

**F.1.a.a 235 and 247 Russell Street: Rezoning Application No.00798
and Rezoning Application No. 00799 (Victoria West)**

Moved By Councillor Loveday

Seconded By Councillor Potts

235 Russell Street

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00798 for 235 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

247 Russell Street

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00799 for 247 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

E.2 235 and 247 Russell Street: Rezoning Application No. 00798 and Rezoning Application No. 00799 (Victoria West)

Committee received a report dated June 9, 2022 from the Director of Sustainable Planning and Community Development regarding information, analysis and recommendations for the properties located at 235 Russell Street and 247 Russell Street in order to rezone both properties from the M-1 Zone, Limited Light Industrial District, to a site-specific zone in order to permit additional light industrial uses such as manufacturing, processing and assembly for cannabis cultivation and supporting uses.

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

235 Russell Street

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00798 for 235 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

247 Russell Street

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00799 for 247 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of June 23, 2022

To: Committee of the Whole **Date:** June 9, 2022

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00798 for 235 Russell Street and Rezoning Application No. 00799 for 247 Russell Street

RECOMMENDATION

Rezoning Applications

235 Russell Street

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00798 for 235 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

247 Russell Street

2. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00799 for 247 Russell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

This report discusses two Rezoning Applications. Relevant rezoning considerations include the proposal to add light industrial uses to the range of uses permitted on the properties.

Enabling Legislation

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 the properties located at 235 Russell Street and 247 Russell Street. The proposal is to rezone both properties from the M-1 Zone, Limited Light Industrial District, to a site-specific zone in order to permit additional light industrial uses such as manufacturing, processing and assembly.

The following points were considered in assessing the Rezoning Application:

- The properties are located within the Employment-Residential urban place designation of the *Official Community Plan* (OCP), within which light industrial is an envisioned use.
- The properties are located within the General Employment with Limited Residential designation, in the *Victoria West Neighbourhood Plan*, which again envisions light industrial as a permitted use.

BACKGROUND

Description of Proposal

This proposal is to rezone both 235 Russell Street and 247 Russell Street from the M-1 Zone, Limited Light Industrial District, to a site-specific zone to permit additional light industrial uses such as manufacturing, processing and assembly. The applicant has indicated the buildings would be used for cannabis cultivation, processing and supporting uses.

The following additional uses would be permitted should the Rezoning Applications be approved by Council:

- manufacturing
- processing
- assembly.

Similar to the M-1 Zone, the proposed zone would restrict uses to those that are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard.

Land Use Context

The area is characterized by industrial uses to the north and east and multi-unit residential uses across the street to the west. A rezoning application across the street at 480 Esquimalt Road would add multi-unit residential to the property, and another rezoning application at 225 Russell Street to the south would remove the industrial uses for a supportive housing building. The aerial photo below identifies 235 Russell Street in red and 247 Russell Street in blue.



Existing Site Development and Development Potential

The property at 235 Russell Street is presently vacant and used as storage for adjacent properties; however, in November 2021, Council approved a Development Permit with Variances to construct a four-storey warehouse. The property at 247 Russell Street is presently used for a cannabis nursery and cultivation. The tenants obtained Health Canada approval for the cannabis use but were unaware the zoning did not permit for processing, manufacturing and assembly. Operations were suspended following a fire and at this time the building is undergoing repairs pending the outcome of the rezoning application.

Under the current M-1 Zone, Limited Light Industrial District the properties could be developed for a variety of light industrial uses with a density of 3.0 Floor Space Ratio and heights up to 15m.

Data Table

The following data table compares the proposal with the existing M-1 Zone. Two asterisks are used to identify a legal non-conforming condition, or a condition approved through a variance.

Zoning Criteria	235 Russell Street	247 Russell Street	Existing M-1 Zone
Density (Floor Space Ratio) – maximum	2.9	0.7	3.0
Height (m) – maximum	14.48	Existing	15
Setbacks (m) – minimum			
Front	0	15.33	0
Rear	0	5.91	3.0 or 0
Side (north)	0	3.0	3.0 or 0
Side (south)	0	0	3.0 or 0
Parking – minimum	14**	15	20 (235 Russell) 13 (247 Russell)
Loading stall – minimum	0**	1	1
Short term bicycle parking stalls – minimum	6	6	6
Long term bicycle parking stalls – minimum	2	1 rack	2 (235 Russell) 1 (247 Russell)

Active Transportation

The applicant has not identified any active transportation impacts associated with this application.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application.

Relevant History

On November 4, 2021, Council approved a Development Permit with Variances to construct a new four-storey warehouse building at 235 Russell Street. The applicant is now requesting additional uses to make that future building more viable.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the Victoria West CALUC waived the CALUC process. A letter from the CALUC dated December 14, 2021, is attached to this report.

ANALYSIS

Rezoning Application

Official Community Plan

The properties are located within the Employment-Residential urban place designation of the *Official Community Plan* (OCP), within which light industrial is an envisioned use. The additional uses can be considered light industrial and are not permitted to be noxious or offensive to the immediate neighbourhood or the general public.

Victoria West Neighbourhood Plan

The *Victoria West Neighbourhood Plan* designates the subject property General Employment with Limited Residential. The Plan supports employment uses including light industrial.

Statutory Right-of-Way and Sidewalk Alignment

Staff requested a Statutory Right-of-Way (SRW) of 1.7m off Russell Street to help fulfill Council-approved Official Community Plan objectives such as accessible sidewalks and boulevards which support the long-term viability of street trees. However, the property owners have indicated that they are not willing to provide the SRW at this time but would consider it in the future should a full redevelopment of the property occur.

A similar SRW request was made as part of a Development Permit with Variances application to construct a new four-storey warehouse building at 235 Russell Street which was approved by Council on November 4, 2021. At that time, the property owners were not willing to provide the SRW.

Russell Street does not meet the City's standard right-of-way width for local roads and an alternate cross section was developed to ensure an accessible sidewalk can be installed on Russell Street. This approach will narrow the roadway to accommodate a wider curb-side sidewalk consistently along 225, 235 and 247 Russell Street. The City will complete the remaining section of sidewalk in front of the Ormond's Biscuit Factory building as development takes place and City priorities allow. The accommodation of street trees on Russell Street without the SRW would result in the loss of street parking adjacent these industrial properties, which would further increase parking pressures in this mixed zoned area and is not recommended.

Tree Preservation Bylaw and Urban Forest Master Plan

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

CONCLUSIONS

The proposed expanded uses would maintain light industrial activities within an area that both the OCP and the *Victoria West Neighbourhood Plan* envision for light industry. In addition, the additional uses will still not be permitted to be noxious or offensive to the immediate neighbourhood or the general public. Therefore, staff recommend that Council consider supporting the two applications.

ALTERNATE MOTION

1. That Council decline Rezoning Application No. 00798 for the property located at 235 Russell Street.
2. That Council decline Rezoning Application No. 00799 for the property located at 247 Russell Street.

Respectfully submitted,

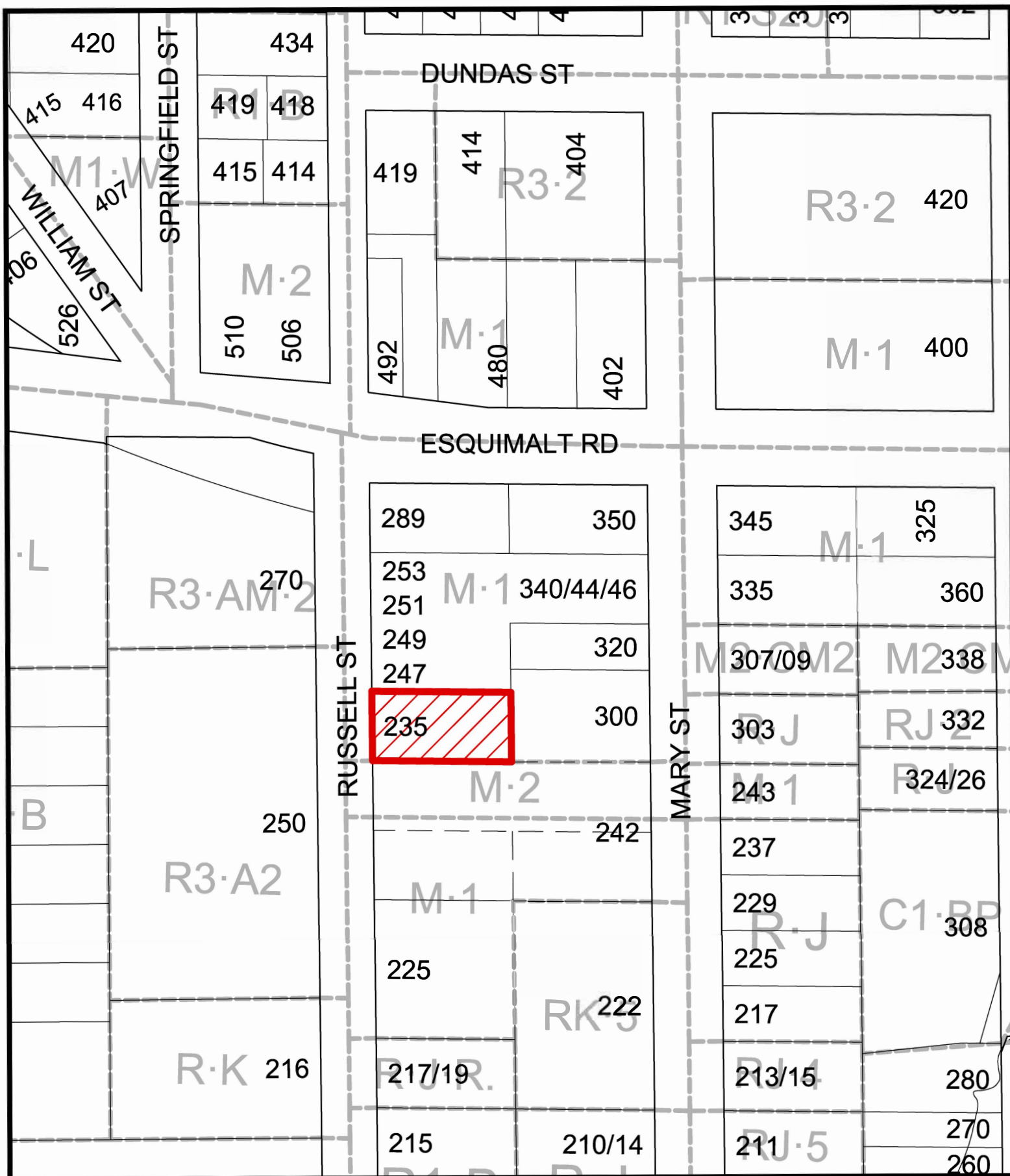
Mike Angrove
Senior Planner – Development Agreements
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

