

F.1.c.a 210 Gorge Road East - Development Variance Permit No. 00277 (Burnside-Gorge)

Councillor Alto recused herself from the meeting due to a non-pecuniary conflict of interest due to proximity.

Councillor Andrew recused himself from the meeting due to a non-pecuniary conflict of interest due to proximity.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

1. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion: "That Council authorize the issuance of Development Variance Permit Application No. 00277 for 210 Gorge Road East in accordance with:
 1. Plans date stamped February 9, 2022
 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 2. reduce the minimum unobstructed height clearance between the floor and any mechanical equipment for a vehicle parking space and drive aisle that is located underground or covered by a roof from 2.1m to 2m.
 3. The applicant install signage on the building indicating the lower unobstructed height clearance to avoid damage to the building and vehicles following building completion to the satisfaction of the Director of Community Planning and Sustainable Development.
 4. The Development Variance Permit lapsing two years from the date of this resolution."

That Council advance this matter for ratification at the March 24, 2022 daytime Council meeting and proceed with an Opportunity for Public Comment on April 14, 2022.

CARRIED UNANIMOUSLY

E.1 210 Gorge Road East - Development Variance Permit No. 00277 (Burnside-Gorge)

Council received a report dated March 10, 2022 from the Director of Sustainable Planning and Community Development presenting Council with a Development Variance Permit application proposing to reduce the minimum unobstructed height between the floor and any mechanical equipment for a vehicle parking space and drive aisle that is located underground or covered by a roof from 2.1m to 2m.

Councillor Alto recused herself from the meeting due to a non-pecuniary conflict of interest due to proximity.

Councillor Andrew recused himself from the meeting due to a non-pecuniary conflict of interest due to proximity.

Moved By Councillor Potts
Seconded By Councillor Loveday

1. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
"That Council authorize the issuance of Development Variance Permit Application No. 00277 for 210 Gorge Road East in accordance with:
 - a. Plans date stamped February 9, 2022
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the minimum unobstructed height clearance between the floor and any mechanical equipment for a vehicle parking space and drive aisle that is located underground or covered by a roof from 2.1m to 2m.
 - c. The applicant install signage on the building indicating the lower unobstructed height clearance to avoid damage to the building and vehicles following building completion to the satisfaction of the Director of Community Planning and Sustainable Development.
 - d. The Development Variance Permit lapsing two years from the date of this resolution."
2. That Council advance this matter for ratification at the March 24, 2022 daytime Council meeting and proceed with an Opportunity for Public Comment on April 14, 2022.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of March 24, 2022

To: Committee of the Whole **Date:** March 10, 2022
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit No. 00277 for 210 Gorge Road East

RECOMMENDATION

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

“That Council authorize the issuance of Development Variance Permit Application No. 00277 for 210 Gorge Road East in accordance with:

- a) Plans date stamped February 9, 2022
- b) Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum unobstructed height clearance between the floor and any mechanical equipment for a vehicle parking space and drive aisle that is located underground or covered by a roof from 2.1m to 2m.
- c) The applicant install signage on the building indicating the lower unobstructed height clearance to avoid damage to the building and vehicles following building completion to the satisfaction of the Director of Community Planning and Sustainable Development.
- d) The Development Variance Permit lapsing two years from the date of this resolution.”

- 2) That Council advance this matter for ratification at the March 24, 2022 daytime Council meeting and proceed with an Opportunity for Public Comment on April 14, 2022.

LEGISLATIVE AUTHORITY

Enabling Legislation

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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit for the property located at 210 Gorge Road East. The proposal is to reduce the minimum unobstructed height between the floor and any mechanical equipment for a vehicle parking space and drive aisle that is located underground or covered by a roof from 2.1m to 2m.

The following points were considered in assessing this application:

- The mixed-use building is currently under construction and will provide 72 new affordable and below-market rental units in the community.
- The proposed variance is a result of the late addition of floor drains and traps, and associated pipes under the garage ceiling, which impacted the height clearance.

BACKGROUND

Description of Proposal

This proposal is to reduce the minimum unobstructed height between the floor and any mechanical equipment for a vehicle parking space and drive aisle that is located underground or covered by a roof from 2.1m to 2m (refer to Figure 1 below). This variance is required for a mixed-use building consisting of a ground floor coffee shop and 72 new affordable and below-market rental units with an anticipated completion date of May 2022.

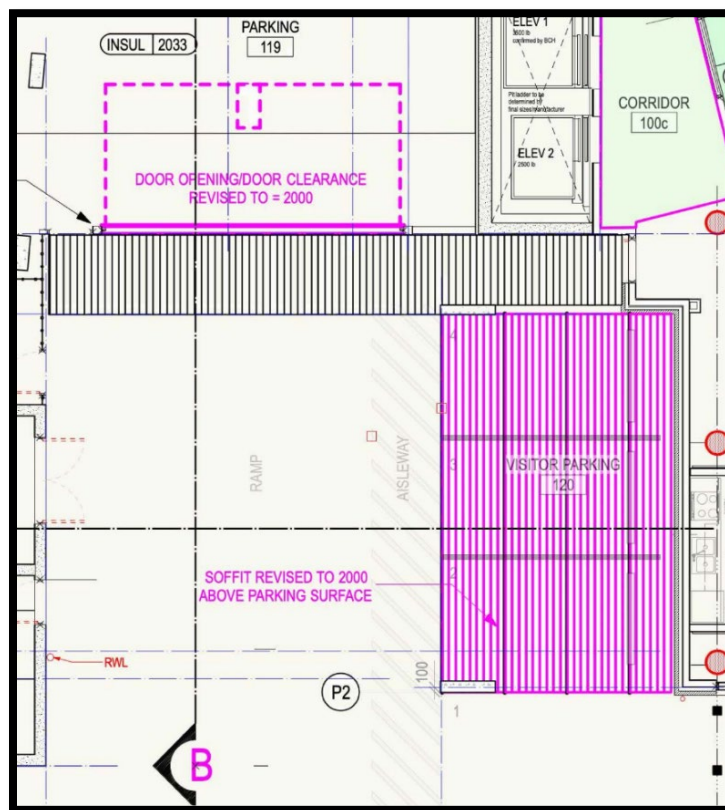


Figure 1. Three parking spaces and garage door opening subject to a 2m height clearance

Relevant History

On June 27, 2019, Council approved the rezoning and development permit with variances applications to allow for the construction of a new five-storey, mixed-use building consisting of a ground floor coffee shop and residential uses above. As noted above, the building has been under construction for the last 17 months and the applicant anticipates completion and occupancy in May 2022.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on February 16, 2022, the application was referred for a 30-day comment period to the Burnside Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

Official Community Plan

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the subject property is Urban Residential, which supports low-rise and mid-rise multi-unit residential buildings up to approximately six storeys and a density of up to approximately 2:1 floor space ratio (FSR). The OCP also strongly encourages an increase in the supply of affordable and permanent rental housing and a wide range of housing choice within neighbourhoods to support a diverse and inclusive community. The building, which is currently under construction, complies with the land use policies in the OCP and further advances several affordable housing objectives.

