

F.1.c.c

**355 Catherine Street and 210 Kimta Road: Temporary Use Permit with Variances Application No. 00029 (Vic West)**

**Moved By** Mayor Alto

**Seconded By** Councillor Thompson

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, and subject to Council's consideration of any written commentary received, Council consider issuing the Temporary Use Permit as follows:

"That Council authorize the issuance of Temporary Use Permit Application No. 00029 for 355 Catherine Street and 210 Kimta Road, in accordance with:

- a. Plans date stamped July 18, 2023.
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
    - i. increase the maximum floor area for non-residential uses within DA-4 from 1180m<sup>2</sup> to 2400m<sup>2</sup>;
    - ii. reduce the long term bicycle parking from 5 stalls to 0 stalls.
  - c. The Temporary Use Permit lapsing October 31, 2023."
3. That Council authorize placement of a temporary structure, until October 31, 2023, within the area of the Statutory Right-of-Way registered as CA3962388.

**CARRIED UNANIMOUSLY**

**F. LAND USE MATTERS**

**F.3 355 Catherine Street and 210 Kimta Road: Temporary Use Permit with Variances Application No. 00029 (Vic West)**

Committee received a report dated July 20, 2023 from the Director of Sustainable Planning and Community Development regarding a Temporary Use Permit (TUP) Application No. 00029 for the property located at 355 Catherine Street and 210 Kimta Road, and recommending that Council authorize placement of a temporary structure, until October 31, 2023.

**Moved By** Councillor Thompson  
**Seconded By** Councillor Loughton

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, and subject to Council's consideration of any written commentary received, Council consider issuing the Temporary Use Permit as follows:

“That Council authorize the issuance of Temporary Use Permit Application No. 00029 for 355 Catherine Street and 210 Kimta Road, in accordance with:

- a. Plans date stamped July 18, 2023.
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the maximum floor area for non-residential uses within DA-4 from 1180m<sup>2</sup> to 2400m<sup>2</sup>;
  - ii. reduce the long term bicycle parking from 5 stalls to 0 stalls.
- c. The Temporary Use Permit lapsing October 31, 2023.”

3. That Council authorize placement of a temporary structure, until October 31, 2023, within the area of the Statutory Right-of-Way registered as CA3962388.
4. That Council ratify the decision at the daytime session immediately following the Committee of the Whole Meeting.

FOR (8): Mayor Alto, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson  
ABSENT (1): Councillor Caradonna

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of August 3, 2023

---

**To:** Committee of the Whole **Date:** July 20, 2023  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Temporary Use Permit with Variances Application No. 00029 for 355 Catherine Street and 210 Kimta Road

---

### RECOMMENDATION

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, and subject to Council's consideration of any written commentary received, Council consider issuing the Temporary Use Permit as follows:
  - a. Plans date stamped July 18, 2023.
  - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
    - i. increase the maximum floor area for non-residential uses within DA-4 from 1180m<sup>2</sup> to 2400m<sup>2</sup>;
    - ii. reduce the long term bicycle parking from 5 stalls to 0 stalls.
  - c. The Temporary Use Permit lapsing October 31, 2023."
3. That Council authorize placement of a temporary structure, until October 31, 2023, within the area of the Statutory Right-of-Way registered as CA3962388.
4. That Council ratify the decision at the daytime session immediately following the Committee of the Whole Meeting.

### LEGISLATIVE AUTHORITY

In accordance with section 493 of the *Local Government Act*, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify

conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

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 Temporary Use 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 Temporary Use Permit with Variances 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 Temporary Use Permit (TUP) Application for the property located at 355 Catherine Street and 210 Kimta Road. The proposal is to renew the TUP until October 31, 2023 for the commercial Van Gogh exhibit within a large tent.

The following points were considered in assessing this application:

- the short duration that the tent will be on-site would limit its visual impacts
- the proposal is generally consistent with the objectives in Development Permit Area (DPA) 13: Core Songhees to increase commercial vibrancy and vitality in former railyards and heavy industrial sites
- the proposal is generally consistent with the *Victoria West Neighbourhood Plan*, which envisions varied commercial uses in this area
- the variance to increase the floor area of non-commercial uses on Development Area 4 from 1180m<sup>2</sup> to 2400m<sup>2</sup> is supportable due to the short duration that the tent would be on the site
- the variance to reduce the long-term bicycle parking from five stalls to zero stalls is supportable as the applicant is proposing the short-term bicycle parking be operated as a bicycle valet, which in effect creates secure bicycle parking
- the proposed tent would be located over an existing water and sewer Statutory Right-of-Way. There are no concerns with this location due to the temporary nature of the structure and due to no ground penetration occurring.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to renew the TUP until October 31, 2023 for the commercial Van Gogh exhibit within a large tent. The tent is proposed to be primarily white with a graphic on the front displaying the show name and an image of the Starry Night painting.

There are two variances requested to increase the floor area for non-residential uses from 1180m<sup>2</sup> to 2400m<sup>2</sup> and to decrease the long-term bicycle parking stalls from five to zero.

## Sustainability

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

## Sustainable Mobility

No sustainable mobility improvements beyond minimum City standards are proposed in association with this application.

## Public Realm

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

## Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*. The show is all on one floor with wide aisles for accessibility and there is a ramp at the main entrance.

## Existing Site Development and Development Potential

The site is presently used for light industrial purposes including warehousing and woodworking. Large portions of the site, including two heritage buildings, are unused at this time. The site is zoned to permit residential, commercial and mixed-uses, with heights up to approximately 23 storeys and a maximum density of 2.0 Floor Space Ratio. There is also an active rezoning application pertaining to this site, which is presently being reviewed by staff and is unrelated to this Temporary Use Permit Application.



Figure 1. Aerial Map

## Relevant History

On April 27, 2023, Council approved a TUP for a period of 130 days to permit the commercial exhibit within a large tent. The current TUP expires on September 4, 2023. The applicant has applied to extend the TUP until October 31, 2023. The *Local Government Act* gives a local government the authority to approve a one-time renewal of a TUP for up to three years.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on December 13, 2022, the original application was referred for a 30-day comment period to the Victoria West CALUC. This renewal application was also referred to the CALUC on July 19, 2023. At the time of writing this report, a letter from the CALUC had not been received.

An opportunity for public comment is not a legislative requirement for TUPs under the *Local Government Act*. Each municipality in British Columbia has the authority to determine if there should be a public forum associated with the approval of temporary use permits. The City's *Land Use Procedures Bylaw* states the following with respect to the City's requirements for an opportunity for public comment:

31. Council may provide an opportunity for public comment before passing a resolution to issue:
  - a. a development variance permit, other than a permit that varies a bylaw under Section 528 of the *Local Government Act*;
  - b. a development permit with variances;
  - c. a heritage alteration permit with variances;
  - d. a temporary use permit.

Council may wish to consider waiving the Opportunity for Public Comment for this TUP application to allow this project to advance to the point of final Council consideration. This would facilitate the short extension that the commercial exhibit is permitted to operate.

While the staff recommendation includes the necessary language to waive the Opportunity for Public Comment, all other aspects of the process that ensure transparency and notification of the public would be maintained. The *Local Government Act* requires that a notice be placed in a newspaper and that a mailed notice be provided within the distance specified in the City's bylaws for TUPs. In this instance, notification requirements involve adjacent properties, therefore, consistent with the City's *Land Use Procedures Bylaw*, mailed notice would be sent to owners and occupiers of the subject site and adjacent properties. This notice would still invite recipients to provide written comments on the proposal if they felt inclined. Also, in accordance with the City's *Land Use Procedures Bylaw*, a sign would be posted on the property notifying the public of Council's upcoming consideration of the matter along with an invitation to provide written feedback.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 13: Core Songhees, within which the *Roundhouse Design Guidelines 2008 (Revised 2015)* are applicable to this property.

However, the guidelines specifically speak to the master planned community, and therefore relate directly to the design of residential towers. Therefore, these guidelines are generally not relevant to this application.

The application does contribute to the overall objective of DPA 13 to continue to revitalize former rail yards and heavy industrial sites into areas of commercial use to increase vibrancy and strengthen commercial viability.

### **Local Area Plans**

The *Victoria West Neighbourhood Plan* identifies the property within Core Songhees, which envisions varied commercial uses. The property is also within the Roundhouse master planned area. However, as noted earlier, the planning for the future of the Roundhouse site is being undertaken in association with a separate rezoning application.