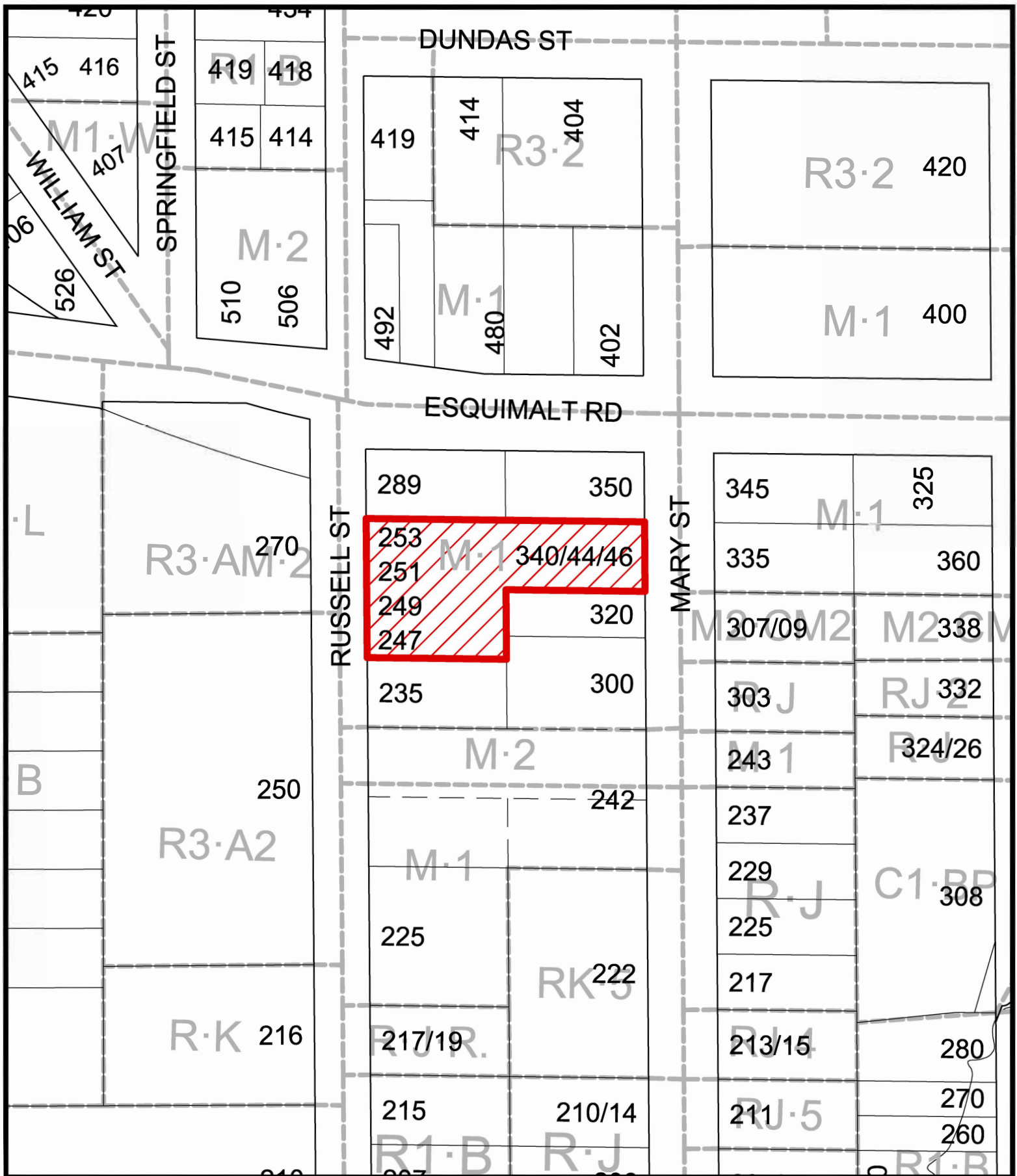
List of Attachments

- Attachment A: Subject Maps
- Attachment B: Plans for 235 Russell Street date stamped April 27, 2022
- Attachment C: Plans for 247 Russell Street date stamped April 14, 2022
- Attachment D: Letter from applicant to Mayor and Council dated November 30, 2021
- Attachment E: Community Association Land Use Committee Letter dated December 14, 2021.