Burnside Gorge Neighbourhood Plan

The land use designation of the subject property in *Burnside Gorge Neighbourhood Plan* (2017) is Urban Residential. This designation supports the development of multi-unit residential development along Gorge Road East. The Plan supports buildings up to five storeys at this location, provided that there is ground floor commercial space and there is a sensitive transition to lower density areas to the north. The proposal complies with the land use policies in the Plan.

Accessibility

As per the approved plans, there is one accessible visitor parking space on site, and it will not be impacted by this proposed reduction in ceiling height.

Proposed Variance

The proposal to reduce the minimum unobstructed height between the floor and any mechanical equipment for a vehicle parking space and drive aisle, that is located underground or covered by a roof, from 2.1m to 2m is supportable given that the reduction is minor. Additionally, the proposed change does not impact the building's operations or the overall supply of parking stalls. However, it is recommended that the applicant install signage on the building advising of the lower height to avoid any potential damage to the building and vehicles, to the satisfaction of the Director of

Community Planning and Sustainable Development.

CONCLUSIONS

The proposal to reduce the minimum unobstructed height between the floor and any mechanical equipment for an underground vehicle parking space and drive aisle by 10 centimetres is supportable provided that the applicant install signage on the building indicating the lower height. Therefore, it is recommended that the application proceed to an Opportunity for Public Comment.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00277 for the property located at 210 Gorge Road East.

Respectfully submitted,

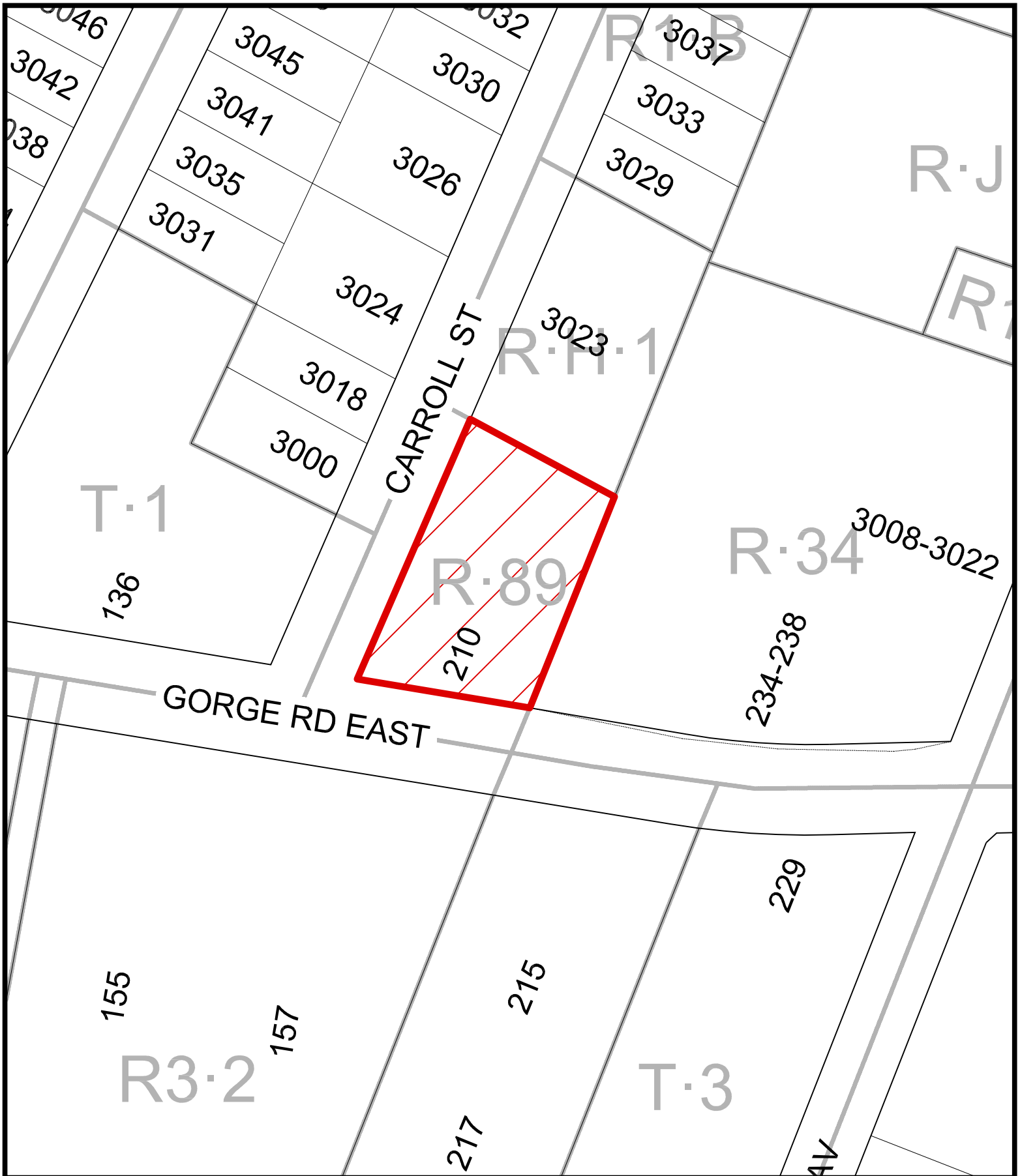
Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

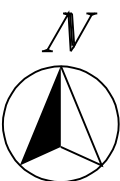
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 9, 2022
- Attachment D: Letter from applicant to Mayor and Council dated February 7, 2022.



