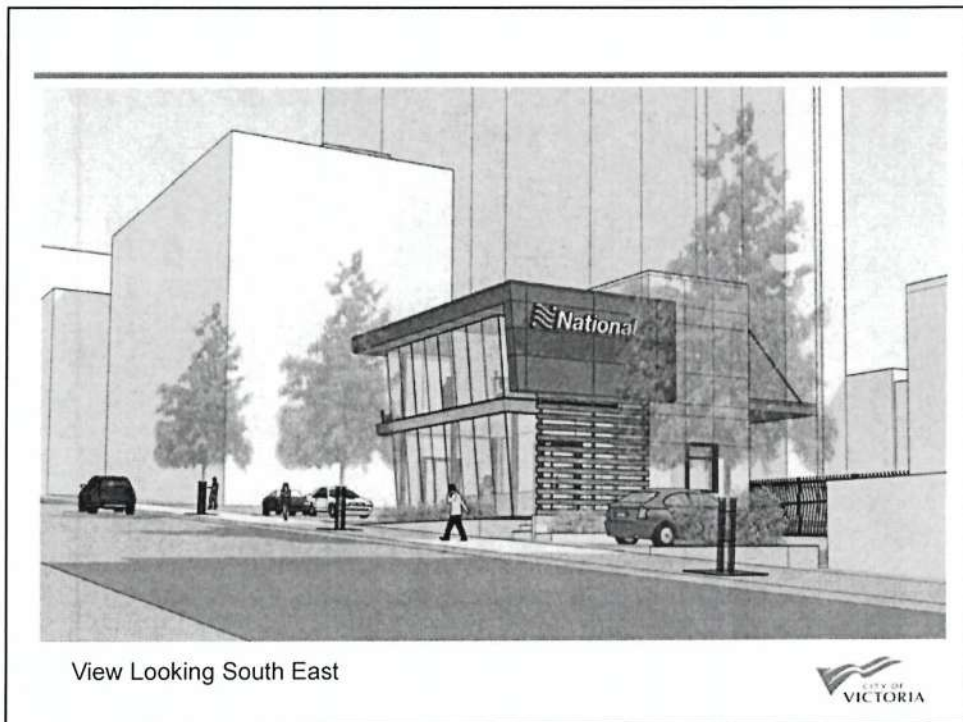
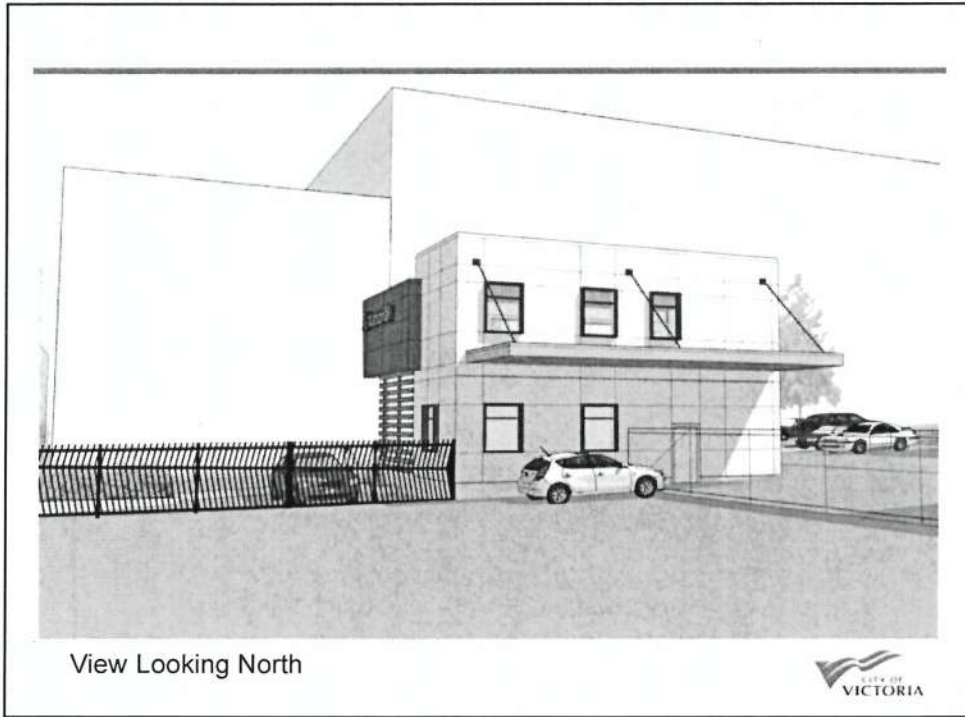
Existing Streetscape – View towards West