235 Russell St
Rezoning No.00798

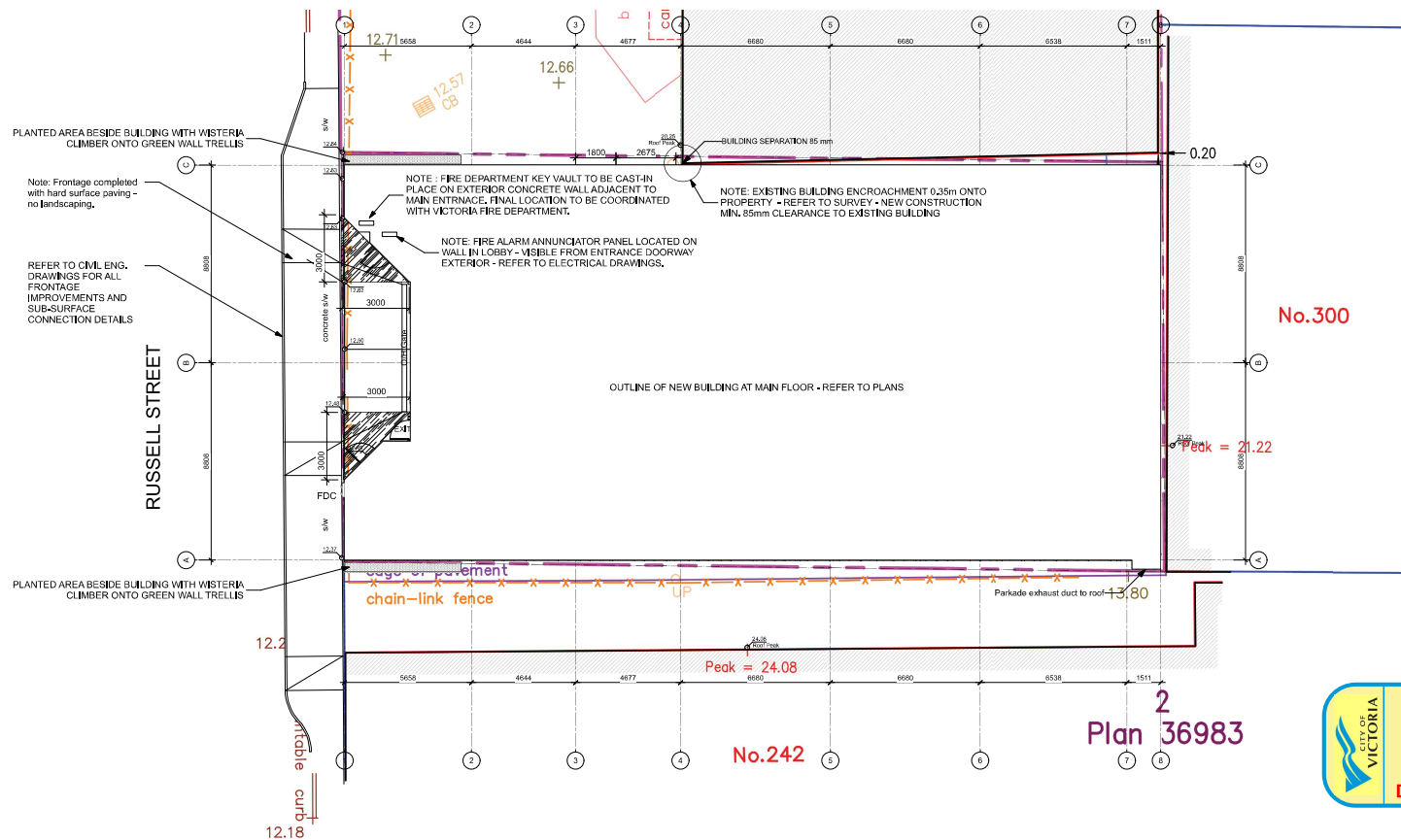




247 - 253 Russell St & 340 - 346 Mary St
Rezoning No.00799



ADDRESS	235 RUSSELL STREET, VICTORIA BC LOT 39 SECTION 31 ESQUIMALT DISTRICT PLAN 549
OWNER	235 RUSSELL HOLDINGS LTD. (B71176224)
USE	LIGHT INDUSTRIAL BUILDING
ARCHITECT CRP	dHArchitects Inc. 917 Fort Street, Victoria BC V8V 3K3 250-596-3367 Charles Kienul architect AIBC MRAIC crk@dhw.ca
MECHANICAL	Avalon Mechanical Consultants Inc. 300-1245 Esquimalt Road, Victoria BC V9A 3P2 250-394-1128 Kevin Jackson P.Eng kjackson@avalonmechanical.com
ELECTRICAL	E2 Engineering 549 Herald Street, Victoria BC V8W 1S5 788-435-9391 Patrick Lourdu B.Eng. Patrick.Lourdu@e2eng.ca
CIVIL	Westbrook Consulting Ltd. 115-866 Goldstream Avenue Victoria BC V9B 0J3 250-391-8562 Bruce Crawshaw P.Eng LEED AP bcrawshaw@wtrook.ca
SCOPE OF WORK	New Construction Industrial Building
REFERENCE CODE	BC Building Code 2018 - Part 3 and related Parts
BUILDING AREA	606 m2
OCCUPANCY	Group F3 - Low Hazard Industrial
PROTECTION	3,622.83 up to 4 storeys facing 1 street < 1200 m2
UCTION TYPE	Non-Sprinklered Building
	Combustible and Non-combustible construction Permitted. Floor Assemblies - Fire Separations with 45 min. Fire Resistance Rating, Supporting structure - 45 minute Rating or Non-Combustible, Roof - 45 minute rating.



PROJECT INFORMATION TABLE	
Zone (existing)	M-1
Site area (m ²)	669 m ²
Total floor area (m ²)	1,942 m ² (124 L1, 606 ea, L2 / L3 / L4)
Commercial floor area (m ²)	1,942 m ²
Floor space ratio	2.9 to 1
Site coverage %	96% (641m2 gross building area)
Open site space %	0 %
Height of building (m)	14,480 m
Number of storeys	4 Storeys
Parking stalls (number) on site	14 Vehicle Parking Spaces (Sched C - Industrial)
Bicycle parking number (storage and rack)	6 Short Term / 2 Long Term
Building Setbacks (m)	
Front yard	0,00 West
Rear yard	0,00 East
Side yard (indicate which side)	0,00 South
Side yard (indicate which side)	0,00 North
Combined side yards	0,00
Residential Use Details	
Total number of units	N/A
Unit type, e.g., 1 bedroom	N/A
Ground-orientated units	N/A
Minimum unit floor area (m ²)	N/A
Total residential floor area (m ²)	N/A

ISSUED	22-04-12	BP SUBMISSION 01
R4	24-06-11	REV ADP RESUB
REV & RESUB	24-03-16	DP REV_01
ISSUED	24-04-18	DP APPLICATION
ISSUED	24-04-06	To Consultants DWG+PDF

Item	Date	Description
As of date	22-03-20	drawing by russel_W042_VVVK
checked by	erk	checked by GFK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room dims are inside clear to GWB.

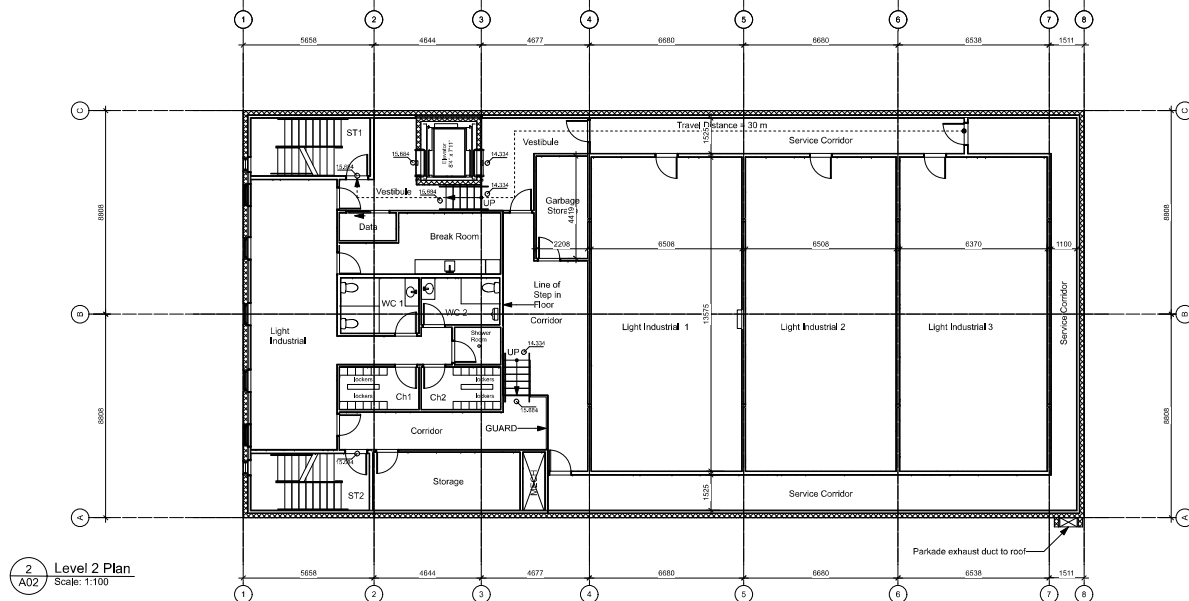
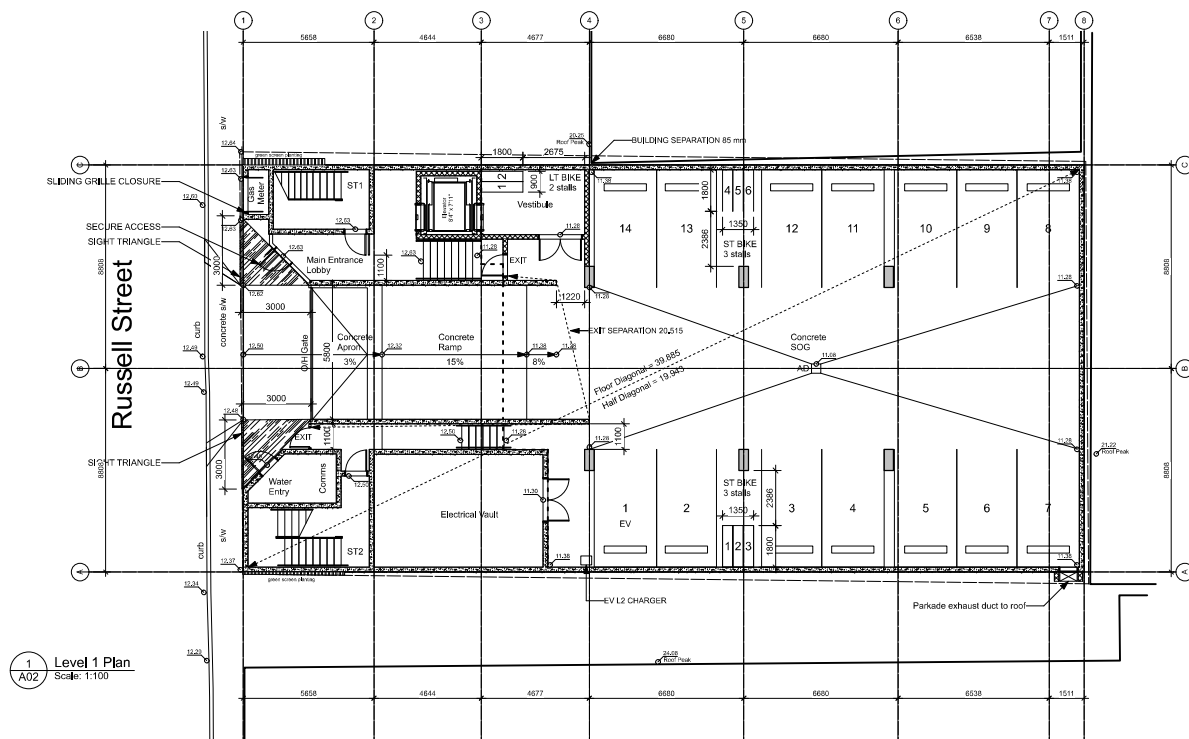
Russell Industrial
235 Russell Street
Victoria BC

Site Plan & Project Data

dHka A101

dHKArchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1-250-585-5810

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RS	21-07-09	OFF removal/ SHWR add
REV	25-06-11	REV ADP RESUB
REV & RESUB	21-02-16	DP REV_01
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDF
Rev	Date	Description
Rev date	21-07-09	drawing title russell_V01G_V00X
drawn by	GRK	checked by GRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimetres, Room Codes are inside (near to GWS).