210 Gorge Road East
 Development Permit with Variance No.00277

Air Photo

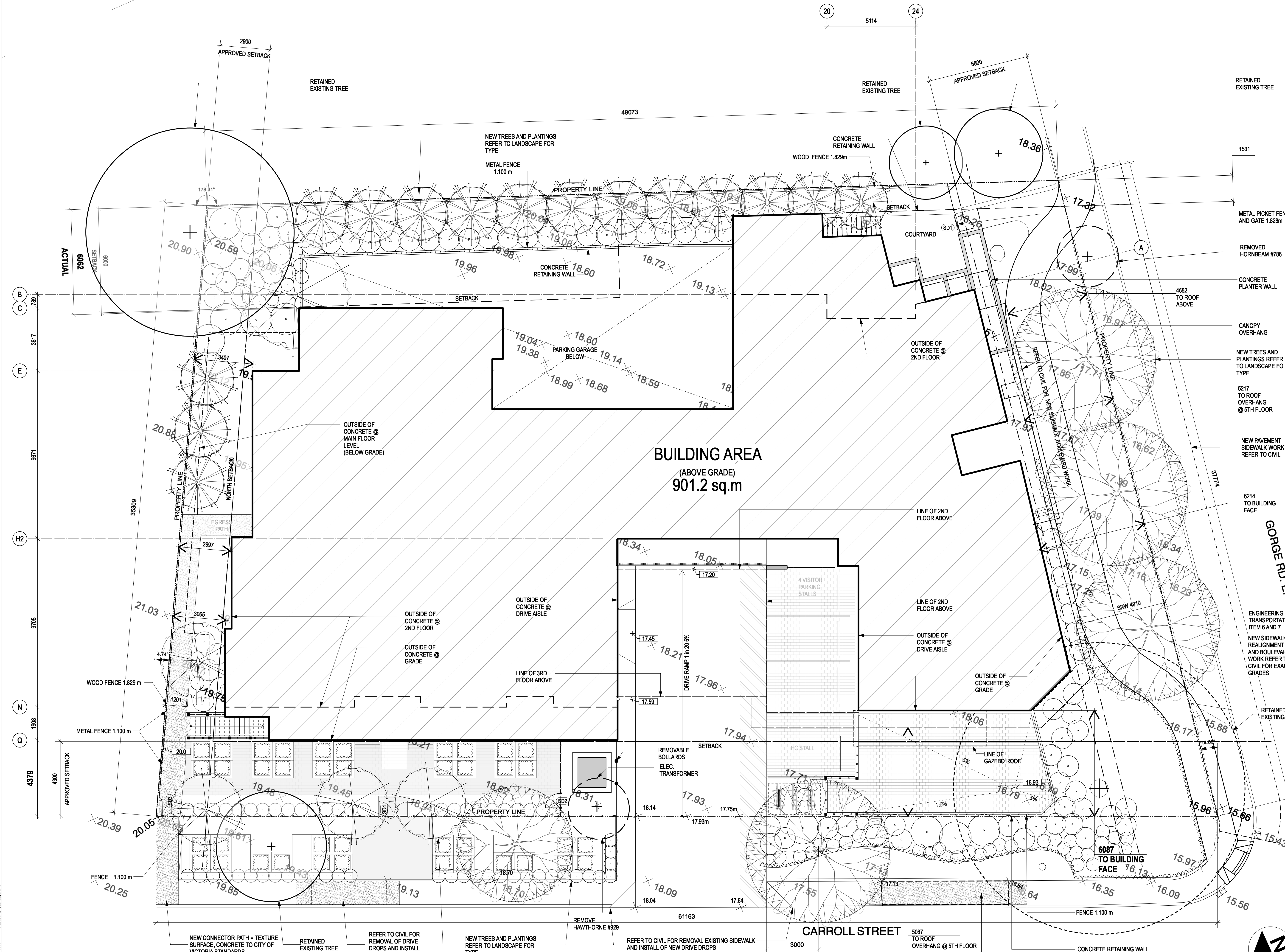




210 Gorge Road East
Development Permit with Variance No.00277

Air Photo





CLIENT
GENERAL NOTES



10	Issued for DP Revision	2022-02-07
09	Accessible Suite Modifications	2021-01-27
08	Issued for Construction	2020-09-29
07	Issued for Tender	2020-05-01
06	Issued for Tender - Draft	2020-03-31
05	Issued for RTU screening rev Jan 22	2020-01-22
04	Issued for site shoring excavation - saved trees	2020-01-16
03	Issued for Building Permit	2019-12-12
02	BCH review	2019-12-03
01	50% SUBMISSION	2019-09-27
No.	REVISED/ISSUED/PLOTTED	DATE/YYMM/DD

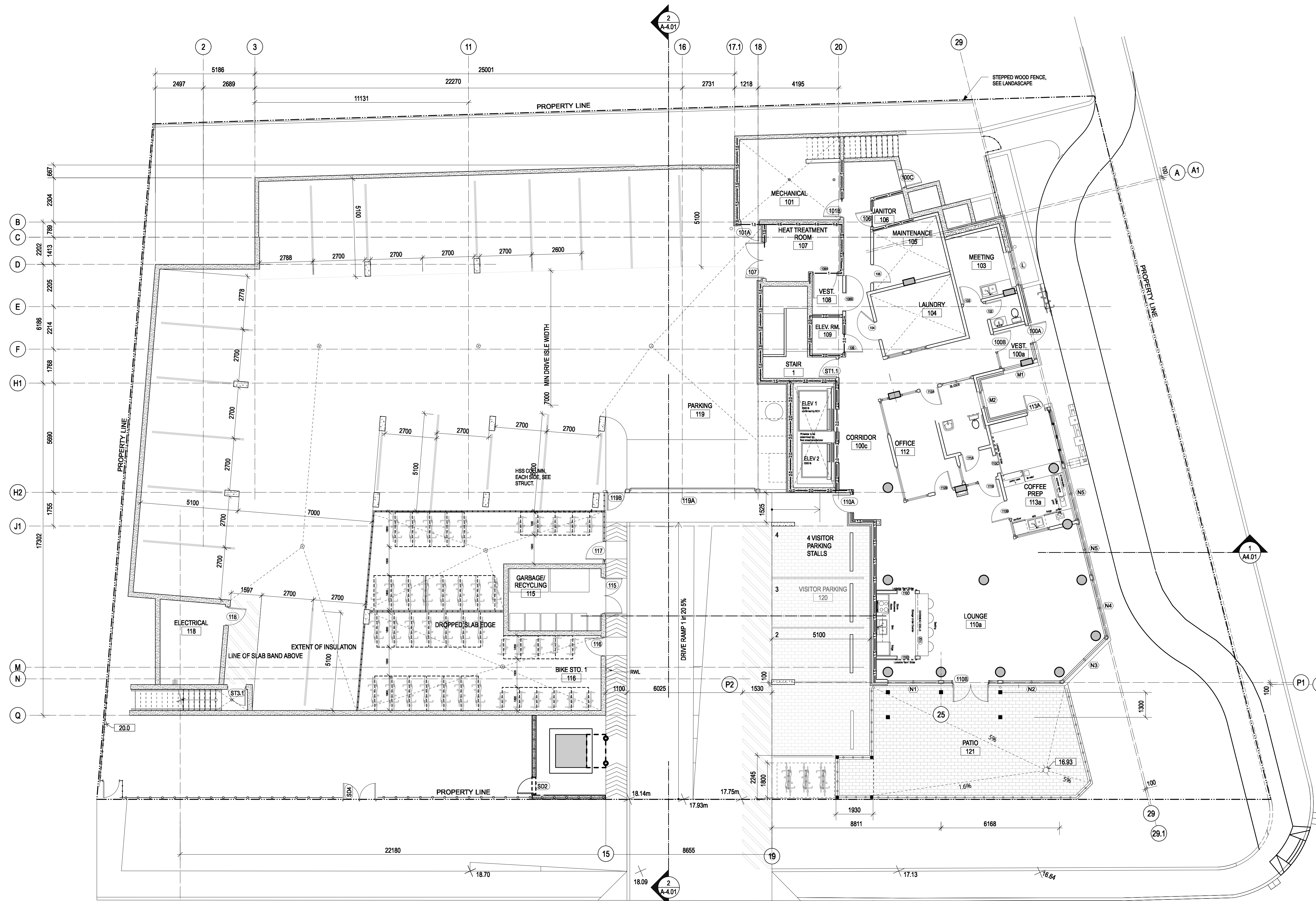
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 F 250.360.2166
 www.numberten.com
 victoria@numberten.com

ARCHITECTURAL
 CONSULTANTS
 SEAL
 SCALE 1:100
 DATE 2019-12-12

PROJECT
**210 Gorge Road
 Housing Project**
 SHEET TITLE
SITE PLAN
 SHEET NO.
 DRAWN BY DS,
 CHECKED BY BC