### **Statutory Right-of-Way**

The tent is located on a portion of the property that has a Statutory Right-of-Way (SRW) in favour of the City for water and sewer infrastructure. There are no concerns given the temporary nature of the structure and that no ground penetration will occur during the construction and removal of the tent. The recommended motion includes wording to permit the structure to be located over top of this SRW.

### **Regulatory Considerations**

The proposal crosses three Development Areas within the CD-12 Zone, each of which has different regulations. There are two variances associated with the proposal. The first is to increase the floor area of non-commercial uses on Development Area 4 from 1180m<sup>2</sup> to 2400m<sup>2</sup>. This variance is supportable due to the short duration that the tent would be on the site. The second variance is to reduce the long-term bicycle parking from five stalls to zero stalls. This variance is supportable as the applicant is proposing the short-term bicycle parking will be operated as a bicycle valet, which in effect creates secure bicycle parking.

### **CONCLUSIONS**

The proposal to renew the TUP for a commercial exhibit within a large tent to October 31, 2023 is generally supportable as it is consistent with the OCP and *Victoria West Neighbourhood Plan* objectives to increase commercial vibrancy and strengthen commercial viability. Staff recommend for Council's consideration that the application be approved.

### **ALTERNATE MOTION**

That Council decline the Temporary Use Permit with Variances Application No. 00029 for the property located at 355 Catherine Street and 210 Kimta Road.

Respectfully submitted,

Mike Angrove  
Senior Planner – Development Agreements  
Development Services Division

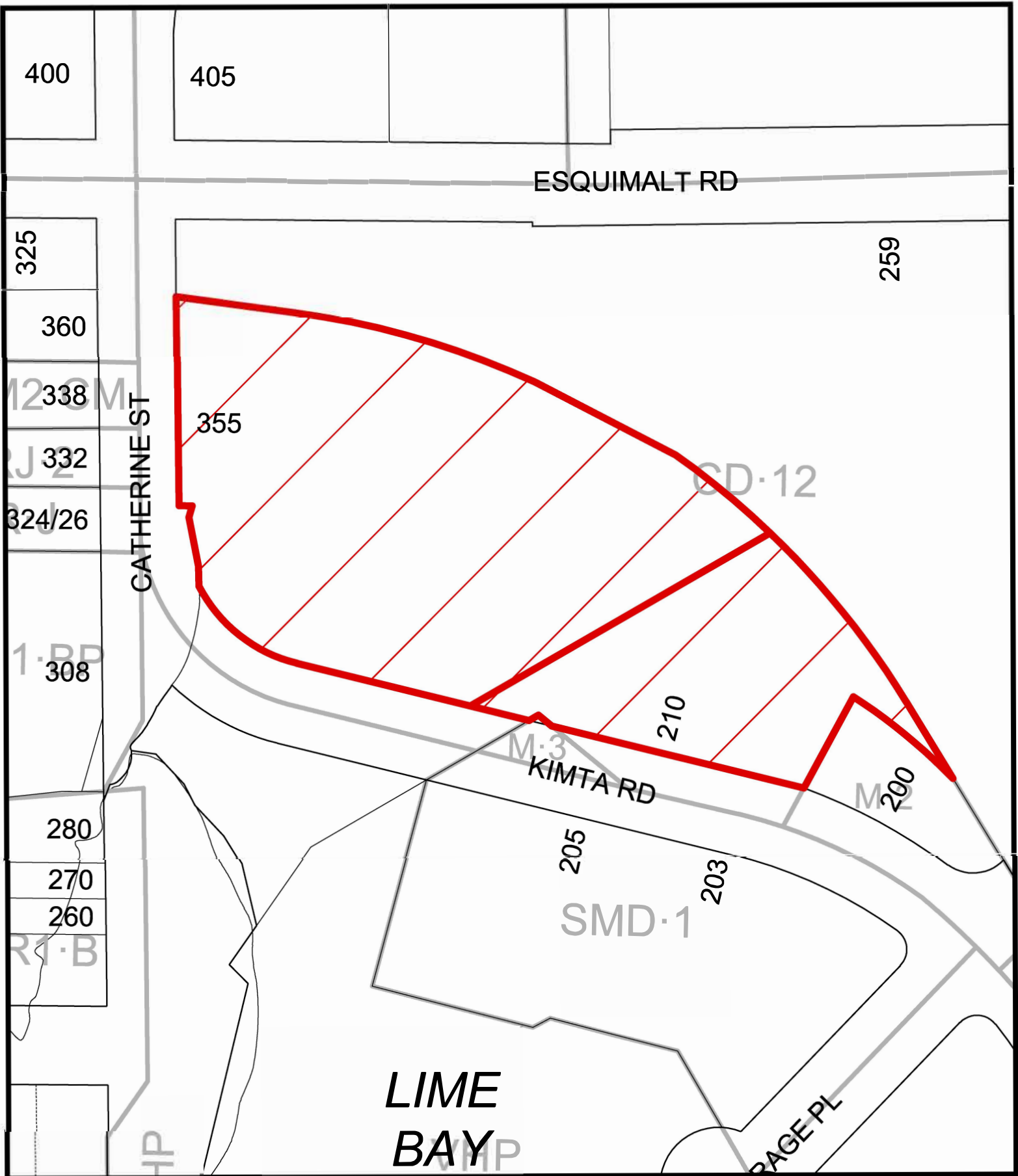
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

**List of Attachments**

- Attachment A: Subject Map
- Attachment B: Plans date stamped July 18, 2023
- Attachment C: Applicant's letter to Mayor and Council dated July 17, 2023.