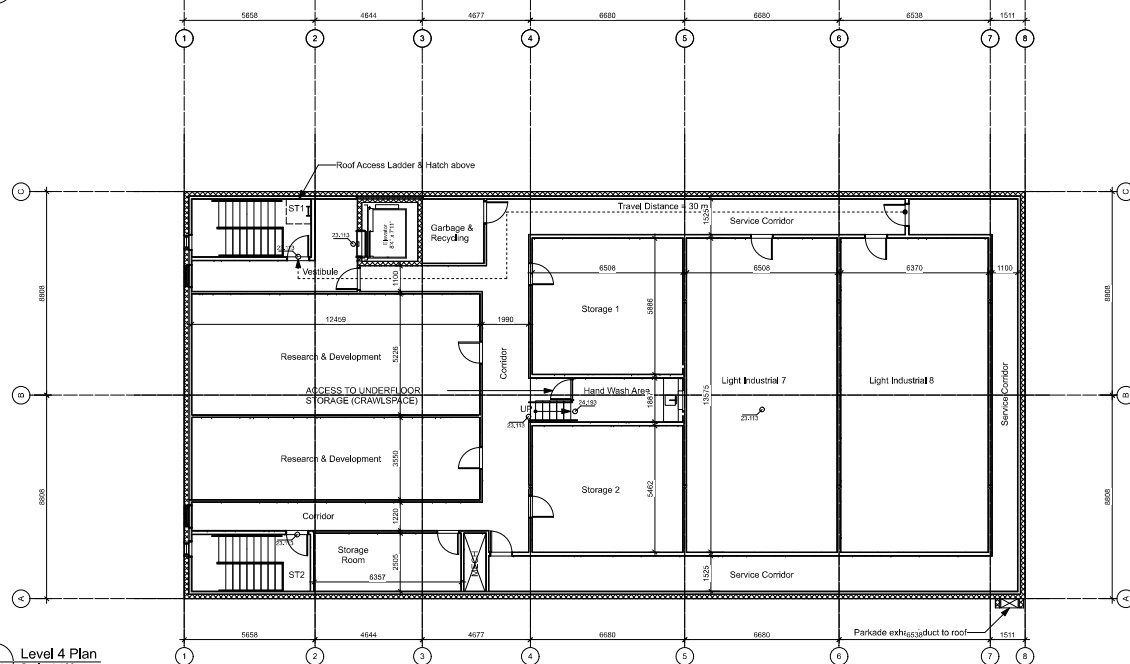
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235 Russell Street
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Level 1: *John K...*



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2 Level 4 Plan
A03 Scale: 1:100

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REV & RESUB	21-01-06	DP REV_01
ISSUED	21-01-06	DP APPLICATION
ISSUED	21-01-06	To Consultants DWG+PDS

Rev	Date	Description
1st issue	2-5-06-11	drawing to custom_VHGL/VWX
checked by	CHK	checked by CHK
scale	1:100	project number 2317

NOTE: All dimensions are shown in millimetres, Round Clones are made clear to GWS.

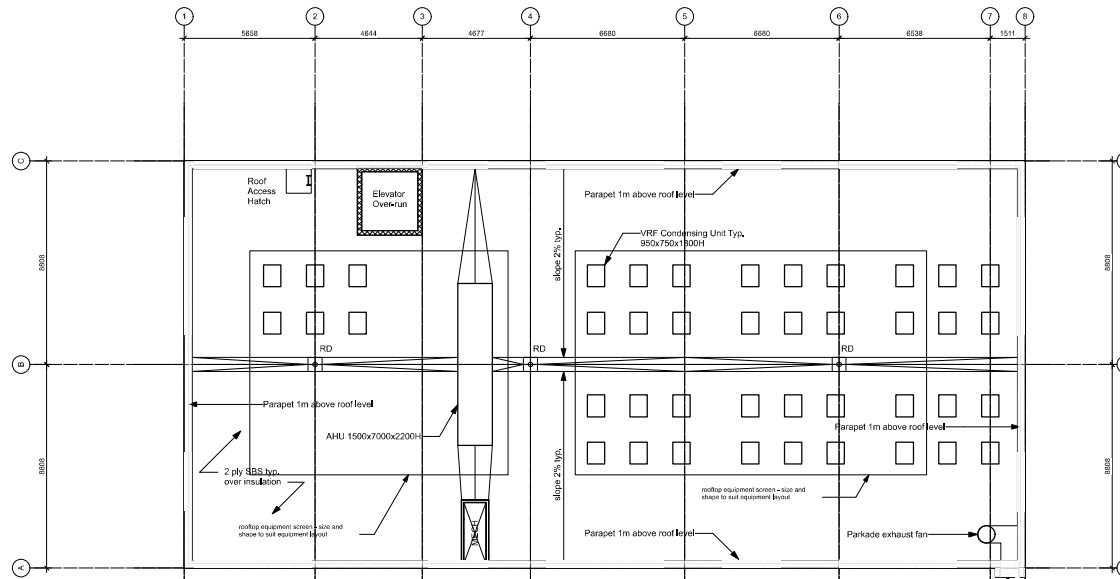
Russell Industrial
235 Russell Street
Victoria BC
Level 3.4



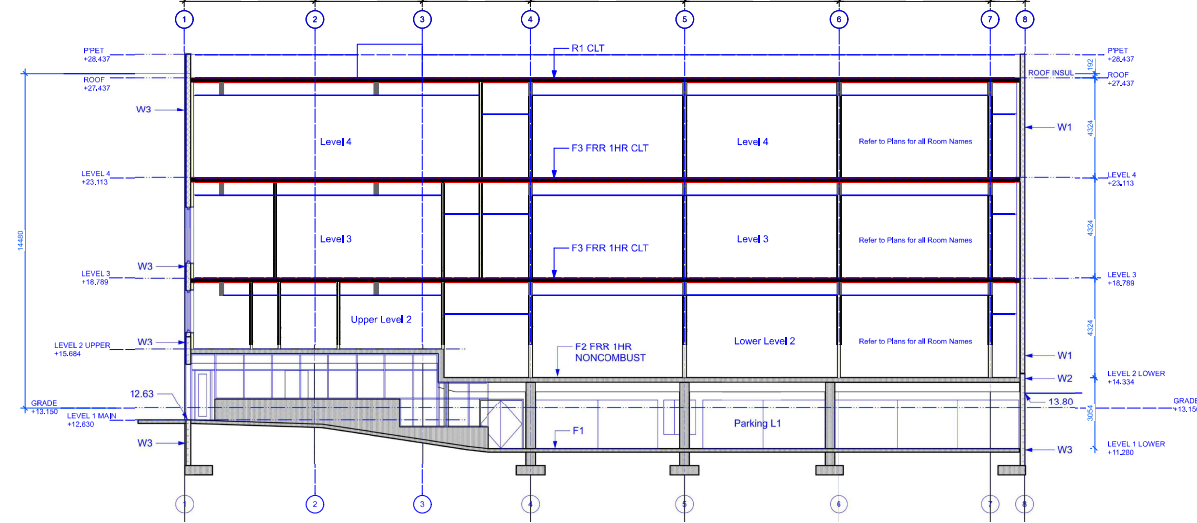
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1 Roof Plan
A04 Scale: 1:100