CLIENT PROJECT NO.
 2017526
 SHEET NO.
A1.02

PRINT DATE: 04/20/2022 11:55 AM
 FILE NAME: Drawing_1.dwg



CLIENT
GENERAL NOTES

10	Issued for DP Revision	2022-02-07
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ARCHITECTURAL

CONSULTANTS

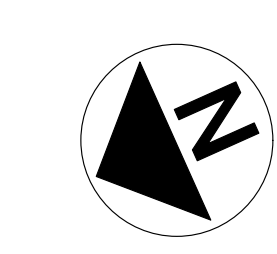
SCALE 1:100 DATE 2019-12-12

**210 Gorge Road
Housing Project**

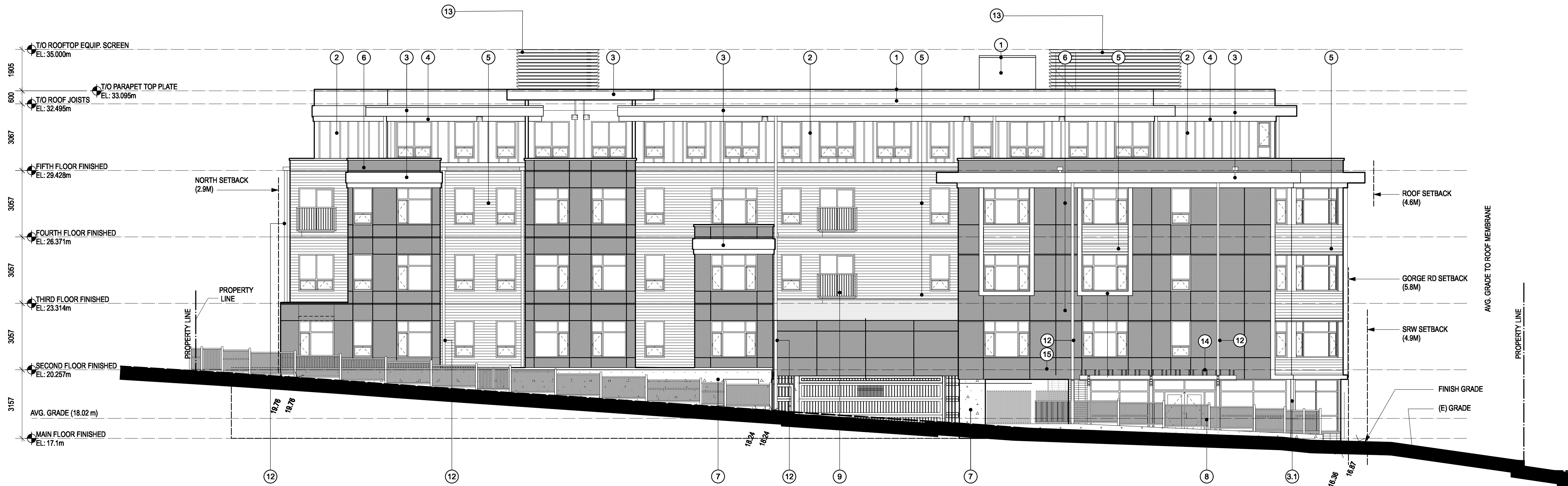
PROJECT
MAIN FLOOR PLAN

SHEET TITLE		DS,MS		BH	
DRAWN BY		CHECKED BY		A2.01	
CLIENT/PROJECTING		2017526		SHEET NO.	
NTAG PROJECT NO.					

1 MAIN FLOOR PLAN
A2.01 1:100



PRINT DATE: 2022-02-07 FILE NAME: Drawing_1.dwg



1 WEST ELEVATION (CAROL ST.)
A-3.01 1:100



2 SOUTH ELEVATION (GORGE RD.)
A-3.01 1:100

FLASHING COLOURS CROSS REFERENCE:
from Cascadia SMP pre-painted Steel July 21 2021

MATERIAL LIST:		
1	Cementitious Fibre Board "Panel" - (Off White)	Cashmere Flashings
2	Cementitious Fibre Board w/ "Board & Batten" - (Off White)	Cashmere Flashings
3	Metal Finish - (Light Grey)	Surf white
3.1	Aluminum Metal - (Anodized Natural Aluminum)	
4	Wood Grain Trim - (Brown)	
5	Cementitious Fibre Board "Horizontal lap" - (Tan / Brown)	Briarwood Tan Flashings
6	Cementitious Fibre Board "Panel" - (Medium / Dark Grey)	Regent Grey Flashings
7	Cast in Place Concrete - "Unfinished"	
8	Aluminum Fence - (Black)	
9	Juliet Balcony Guard Rail (Aluminum)	
10	Giant Brick - (Off White)	
11	Window Frames - (Medium / Dark Grey)	Iron Ore Flashings
12	Rain Water Leader PVC - (Painted to match field where occurring)	
13	Proprietary Prefinished Aluminum Sloped Louvres (Off White)	Cashmere
14	Open Trellis Framing	
15	Glazed Trellis Framing - engineered glazing and frames	
16	Siamese FD Connection	
17	Address signage 10mm steel plate x 250mm high "Arial Narrow" font with 6mm x steel bar doweled into concrete deck above	

CASHMERE

SURF WHITE

BRIARWOOD TAN

REGENT GREY

IRON ORE

Flashing types at:
- through wall
- panel joints
to be same as colour of panel field where occurring

CLIENT
GENERAL NOTES

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03	Issued for Building Permit	2019-12-12
02	BCH Review	2019-12-03
01	DESIGN DEVELOPMENT	2019-08-13
No.	REVISED/ISSUED/PLOTTED	DATE/YY-MM-DD