**LIME  
BAY**



355 Catherine Street and 210 Kimta Road  
 Temporary Use Permit No.00026

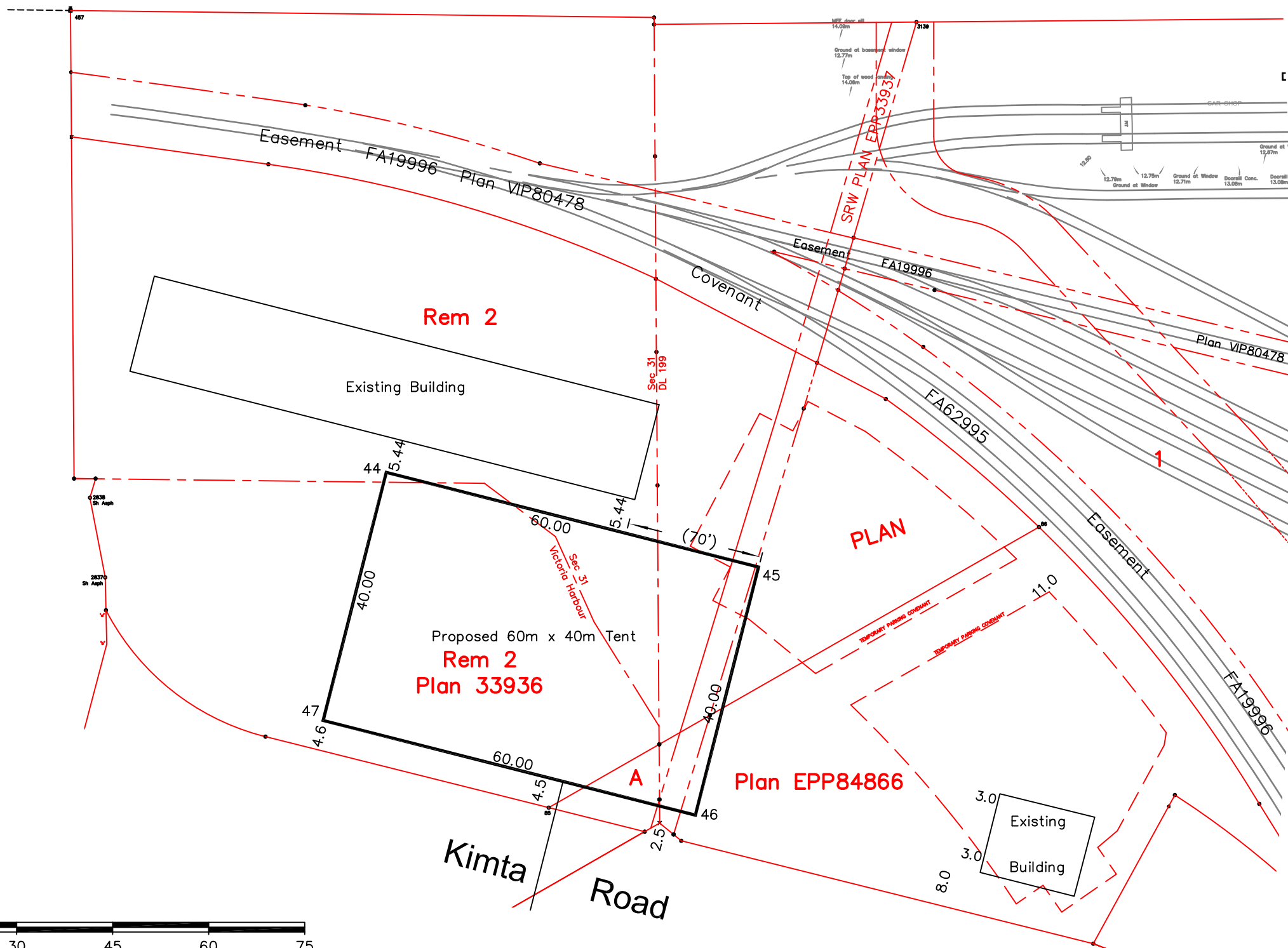


# Proposed Tent Layout over Lot A, Plan EPP84866 and Remainder Lot 2, Plan EPP33936

PID's: Lot A [030-616-298] & Rem Lot 2 [029-397-090]

Esquimalt Road

Catherine Street



**Original Submission**

**Received Date:**  
**July 18, 2023**

Drafted: August 5, 2022. PJW

1:750



The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:750.

J.E. ANDERSON & ASSOCIATES  
 B.C. Land Surveyors – Consulting Engineers  
 Victoria, Nanaimo, Parksville, Campbell River, B.C.  
 Phone 250-727-2214 Web: www.jeanderson.com  
 File : 34206

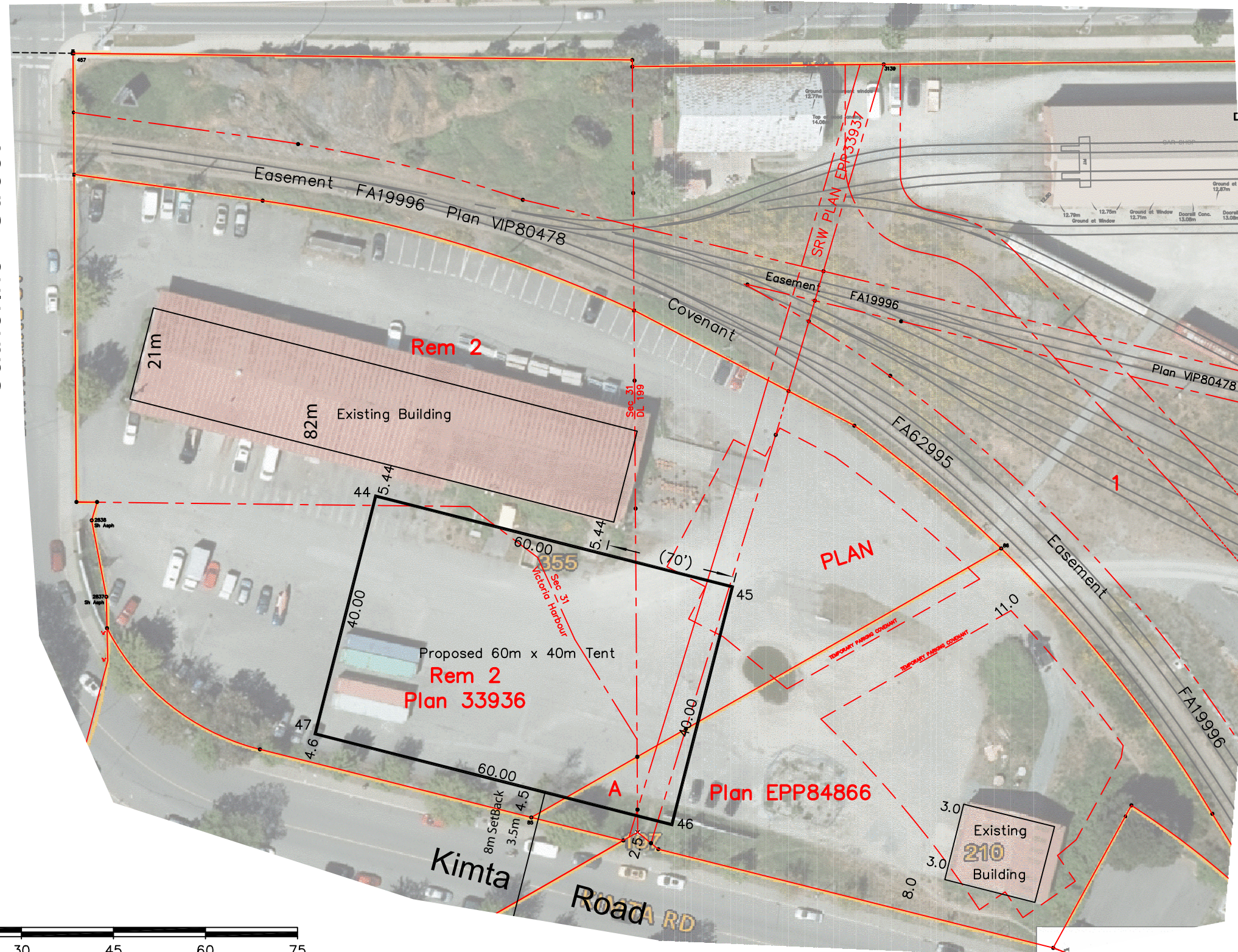
V:\\_Surveying\27591...\\_27591.dwg (34206 Bldg LO)

# Proposed Tent Layout over Lot A, Plan EPP84866 and Remainder Lot 2, Plan EPP33936

PID's: Lot A [030-616-298] & Rem Lot 2 [029-397-090]

Esquimalt Road

Catherine Street



1:750



The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:750.

Drafted: August 5, 2022. PJW

J.E. ANDERSON & ASSOCIATES  
 B.C. Land Surveyors – Consulting Engineers  
 Victoria, Nanaimo, Parksville, Campbell River, B.C.  
 Phone 250-727-2214 Web: www.jeanderson.com  
 File : 34206  
 V:\\_Surveying\27591...\27591.dwg (34206 Bldg LO)