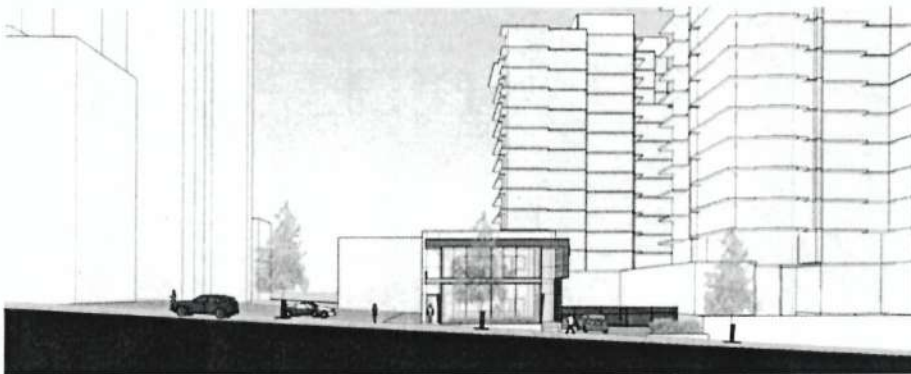






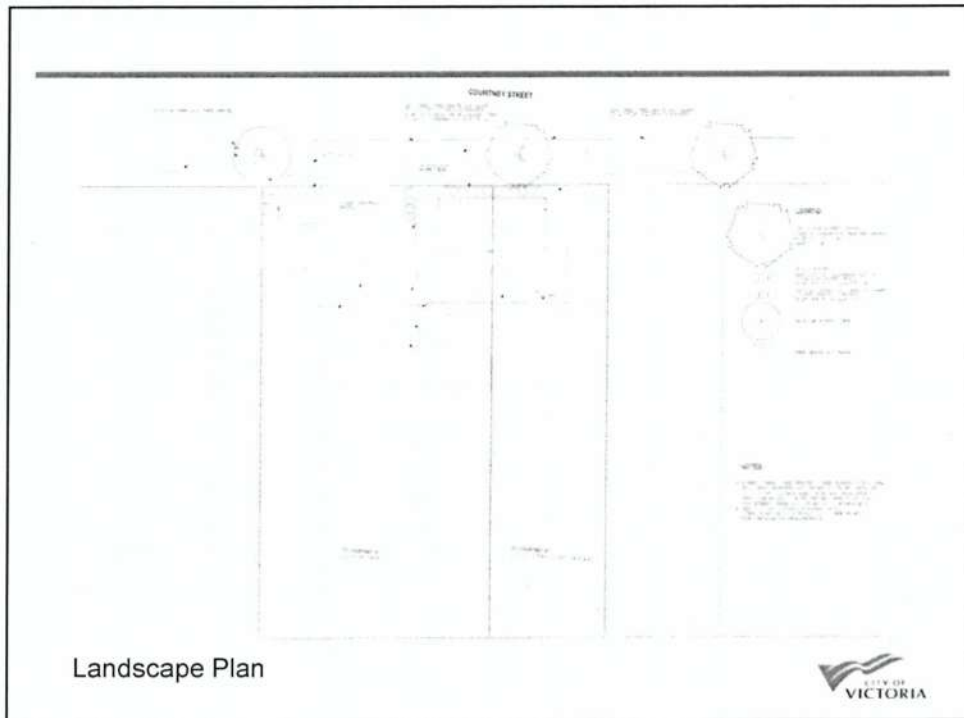


View Looking South West

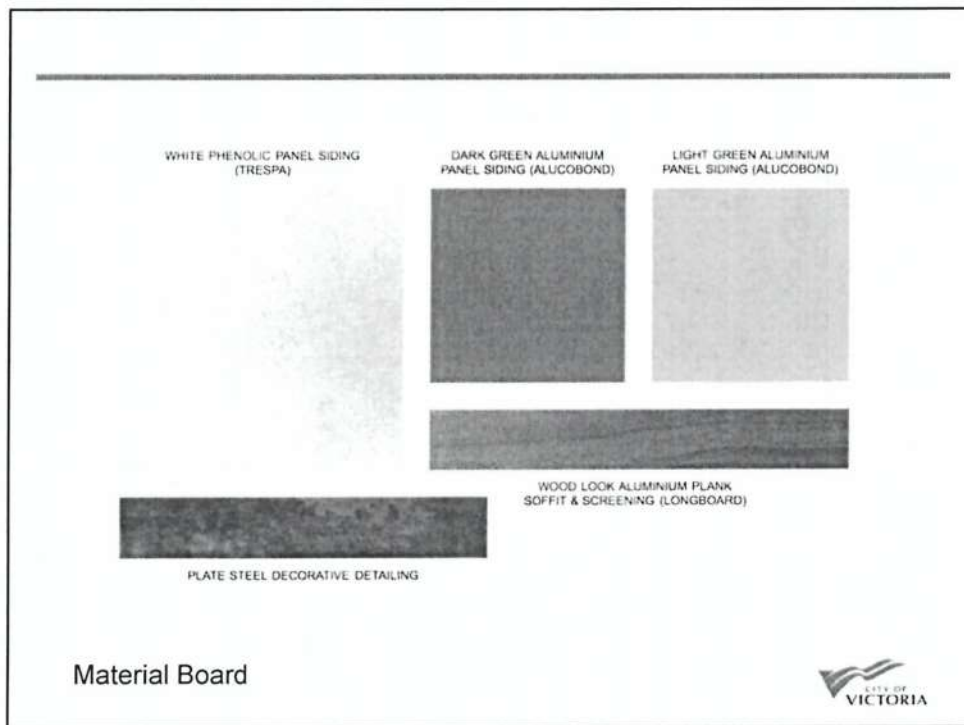


Context Elevation with Neighbouring Buildings





Landscape Plan



Material Board