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CONSULTANTS

SCALE 1:100 DATE 2019-12-12

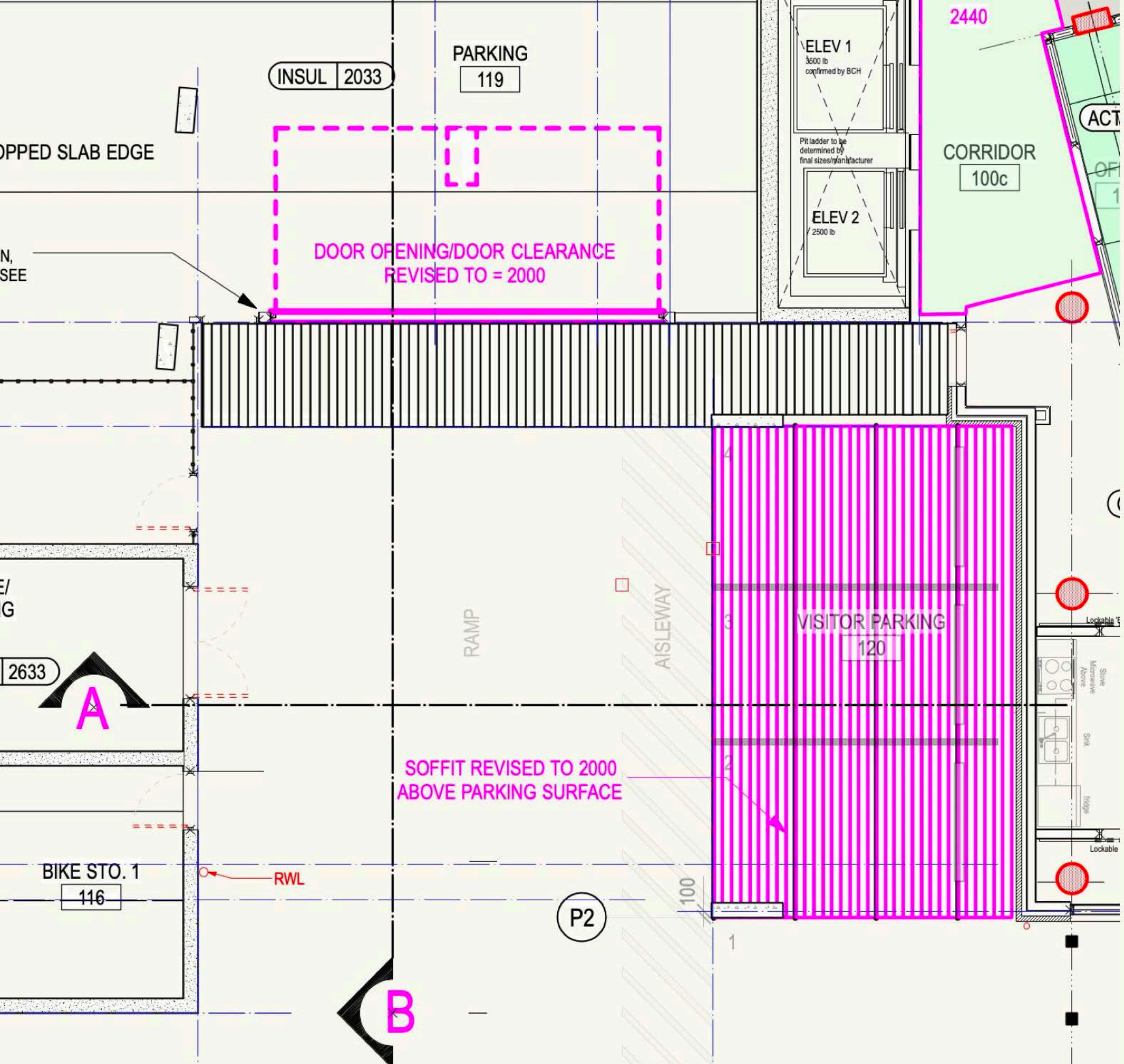
PROJECT
**210 Gorge Road
Housing Project**

WEST & SOUTH
ELEVATIONS

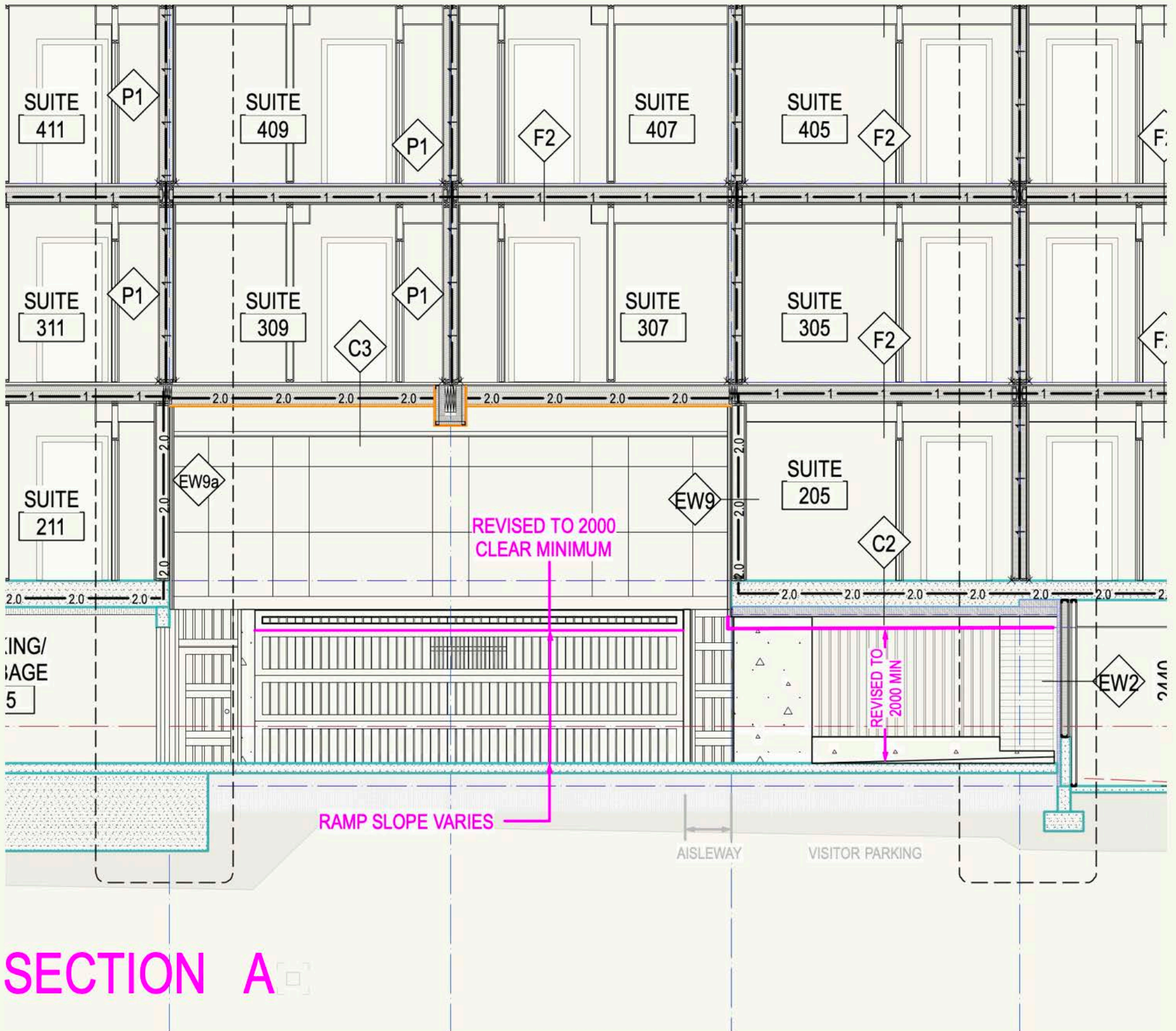
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CLIENT/PROJECTING		2017526		A3.01	
NTAG PROJECT NO.		2017526			