# Proposed Tent Layout over Lot A, Plan EPP84866 and Remainder Lot 2, Plan EPP33936

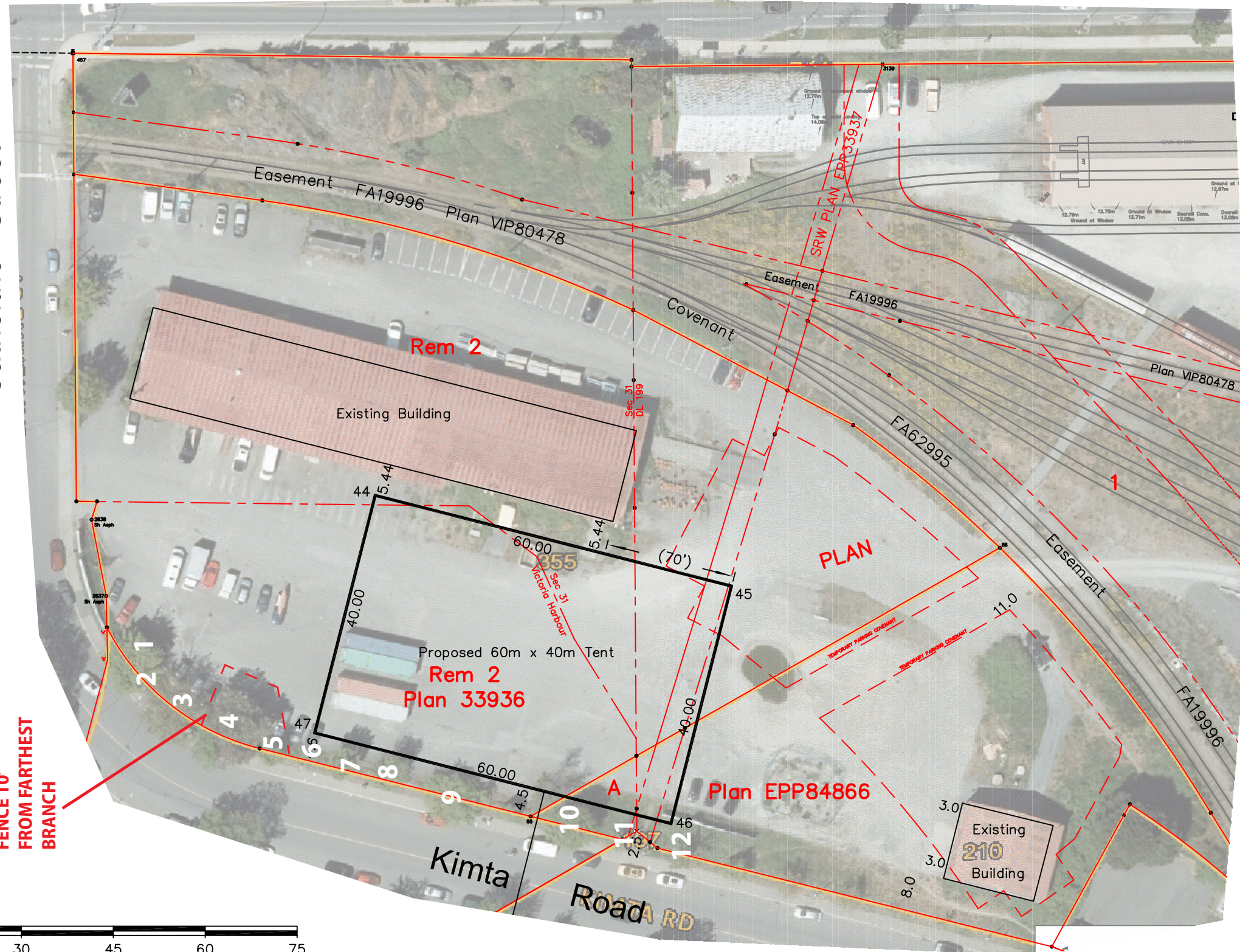
PID's: Lot A [030-616-298] & Rem Lot 2 [029-397-090]

Esquimalt Road

Catherine Street

**ALL TREES RETAINED  
NO TREES ON PARKING LOT**

**#4 - TREE PROTECTION  
FENCE 10'  
FROM FARTHEST  
BRANCH**



1:750



The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:750.

Drafted: August 5, 2022. PJW

J.E. ANDERSON & ASSOCIATES  
B.C. Land Surveyors – Consulting Engineers  
Victoria, Nanaimo, Parksville, Campbell River, B.C.  
Phone 250-727-2214 Web: www.jeanderson.com  
File : 34206

V:\\_Surveying\27591...\\_27591.dwg (34206 Bldg LO)

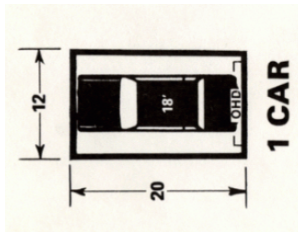
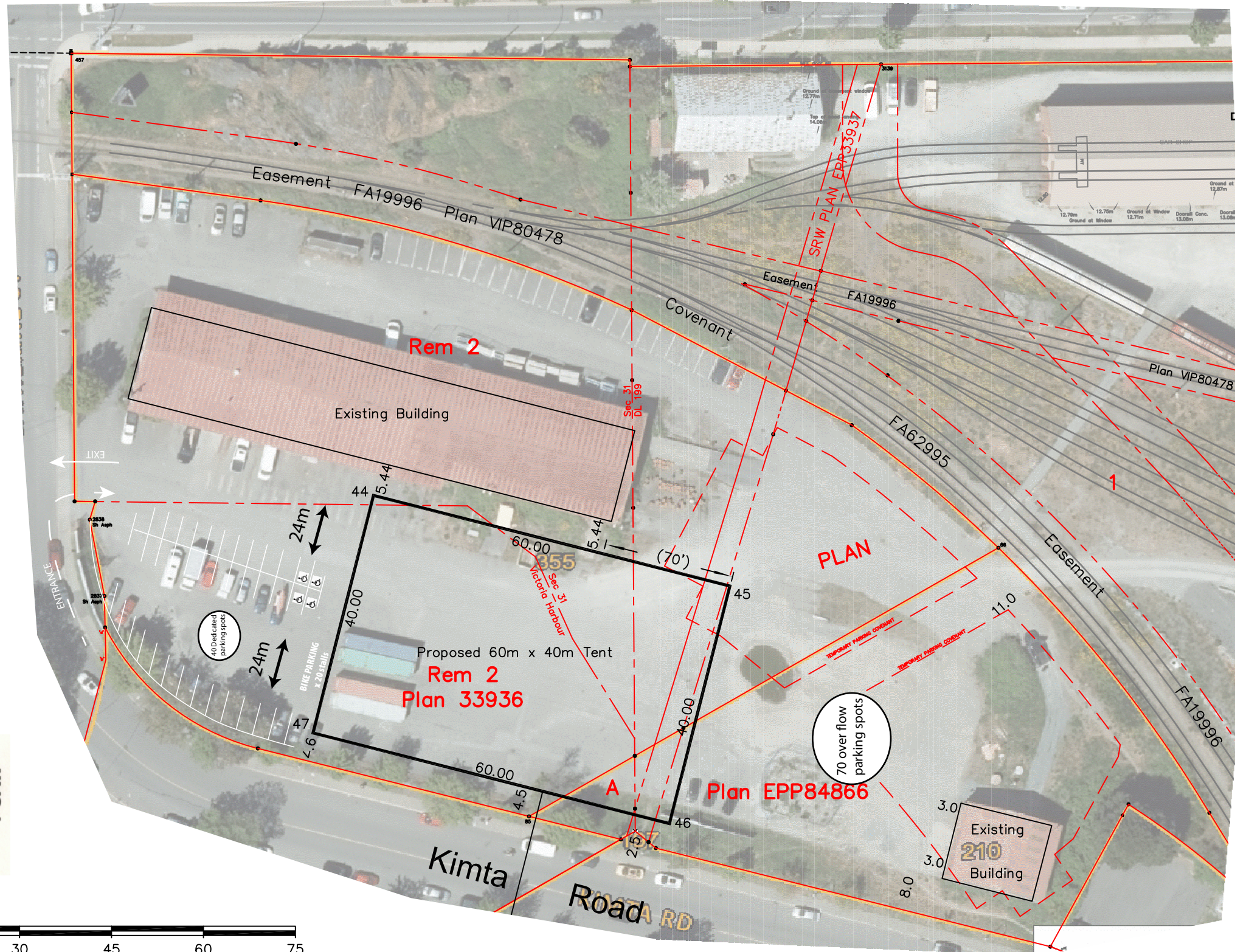
# Proposed Tent Layout over Lot A, Plan EPP84866 and Remainder Lot 2, Plan EPP33936

PID's: Lot A [030-616-298] & Rem Lot 2 [029-397-090]