2 Building Section
A04 Scale: 1:100

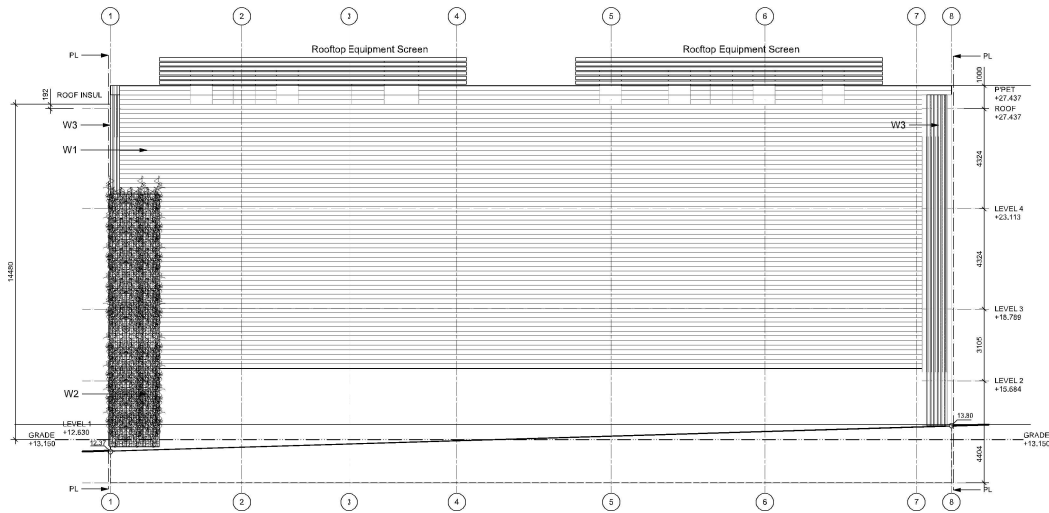
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REV & RESUB	21-03-16	OP REV 21
ISSUED	21-01-18	DP APPLICATION
ISSUED	21-01-08	To Consultants DWG-POF
Rev	Date	Description
Rev	21-05-11	Rev ADP RESUB
Rev	21-03-16	Rev ADP RESUB
Rev	21-01-18	Rev ADP RESUB
Rev	21-01-08	Rev ADP RESUB

Russell Industrial
235 Russell Street
Victoria BC
Roof Plan & Section

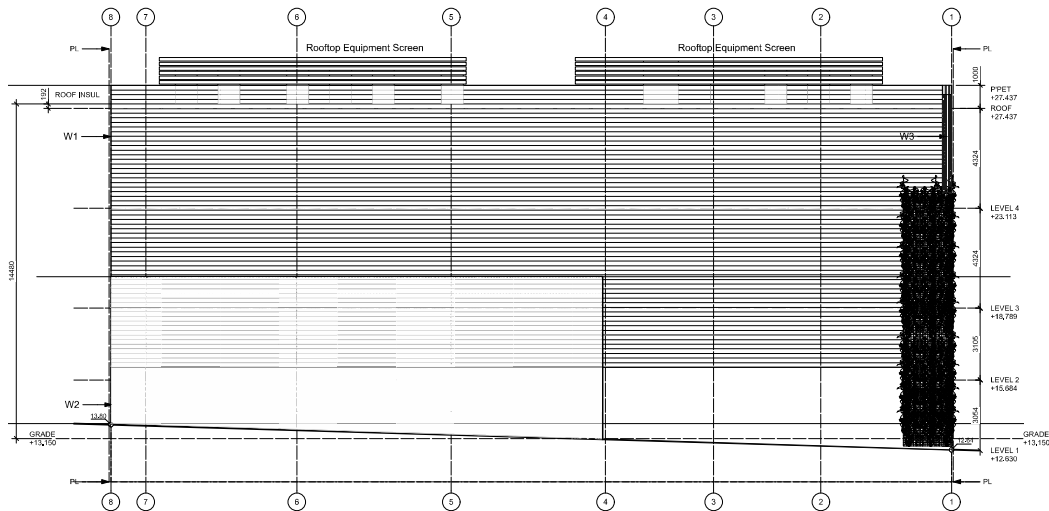


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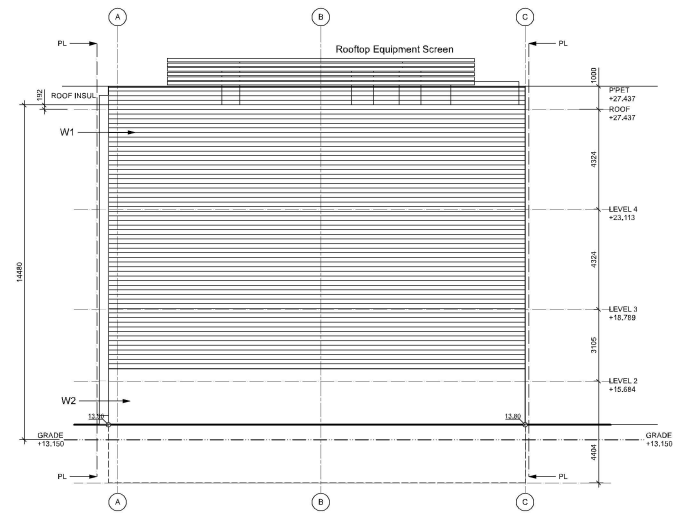
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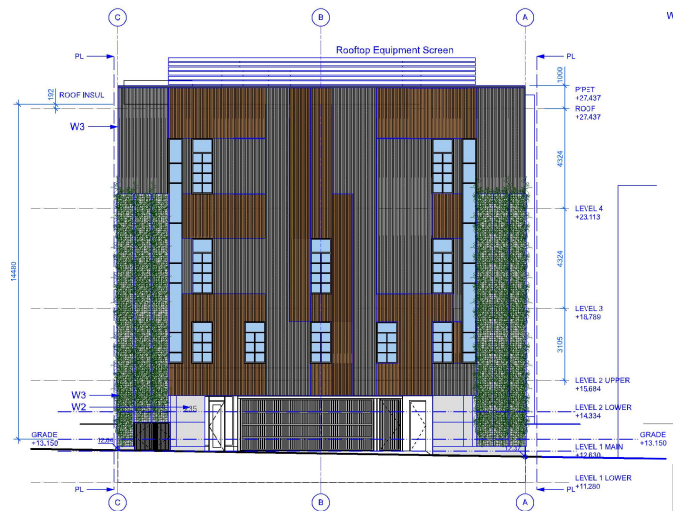
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A05
Scale: 1:100



3 North Elevation
A05
Scale: 1:100



2 East Elevation
A05
Scale: 1:100



1 West Elevation
A05
Scale: 1:100

- W1 Smooth face concrete block ; elastomeric paint finish "Slate Grey".
- W2 CIP Concrete ; anti-graffiti coating.
- W3 Corrugated Metal Siding Finish "Charcoal Black" and "Weathered Steel" WP Membrane Concrete Block / Concrete Backup Wall

REV	21-06-11	REV ADP RESUB
REV A RESUB	21-03-16	OP REV_01
ISSUED	21-01-18	OP APPLICATION
ISSUED	21-01-08	To Circulate DWG-POP

Rev	Date	Description	Author	Checked by	Drawn by	Scale	Notes
Rev	21-06-11	Rev ADP	Rev ADP	Rev ADP	Rev ADP	Rev ADP	Rev ADP
Rev	21-06-11	Rev ADP	Rev ADP	Rev ADP	Rev ADP	Rev ADP	Rev ADP
Rev	21-06-11	Rev ADP	Rev ADP	Rev ADP	Rev ADP	Rev ADP	Rev ADP