PRINT DATE: 2019-12-12 FILE NAME: Drawing 1.dwg

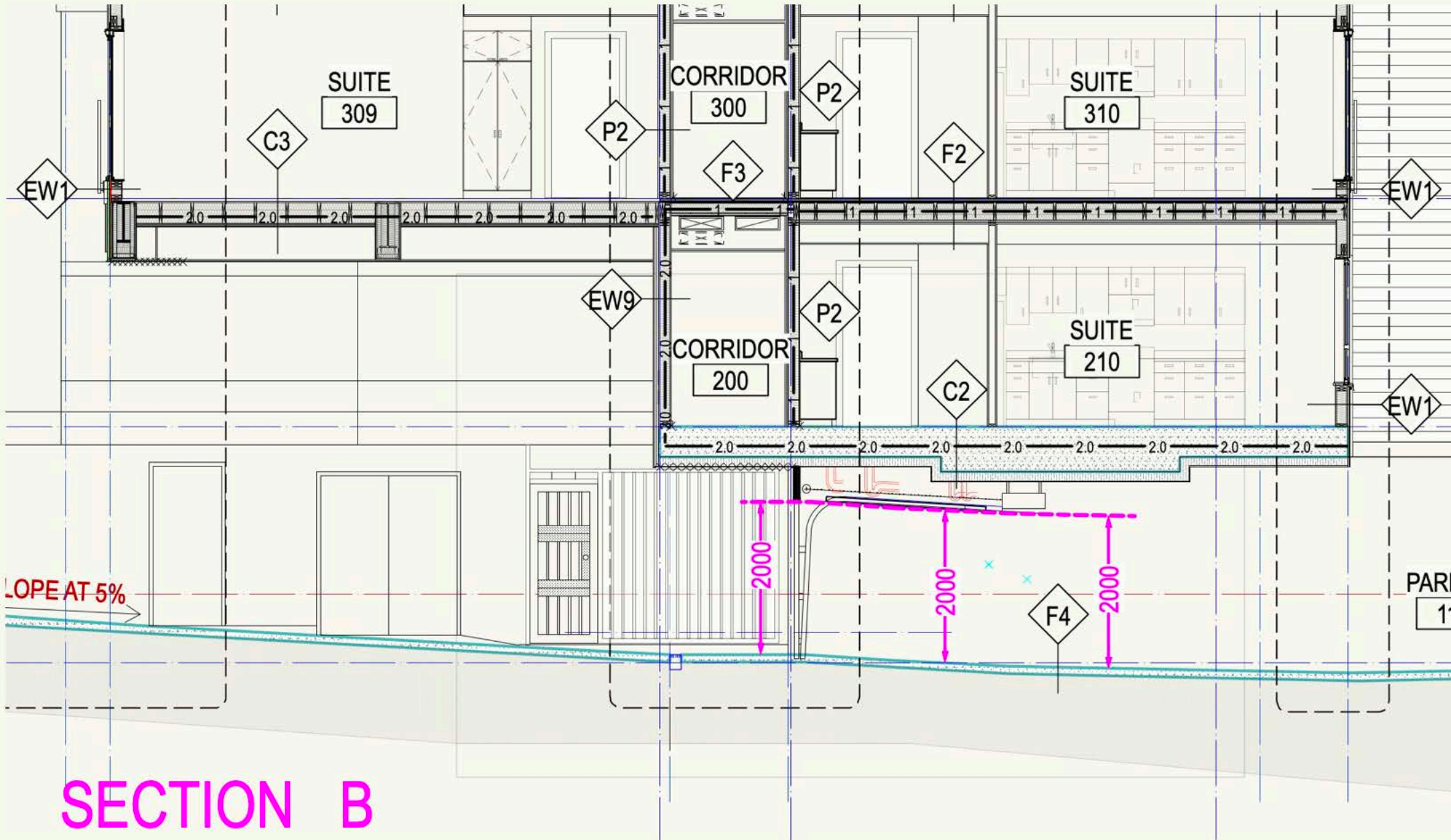




CEILING PLAN



SECTION A



SECTION B



February 7, 2022

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

Re: 210 Gorge Road East – Parking Height Clearance Variance Request

Dear Mayor and Council,

Please accept the attached development variance application in relation to the minimum height clearance requirement for portions of the under-building parking area of our 72 unit affordable housing project located at 210 Gorge Road East. The specific areas requiring the variance include 3 visitor parking spaces and the entrance to the secure parking.

The project was approved by Council (Zoning, DP) in June 2019, received a building permit in September 2020, and has been under construction for 17 months. Occupancy is expected in May 2022 at which time the former residents of the property will return to new units and the additional units rented out to new residents.

On the main level there are 24 under-building parking spaces located behind a secure gate and 4 visitor parking spaces located outside the gated parking area and accessible to the public. A variance to the required 2100mm minimum height clearance for under-building parking is required for 3 visitor parking spaces and the entrance gate to the secure parking area.

The minimum height clearance for these areas is requested to be varied from the required 2100mm to 2000mm. A reduction of 100mm or about 4 inches.

Please note the visitor handicap parking space continues to meet all dimensional requirements and is not subject to any clearance restrictions as it is not located under any part of the building.

As the owner and operator of the building, our research into the matter leads us to believe that this change in clearance, in the specified areas, will have negligible impact on the building operations. We respectfully request Council's approval for this adjustment to the minimum height clearance as described above and illustrated in the attached drawings.

Yours sincerely,

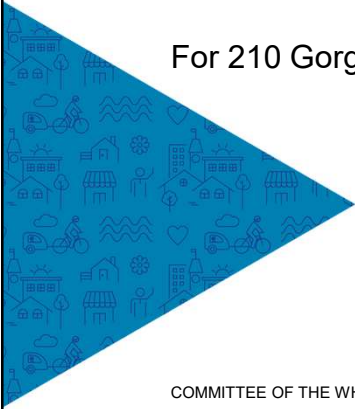
Steven Hurst, P.Eng.
Director of Real Estate Development
Victoria Cool Aid Society
778-405-2509