Esquimalt Road

Catherine Street

Proposed Parking Plan



1:750

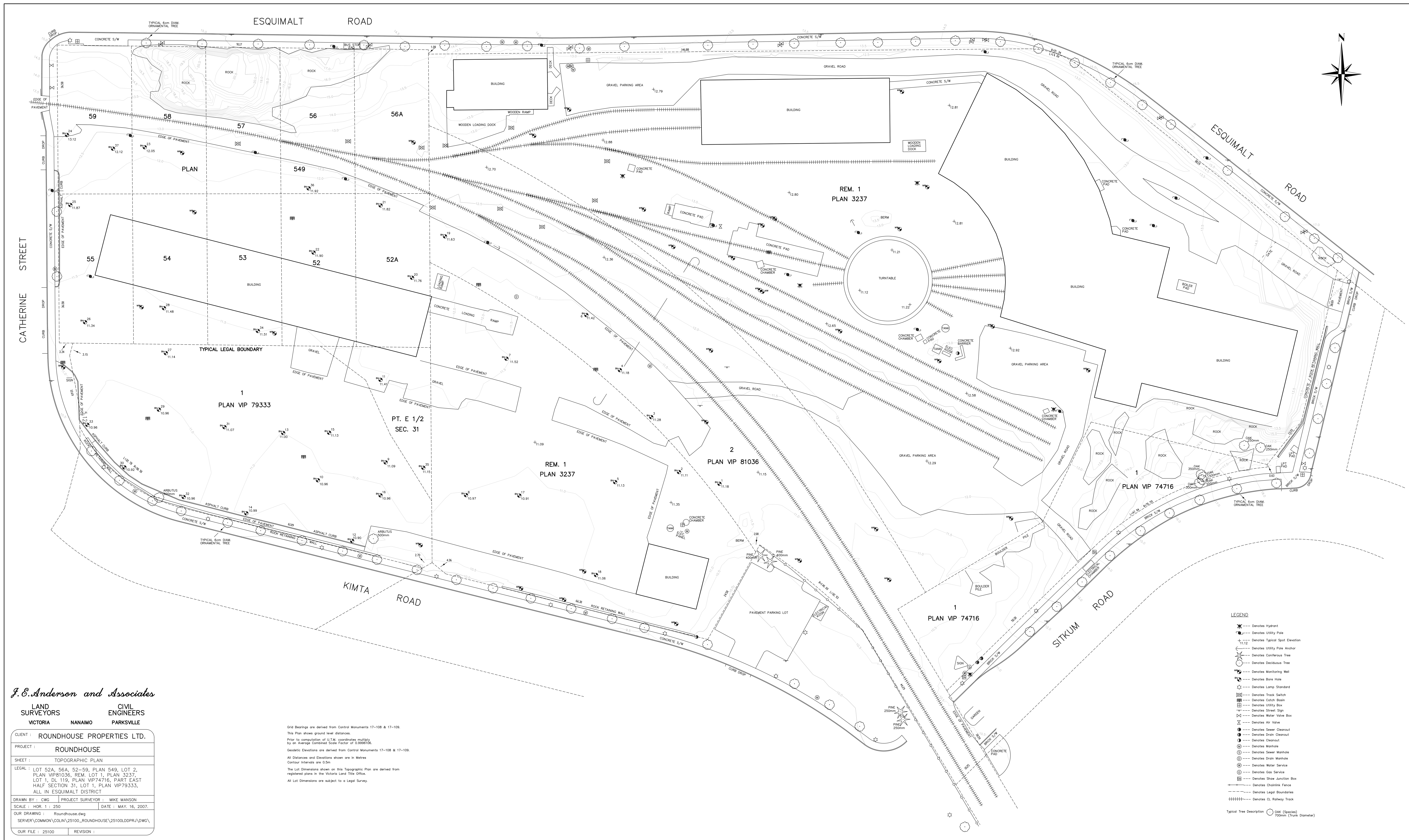


The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:750.

Drafted: August 5, 2022. PJW

J.E. ANDERSON & ASSOCIATES  
 B.C. Land Surveyors – Consulting Engineers  
 Victoria, Nanaimo, Parksville, Campbell River, B.C.  
 Phone 250-727-2214 Web: www.jeanderson.com  
 File : 34206

V:\\_Surveying\27591...\\_27591.dwg (34206 Bldg LO)



*J. E. Anderson and Associates*  
 LAND SURVEYORS CIVIL ENGINEERS  
 VICTORIA NANAIMO PARKSVILLE

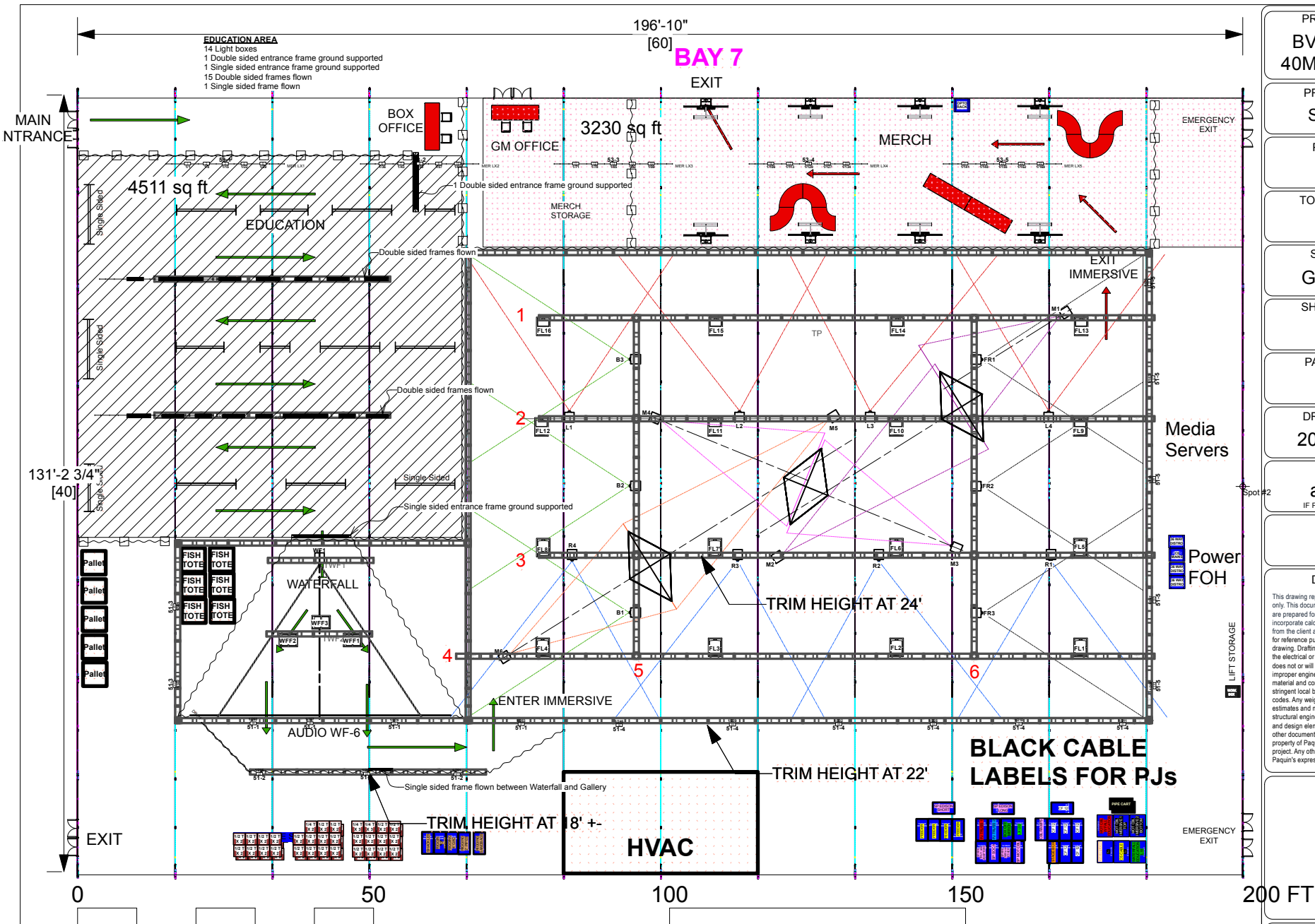
CLIENT : ROUNDHOUSE PROPERTIES LTD.	
PROJECT : ROUNDHOUSE	
SHEET : TOPOGRAPHIC PLAN	
LEGAL : LOT 52A, 56A, 52-59, PLAN 549, LOT 2, PLAN VIP81036, REM. LOT 1, PLAN 3237, LOT 1, DL 119, PLAN VIP74716, PART EAST HALF SECTION 31, LOT 1, PLAN VIP79333, ALL IN ESQUIMALT DISTRICT	
DRAWN BY : CWG	PROJECT SURVEYOR : MIKE MANSON
SCALE : HOR. 1 : 250	DATE : MAY. 16, 2007
OUR DRAWING : Roundhouse.dwg	
SERVER\COMMON\COLIN\25100_ROUNDHOUSE\25100DDPR\1\DWG\	
OUR FILE : 25100	REVISION :

Grid Bearings are derived from Control Monuments 17-108 & 17-109.  
 This Plan shows ground level distances.  
 Prior to computation of U.T.M. coordinates multiply by an Average Combined Scale Factor of 0.99981056.  
 Geodetic Elevations are derived from Control Monuments 17-108 & 17-109.  
 All Distances and Elevations shown are in Metres.  
 Contour Intervals are 0.5m.  
 The Lot Dimensions shown on this Topographic Plan are derived from registered plans in the Victoria Land Title Office.  
 All Lot Dimensions are subject to a Legal Survey.