Russell Industrial
235 Russell Street
Victoria BC
Elevation

2021-07-09
BRITISH COLUMBIA

A05

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Russell Industrial

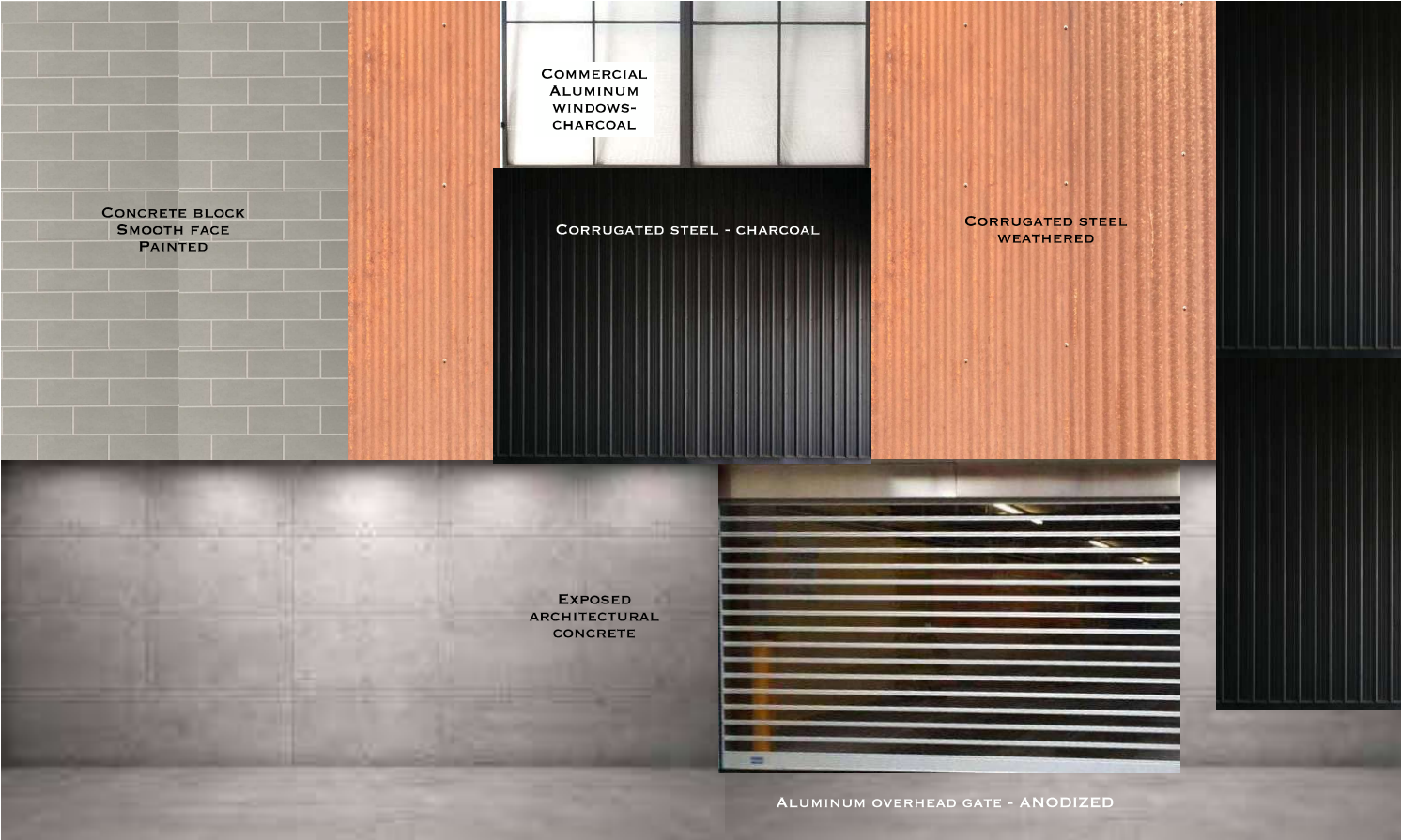
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Context
Rendered 2021-07-26



A06

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ISSUED	21-09-23	DP REV1_01
Rev	Date	Description
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Russell Industrial
235 Russell Street
Victoria BC

Exterior
2021-07-28



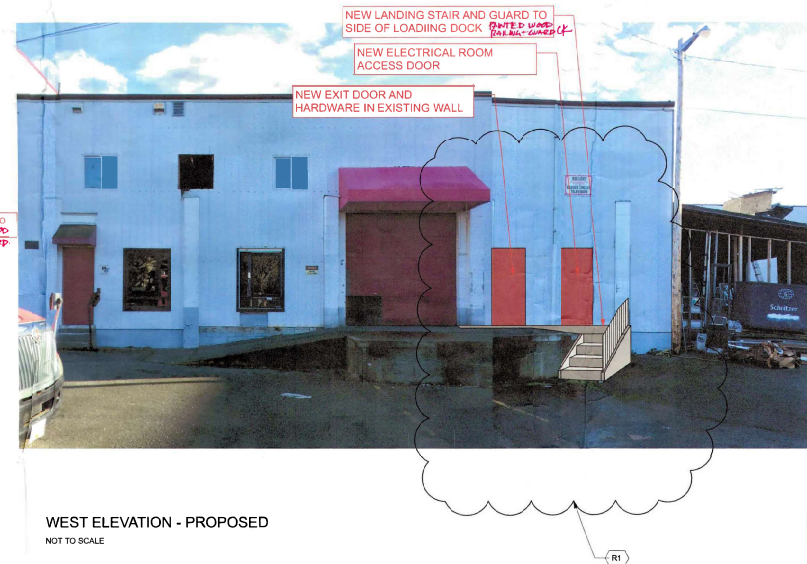
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NOT TO SCALE



WEST ELEVATION - EXISTING
NOT TO SCALE



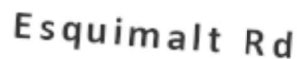
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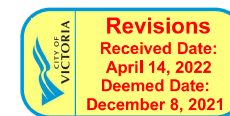
WEST ELEVATION - PROPOSED
NOT TO SCALE

Received
City of Victoria
JAN 21 2019
Planning & Development Department
Development Services Division
19-01-07 DP SUBMISSION
R1
Name: Russel Warehouse
Address: 234 Russell Street
City: Victoria BC
Elevations

dhCa A7
de Hoog & Kienul architects
Victoria
877 Fort Street V8V 3K3
Tel: 1-250-658-3367
Fax: 1-250-658-3367
100-1000 Dublin Way V8T 2K8
Tel: 1-250-585-5810
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Suite 1 Warehouse @ 420/100m2	= 4,2 stalls	2 008 m2
Suite 2 Warehouse @ 325/100m2	Zoning Data : = 3,25 stalls Site Area	1 254 m2 incl. mezzanine 0,63 to 1
Suite 3 Industrial @ 509/100m2	= 5,08 stalls GFA	
Total Site Parking	= 12,54 stalls FAR = 13,00 stalls	
15 parking stalls are provided on site per original building approvals		
Bicycle Parking		
Long Term @ 1/1200m2	= 1 bicycle	
Short Term @ 6 spaces	= 6 space rack	



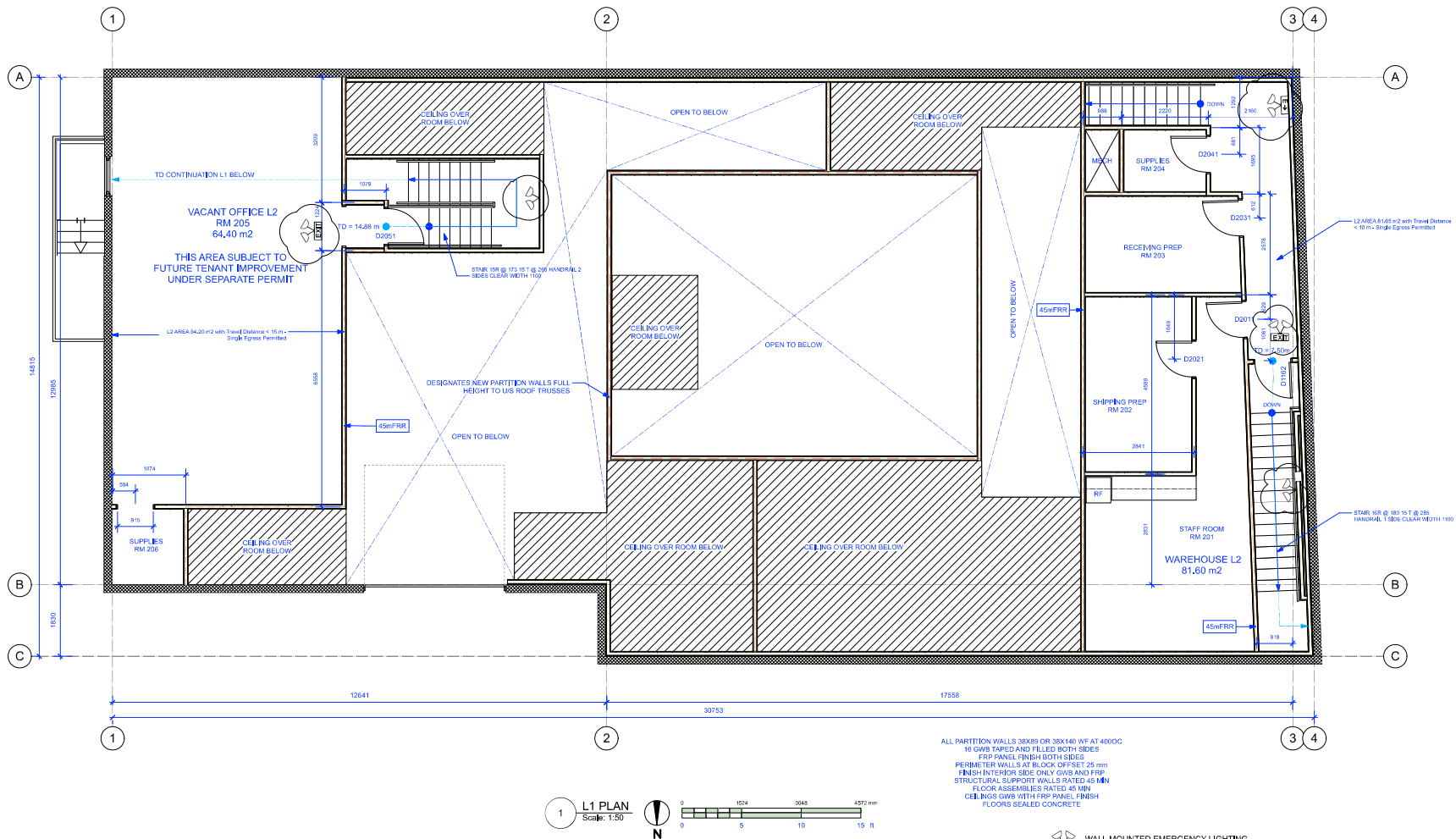
100 N. JESSIE STREET WAREHOUSE		Revised		Drawn By		Date		Notes	
INTERIOR TENANT IMPROVEMENTS		CRK		CRK		10-1-2027		10/26/24	
AS SHOWN		CRK		CRK				DDP RESUBMISSION 1, ADDED	
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- | ISSUED | 21-11-16 | BP RESUBMISSION |
|----------|----------|-----------------|
| Rev | Date | Description |
| pk date | 25-11-16 | drawing 1P |
| drawn by | hjr/rk | checked by |
| scale | 1:50 | project number |
| | | 2154 |
- NOTE: All dimensions are shown in millimeters.

dHKArchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1-250-585-5810

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DESIGNED	21-11-22	BY	REVISIONS
REV	DATE	DESCRIPTION	BY
1	21-11-22	ISSUED	VR
2	21-11-22	ISSUED	VR
3	21-11-22	ISSUED	VR

Mary Street Warehouse
 344 Mary Street
 Victoria BC
Plan L2



A102

- WALL MOUNTED EMERGENCY LIGHTING
- COMBINED EXIT SIGN AND EMERGENCY LIGHTING
- EXIT SIGN
- COMBINED DIRECTIONAL ARROWS INDICATE EXIT SIGN AND EMERGENCY LIGHTING

dhK Architects
 Victoria
 377 Fort Street
 Nanaimo
 250-250-585-585
 250-250-585-585

DOOR SCHEDULE												
Door #	Location/ Room	Type	Size	Swing	MTRL	FIN.	Rating	Glazing	Frame	FIN.	HDWE	Notes & Accessories
D1001	ENTRY VESTIBULE RM100	A	915x2135	RHR	HM	PTD			PSF	PTD	LOCKSET	RIM EXIT
D1002	SHIPPING & RECEIVING RM101	A	915x2135	RH	HM	PTD			PSF	PTD	LOCKSET	
D1011	SHIPPING & RECEIVING RM101	A	3658x3150	OH	HM	PTD			PSF	PTD		OVERHEAD DOOR
D1021	SERVICES RM102	A	915x2135	RH	HM	PTD	45MIN		PSF	PTD	LOCKSET	CLOSER; STOP
D1022	SERVICES RM102	A	915x2135	RH	HM	PTD	45MIN		PSF	PTD	LOCKSET	CLOSER; STOP
D1031	WC RM103	A	915x2135	RH	HM	PTD			PSF	PTD	PRIVACY	
D1041	RM105 ENTRY	A	915x2135	RH	HM	PTD			PSF	PTD	LOCKSET	
D1042	RM105 CLOSET	A	915x2135	RHR	HM	PTD			PSF	PTD	PASSAGE	
D1051	STAIR RM105	A	915x2135	LHR	HM	PTD			PSF	PTD	PASSAGE	
D1061	VESTIBULE RM106	A	915x2135	RH	HM	PTD	45MIN		PSF	PTD	LOCKSET	CLOSER; STOP
D1062	VESTIBULE RM106	A	915x2135	LHR	HM	PTD	45MIN		PSF	PTD	LOCKSET	CLOSER; STOP
D1071	VESTIBULE RM107	A	1830x2135	SLO	HM	PTD			PSF	PTD	SLIDING	SLIDING DOOR
D1081	SORTING RM108	A	1830x2135	DBL	HM	PTD			PSF	PTD	LOCKSET	
D1082	SORTING RM108	A	1830x2135	SLO	HM	PTD			PSF	PTD	SLIDING	SLIDING DOOR
D1091	VESTIBULE RM109	A	915x2135	LHR	HM	PTD			PSF	PTD	LOCKSET	
D1092	PASSAGEWAY RM110	A	915x2135	LH	HM	PTD			PSF	PTD	PASSAGE	
D1093	RM109 TO STAIR	A	915x2135	LHR	HM	PTD	45MIN		PSF	PTD	PASSAGE	CLOSER; STOP
D1111	SUPPLIES RM111	A	915x2135	LH	HM	PTD			PSF	PTD	LOCKSET	
D1121	SUPPLIES RM112	A	915x2135	RHR	HM	PTD			PSF	PTD	LOCKSET	
D1131	SMALL STORAGE RM113	A	1830x2135	DBL	HM	PTD			PSF	PTD	LOCKSET	CLOSER; STOP
D1141	LARGE STORAGE RM114	A	1830x2135	DBL	HM	PTD	45MIN		PSF	PTD	LOCKSET	CLOSER; STOP
D1142	SMALL STORAGE RM113	A	915x2135	LH	HM	PTD	45MIN		PSF	PTD	LOCKSET	
D1143	LARGE STORAGE RM114	A	915x2135	RHR	HM	PTD			PSF	PTD	PASSAGE	
D1151	ENTRANCE RM116	A	915x2135	LH	HM	PTD			PSF	PTD	LOCKSET	PASSAGE TO EXIT
D1152	PPE ROOM 1 RM115	A	915x2135	RH	HM	PTD	45MIN		PSF	PTD	PASSAGE	CLOSER; STOP
D1161	ENTRANCE RM116	A	915x2135	RHR	HM	PTD			PSF	PTD	LOCKSET	RIM EXIT
D1162	STAIRS TO ENTRANCE RM116	A	915x2135	LH	HM	PTD	45MIN		PSF	PTD	LOCKSET	PASSAGE TO EXIT; CLOSER STOP
D1171	PPE ROOM 2 RM117	A	915x2135	RH	HM	PTD			PSF	PTD	LOCKSET	
D1172	VESTIBULE RM118	A	915x2135	RHR	HM	PTD	45MIN		PSF	PTD	LOCKSET	CLOSER; STOP
D1181	VESTIBULE RM118	A	915x2135	RH	HM	PTD			PSF	PTD	PASSAGE	
D1191	BULK STORAGE RM119	A	915x2135	RH	HM	PTD			PSF	PTD	LOCKSET	
D2011	STAFF ROOM RM201	A	915x2135	RH	HM	PTD			PSF	PTD	PASSAGE	
D2021	SHIPPING PREP RM202	A	915x2135	RH	HM	PTD			PSF	PTD	LOCKSET	
D2031	RECEIVING PREP RM203	A	915x2135	RH	HM	PTD			PSF	PTD	LOCKSET	
D2041	SUPPLIES RM204	A	915x2135	RH	HM	PTD			PSF	PTD	LOCKSET	
D2051	STAIR RM105	A	915x2135	RH	HM	PTD	45MIN		PSF	PTD	PASSAGE	CLOSER; STOP

ISSUED 21-11-18 BP RESUBMISSION

Rev	Date	Description	
1	21-11-18	Issued for	VLS:VMS
2	01/01/19	Revised by	OK
3	1/01/20	Revised by	2/10/4

NOTE: All dimensions are shown in millimeters.

Mary Street Warehouse

344 Mary Street
Victoria B.C.
Door Schedule



dH&K

A103

dH&K Architects
Victoria
377 Fort Street V8W 3K3 T 1 - 250 - 658 - 3367
Nanaimo
1024-180 DuRo Way V8T 2K8 T 1 - 250 - 685 - 6910
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November 30, 2021

Mayor Helps & Council
City of Victoria
City Hall, 1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Council,

Re: Application to Rezone 235 & 247 Russell Street

We are pleased to submit this letter requesting the above-described properties be rezoned from M1 Limited Light Industrial to M2 Light Industrial.

Description of Proposal

This proposal is to move the two properties described above into the appropriate zone. It has come to our attention that the current use of 247 Russell Street, and the possible future use of 235 Russell Street, would be better suited to the M2 Light Industrial zone, as compared to the current M1 Limited Light Industrial zone. Specifically, 247 Russell is currently licensed by Health Canada to run a cannabis nursery and to cultivate cannabis and has been doing so since receiving those licenses in 2020. The property at 235 Russell recently received a Development Permit to construct a 4-story building. This building will support the activity at 247 Russell. That is, uses at 235 Russell will also be cannabis-related.

Background

We purchased the two properties in 2018 and soon after began the Health Canada licensing process required for the current activities at 247 Russell. Throughout the renovation and licensing processes, we understood that the current M1 zoning associated with the property was the appropriate zoning for this use. As part of the Health Canada licensing process the Victoria Fire Department, Victoria Police Department and the City of Victoria municipal government were notified of the intended use. The business has operated as described above since receiving the Health Canada licenses in 2020. As it has recently come to our attention that the City of Victoria currently considers the appropriate zone for these industrial-type cannabis uses to be M2, our intention is to rezone both properties from M1 to M2.