2022

CITY OF VICTORIA | Sustainable Planning & Community Development

Development Variance Permit Application No. 00277

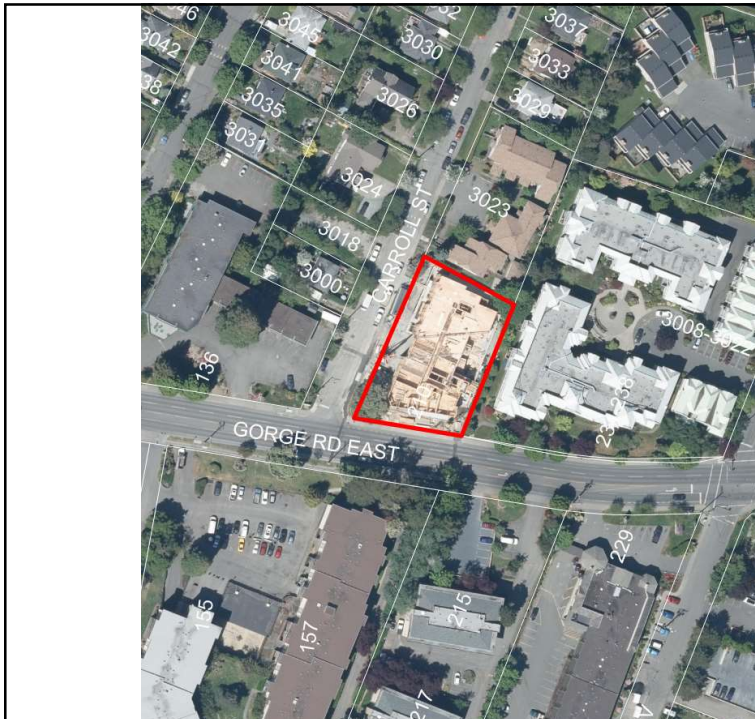
For 210 Gorge Road East



COMMITTEE OF THE WHOLE | March 24, 2022



1



Aerial Photo



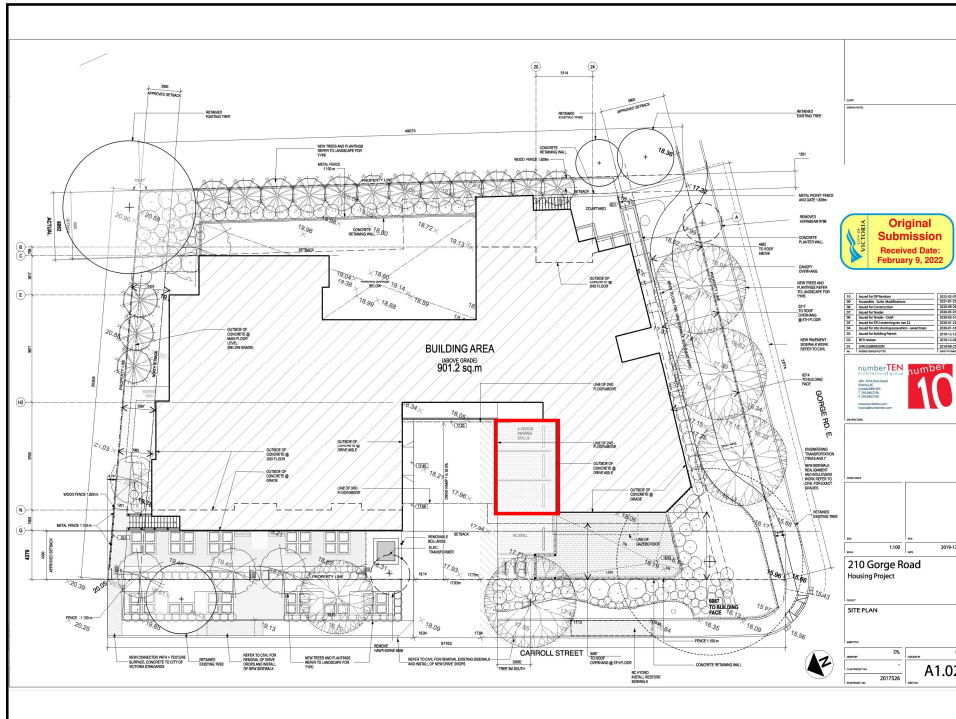
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Subject Property



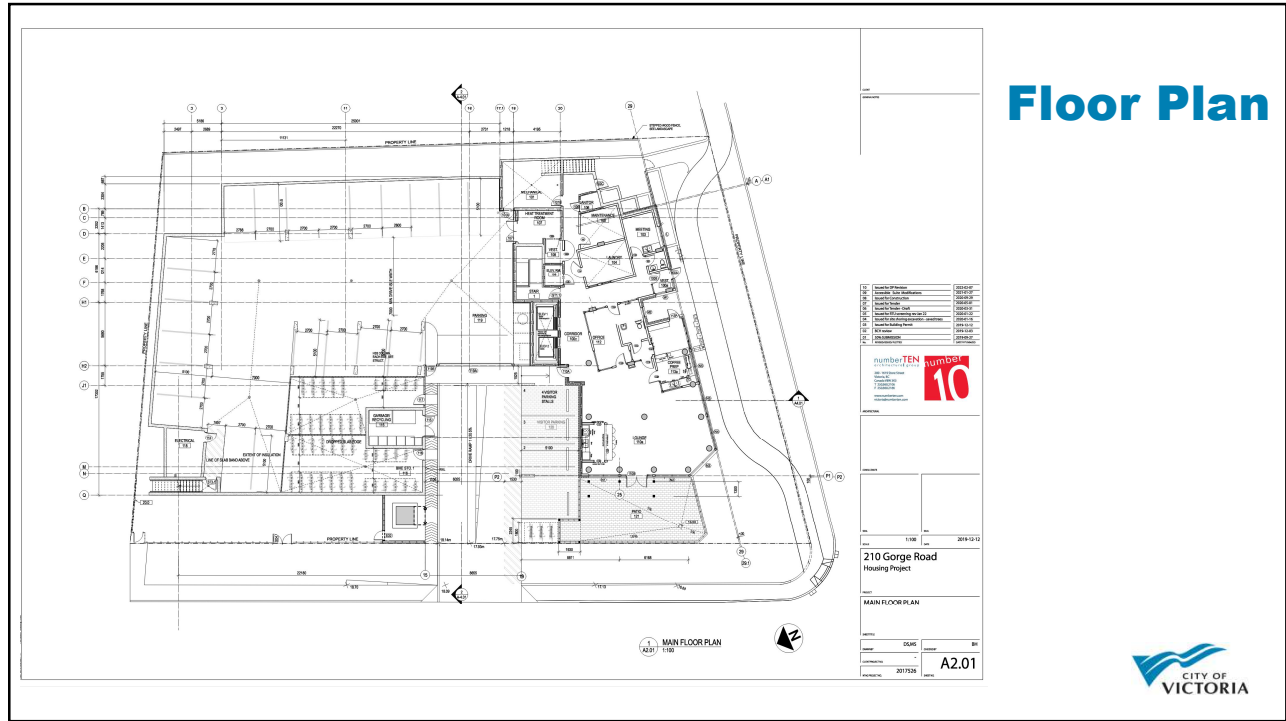
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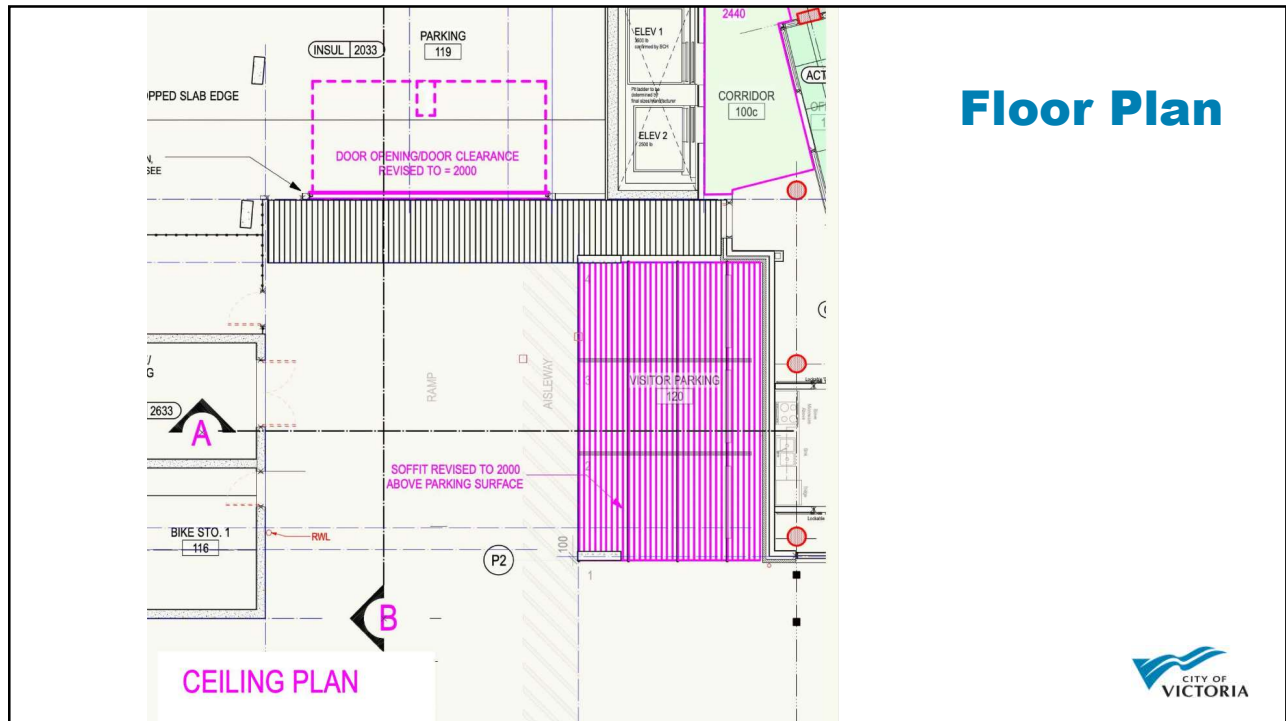
Site Plan