**LEGEND**

	Denotes Hydrant
	Denotes Utility Pole
	Denotes Typical Spot Elevation
	Denotes Utility Pole Anchor
	Denotes Coniferous Tree
	Denotes Deciduous Tree
	Denotes Monitoring Well
	Denotes Blow Hole
	Denotes Lamp Standard
	Denotes Truck Swath
	Denotes Catch Basin
	Denotes UHVI Box
	Denotes Street Sign
	Denotes Water Valve Box
	Denotes Air Valve
	Denotes Sewer Cleanout
	Denotes Drain Cleanout
	Denotes Cleanout
	Denotes Manhole
	Denotes Sewer Manhole
	Denotes Drain Manhole
	Denotes Water Service
	Denotes Gas Service
	Denotes Show Junction Box
	Denotes Chainlink Fence
	Denotes Legal Boundaries
	Denotes C.L. Railway Track

Typical Tree Description Oak (Species) 700mm (Trunk Diameter)



PROJECT NAME  
**BVG Victoria  
 40M x 60M tent**

PROJECT DATE  
**SEP 2022**

PROJECT ID  
**V 1.0**

TOTAL # SHEETS  
**10**

SHEET TITLE  
**GENERAL**

SHEET NUMBER  
**1**

PAGE NUMBER  
**1**

DRAWING DATE  
**2022-08-05**

SCALE  
**as noted**  
 IF PRINTED ON 8.5"x11"