Government Policies and Project Benefits

Whether M1 or M2, City of Victoria policy supports light industrial economic development. While the uses may not be specifically defined in either zone (i.e., M1 or M2) or the OCP, job creation, environmentally-friendly industrial development and the increase in tax base are among benefits consistent with municipal policy and the OCP. Current and future business activity will help to reinforce the vibrancy of the area.

Neighbourhood

Immediately south of the E&N railway, 247 Russell Street fronts both Russell and Mary Streets. Adjacent to the south of 247 Russell Street, 235 Russell Street is located mid-block on the east side of Russell Street. 235 Russell Street is also adjacent to industrial properties. Thus, to the north is the railway and adjacent to the south and east are industrial properties zoned as either M1 or M2. The adjacent properties are currently used for industrial purposes. The proposed rezoning is in keeping with the immediate context.

City Staff and Community Consultation

We have consulted with City staff on several occasions. Staff have been collegial and supportive of the project. We have also communicated with CALUC, which has decided to waive the need for a CALUC meeting.

In summary, whether M1 or M2, we believe the ongoing and future business activities at both 235 and 247 Russell Street provide jobs, taxes and reinvigorate the area. Moving the properties from M1 to M2 will not result in physical changes to either property and should have no detrimental effect on the community or surrounding neighbours. In fact, it will likely be unnoticed. The businesses make a significant contribution to the city's evolving urban fabric.

Yours truly,

235 Russell Sakura Venture Ltd.

A handwritten signature in black ink, appearing to be 'D. Robbins', written inside a simple circular outline.

Dan Robbins

521 Craigflower Rd. • Victoria, BC • V9A 6Z5
info@victoriawest.ca • www.victoriawest.ca • (250)-590-8922



Dec 14, 2021

Dan Robbins

Re: Waiving of CALUC process for 235/247 Russell Street Re-Zoning Request

Dear Dan,

The Victoria West Community Association Land Use Committee has determined no concerns with your proposal to Rezone 235/247 Russell Street from its current zoning M1 to M2 zoning. This decision was based on the explanation of the rezoning that you provided to the CALUC on November 10, 2021, via email. As a result, we would like to waive the CALUC process for your proposal. We request that you notify us of any major developments or changes if they come up.

Thank you for including us in this process. We enjoy collaborating to create a vibrant and connected community.

Sincerely,

VWCA Land Use Committee
landuse@victoriawest.ca

2022

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning Applications No. 00798 & 00799

For 235 Russell Street & 247 Russell Street

COMMITTEE OF THE WHOLE | JUNE 23, 2022



1



Aerial Photo

2



**235
Russell**



3



**247
Russell**



4

MAP 31
Victoria West
Neighbourhood

Urban Place Designations*

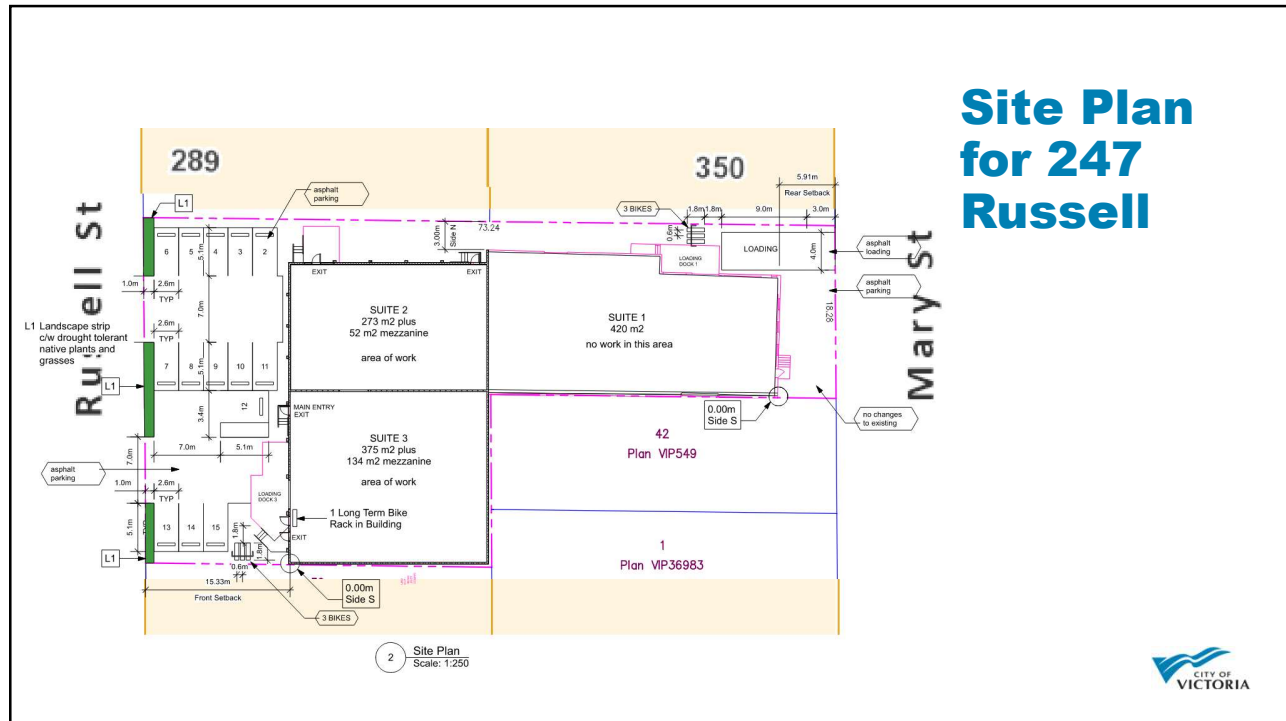
- Core Songhees
- General Employment
- Marine Industrial
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine
- Employment-Residential
- Industrial Employment

Public Facilities

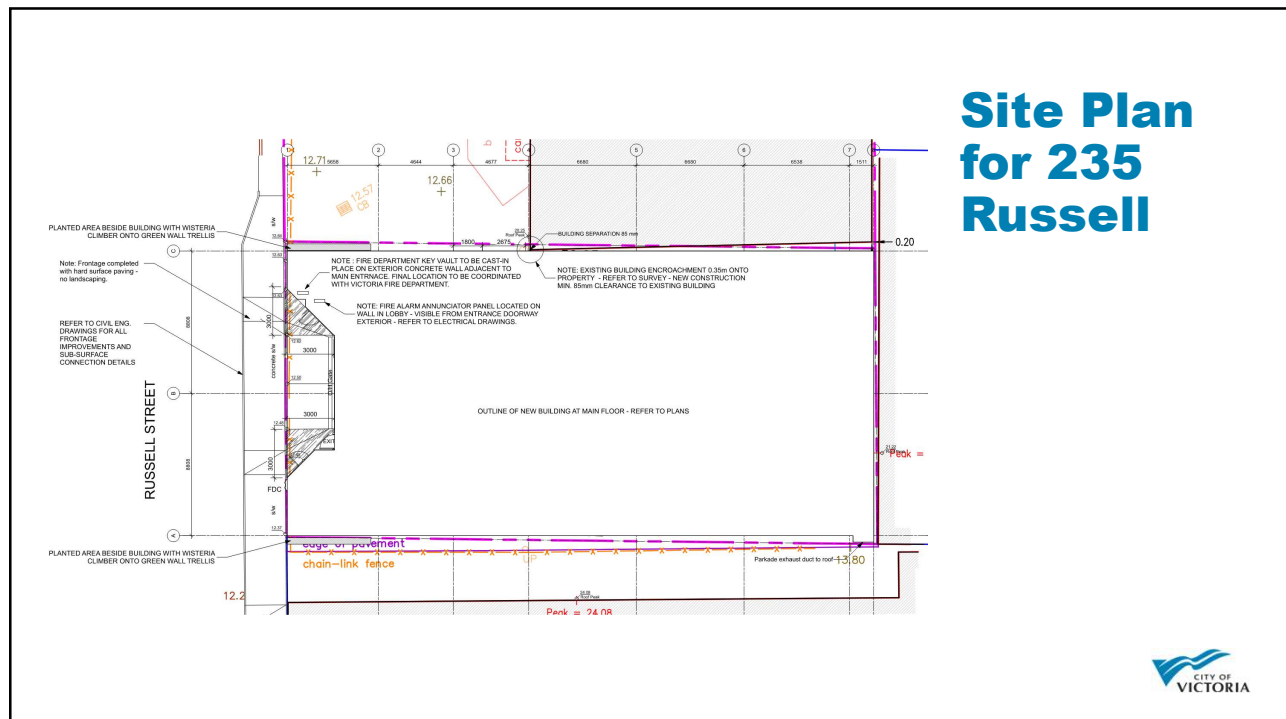
- Existing Public School
- Proposed Park (approximate location)
- Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

3



7



8