4



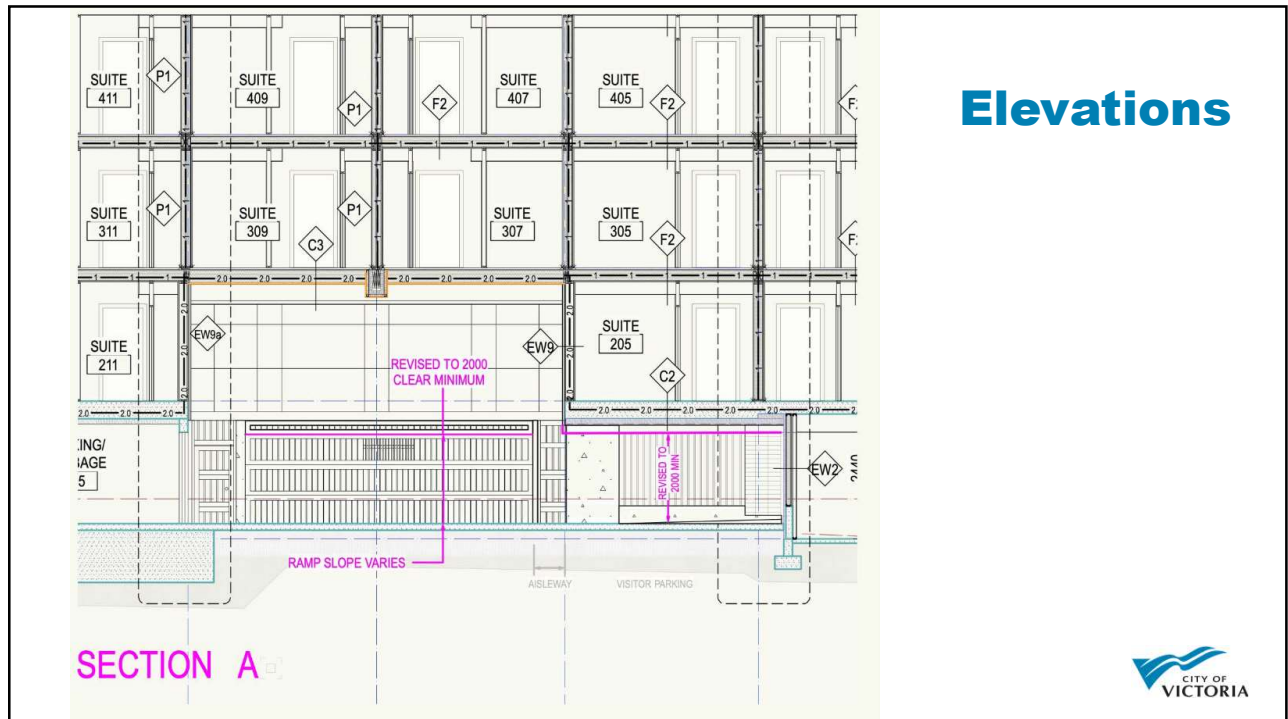
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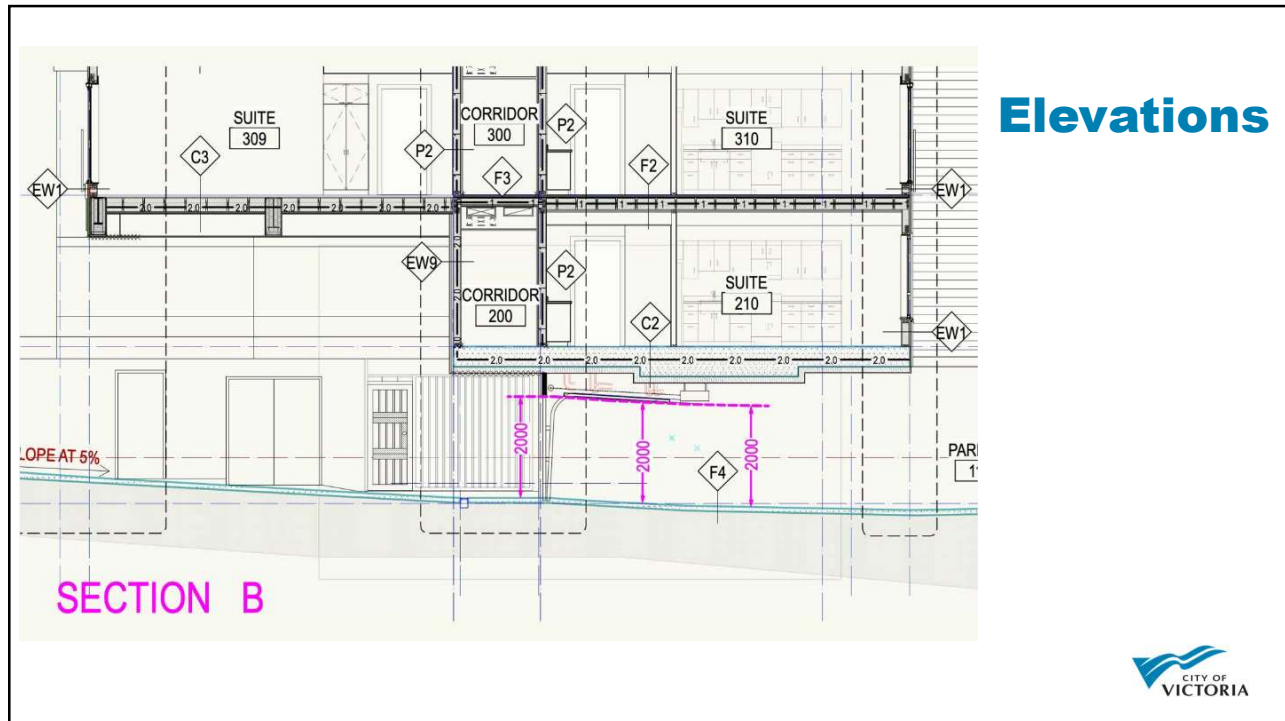
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7



8



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10