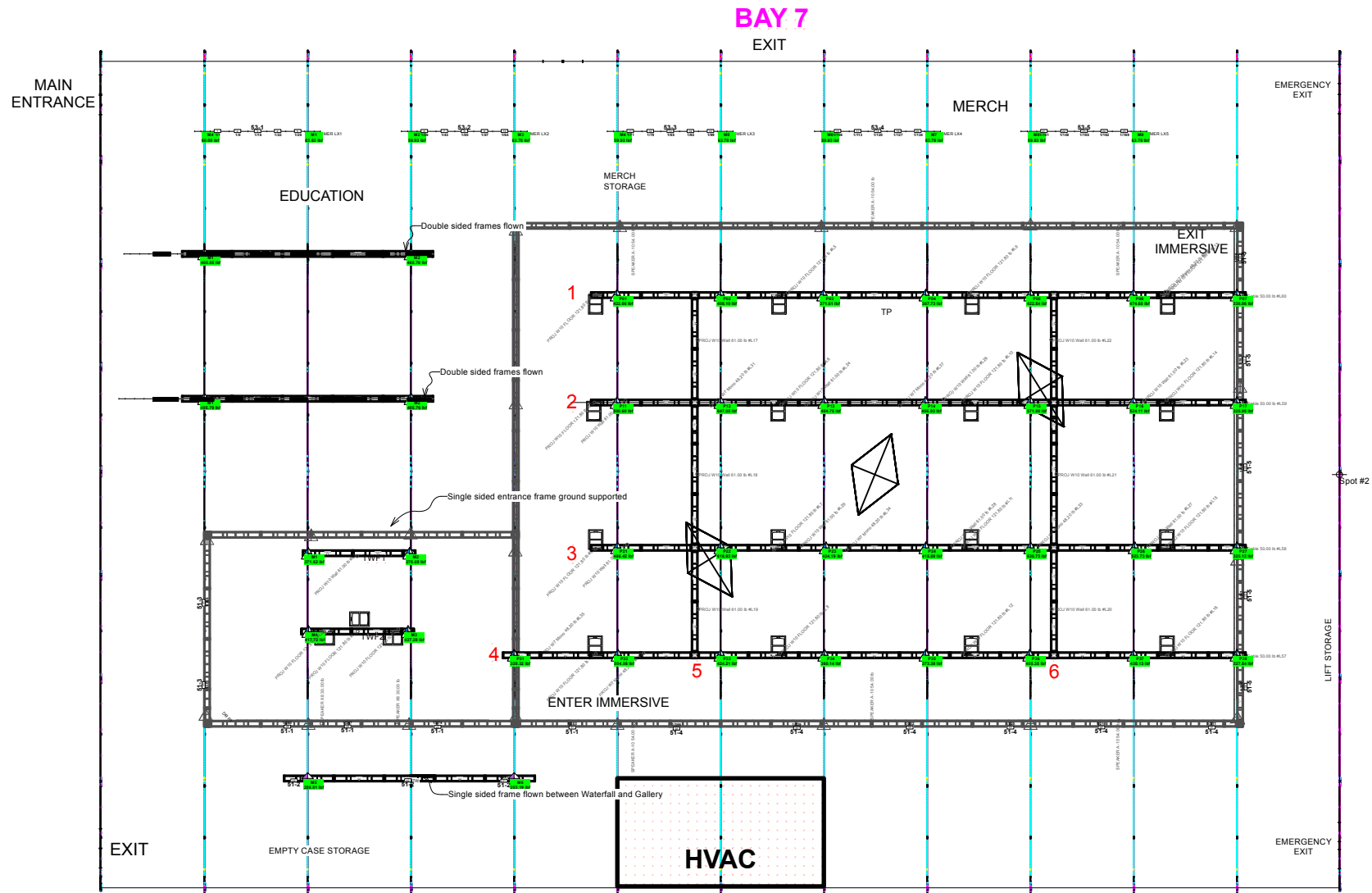
REVISION

**DISCLAIMER**  
 This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.

NOTES

**1** TOP VIEW  
 Scale: 1:275

**BEYOND  
 Van Gogh**  
 The Immersive Experience



2

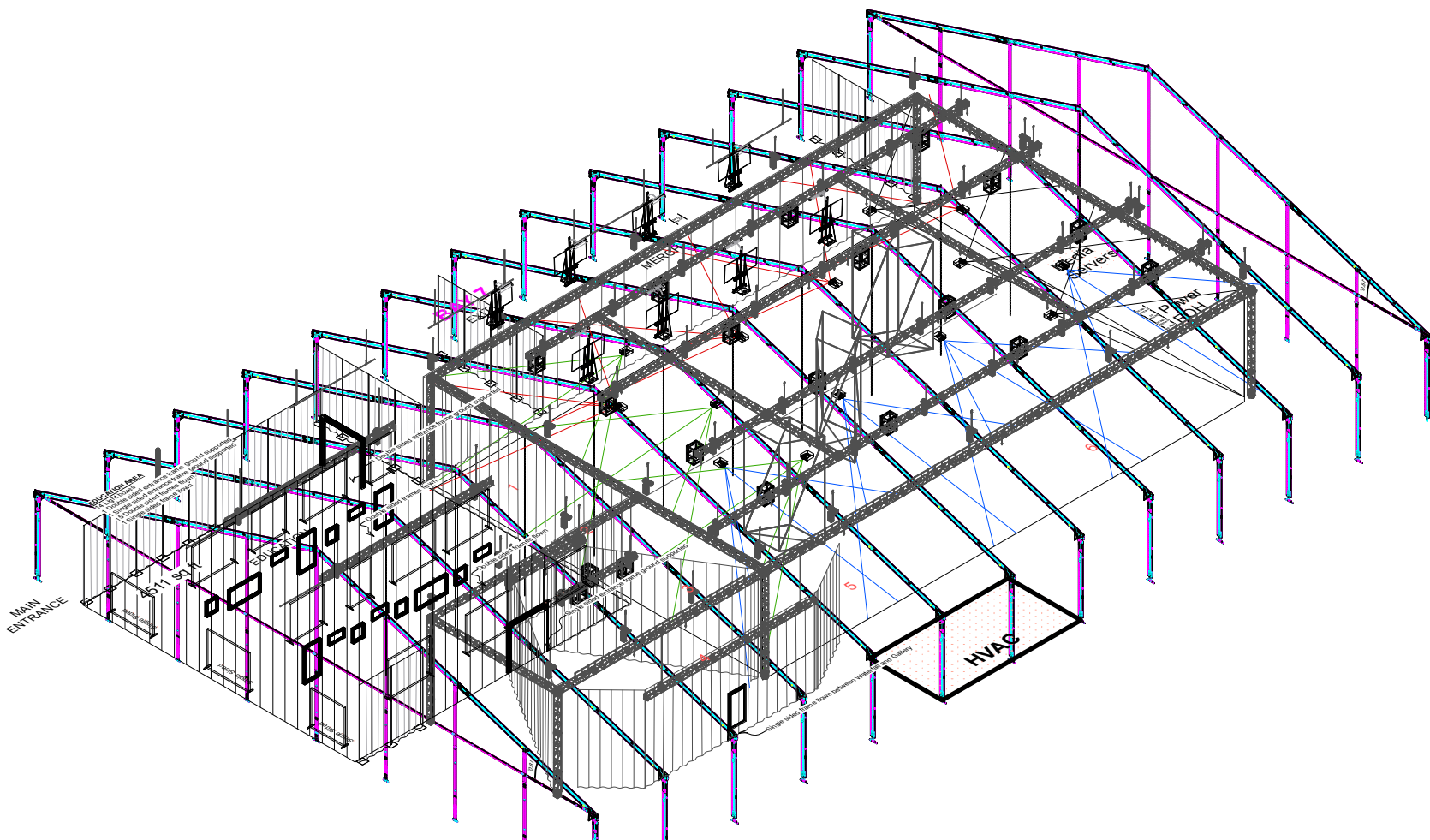
**WEIGHTS**  
 Scale: 1:300

**NOTE:** Braceworks estimates shown in this and attached documents have been run in "usability" mode with a load factor of 1.0.

These estimates are intended solely to enable advance discussions, and do not replace the analysis of a qualified and licensed structural engineer.

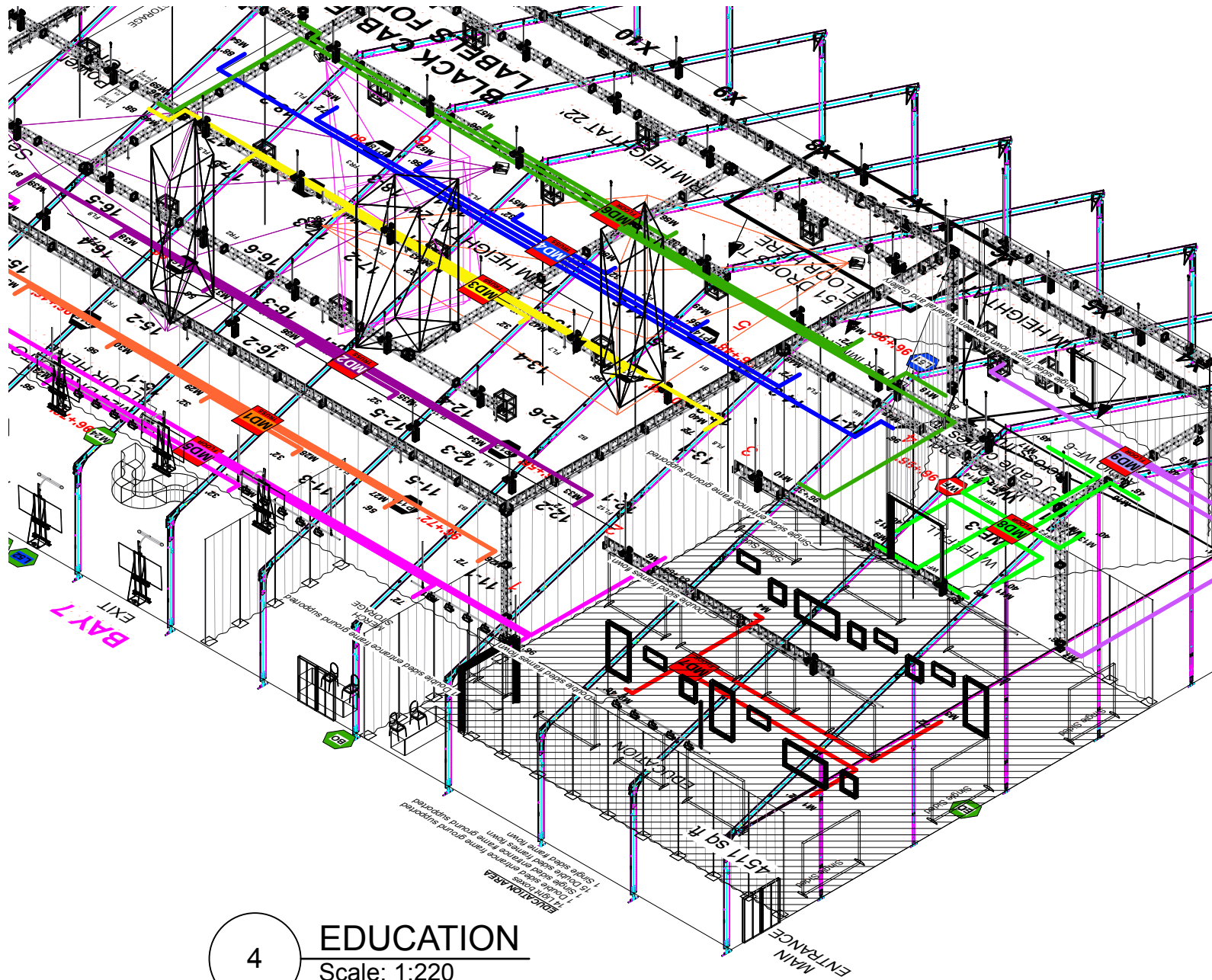
PROJECT NAME <b>BVG Victoria 40M x 60M tent</b>
PROJECT DATE <b>SEP 2022</b>
PROJECT ID <b>V 1.0</b>
TOTAL # SHEETS <b>10</b>
SHEET TITLE <b>WEIGHTS</b>
SHEET NUMBER <b>2</b>
PAGE NUMBER <b>2</b>
DRAWING DATE <b>2022-08-05</b>
SCALE <b>as noted</b> <small>IF PRINTED ON 8.5"X11"</small>
REVISION
<b>DISCLAIMER</b> <small>This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.</small>
NOTES





3 ISO VIEW  
Scale: 1:330

PROJECT NAME <b>BVG Victoria 40M x 60M tent</b>
PROJECT DATE <b>SEP 2022</b>
PROJECT ID <b>V 1.0</b>
TOTAL # SHEETS <b>10</b>
SHEET TITLE <b>RIGHT ISO</b>
SHEET NUMBER <b>3</b>
PAGE NUMBER <b>3</b>
DRAWING DATE <b>2022-08-05</b>
SCALE <b>as noted IF PRINTED ON 8.5"X11"</b>
REVISION
DISCLAIMER <small>This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.</small>
NOTES



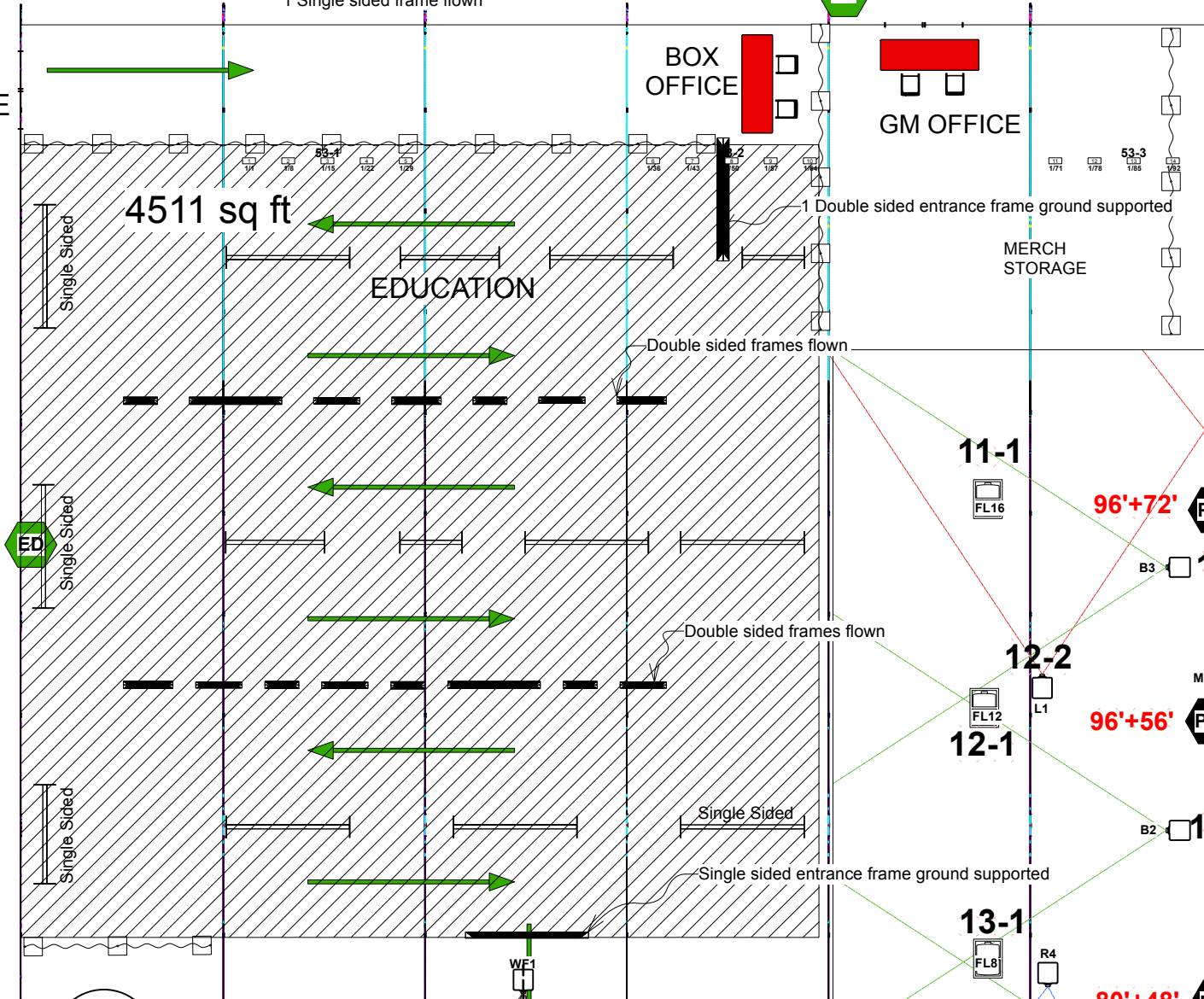
4
**EDUCATION**  
 Scale: 1:220

PROJECT NAME <b>BVG Victoria</b> <b>40M x 60M tent</b>
PROJECT DATE <b>SEP 2022</b>
PROJECT ID <b>V 1.0</b>
TOTAL # SHEETS <b>10</b>
SHEET TITLE <b>Education</b>
SHEET NUMBER <b>4</b>
PAGE NUMBER <b>4</b>
DRAWING DATE <b>2022-08-05</b>
SCALE <b>as noted</b> <small>IF PRINTED ON 8.5'X11"</small>
REVISION
<b>DISCLAIMER</b> <small>         This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.       </small>
<b>NOTES</b>

MAIN  
ENTRANCE

**EDUCATION AREA**

- 14 Light boxes
- 1 Double sided entrance frame ground supported
- 1 Single sided entrance frame ground supported
- 15 Double sided frames frown
- 1 Single sided frame frown

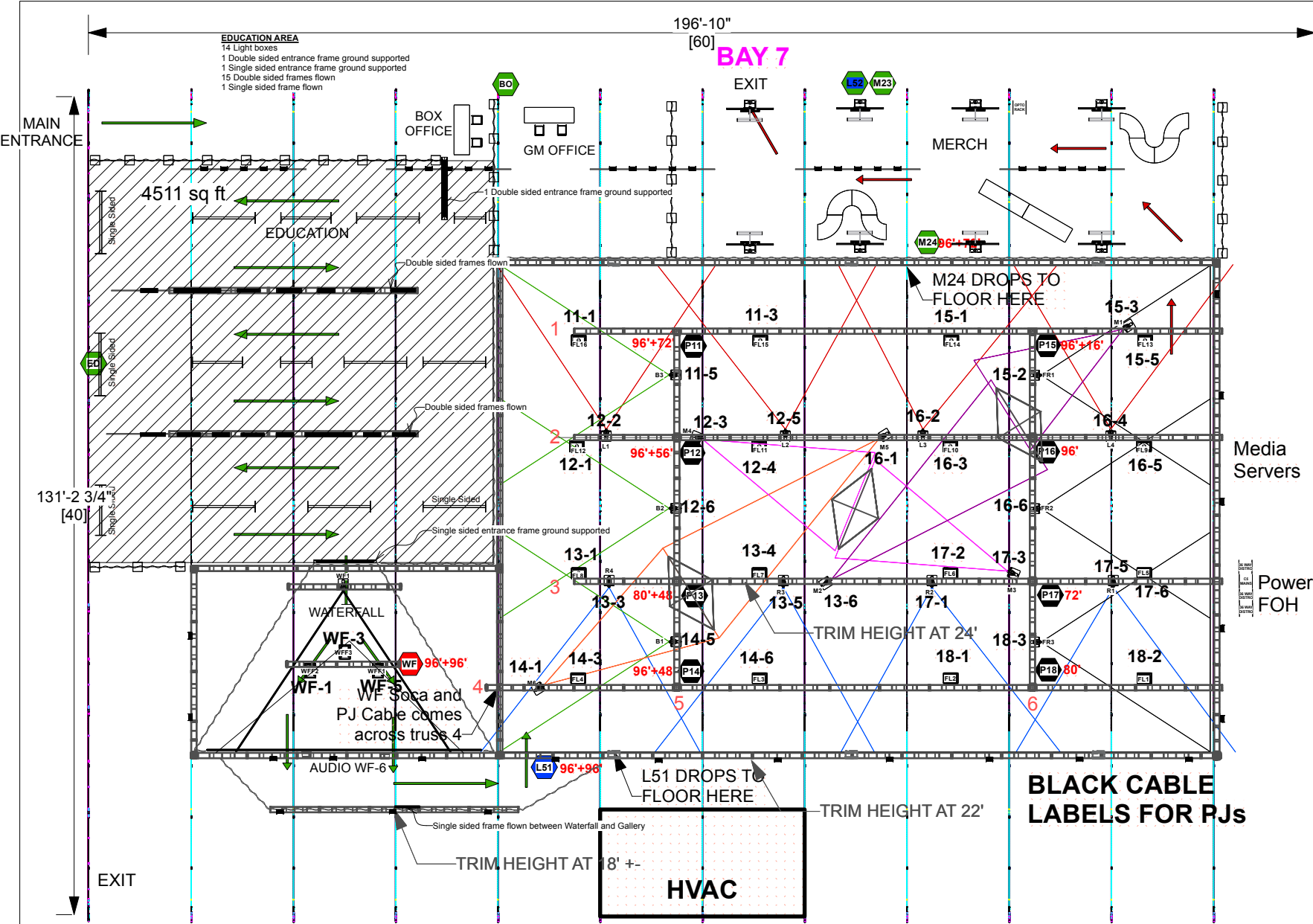


5

**EDUCATION CLOSE**

Scale: 1:160

PROJECT NAME <b>BVG Victoria 40M x 60M tent</b>
PROJECT DATE <b>SEP 2022</b>
PROJECT ID <b>V 1.0</b>
TOTAL # SHEETS <b>10</b>
SHEET TITLE <b>EDUCATION CLOSE SHEET NUMBER</b>
<b>5</b>
PAGE NUMBER <b>5</b>
DRAWING DATE <b>2022-08-05</b>
SCALE <b>as noted IF PRINTED ON 8.5'X11"</b>
REVISION
DISCLAIMER <small>This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.</small>
NOTES



PROJECT NAME <b>BVG Victoria 40M x 60M tent</b>
PROJECT DATE <b>SEP 2022</b>
PROJECT ID <b>V 1.0</b>
TOTAL # SHEETS <b>10</b>
SHEET TITLE <b>PROJECTION</b>
SHEET NUMBER <b>6</b>
PAGE NUMBER <b>6</b>
DRAWING DATE <b>2022-08-05</b>
SCALE <b>as noted</b> IF PRINTED ON 8.5"x11"
REVISION
DISCLAIMER <small>This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.</small>
NOTES

6

**PROJECTION**  
 Scale: 1:275

PROJECT NAME  
**BVG Victoria  
 40M x 60M tent**

PROJECT DATE  
**SEP 2022**

PROJECT ID  
**V 1.0**

TOTAL # SHEETS  
**10**

SHEET TITLE  
**Motor Distro**

SHEET NUMBER  
**7**

PAGE NUMBER  
**7**

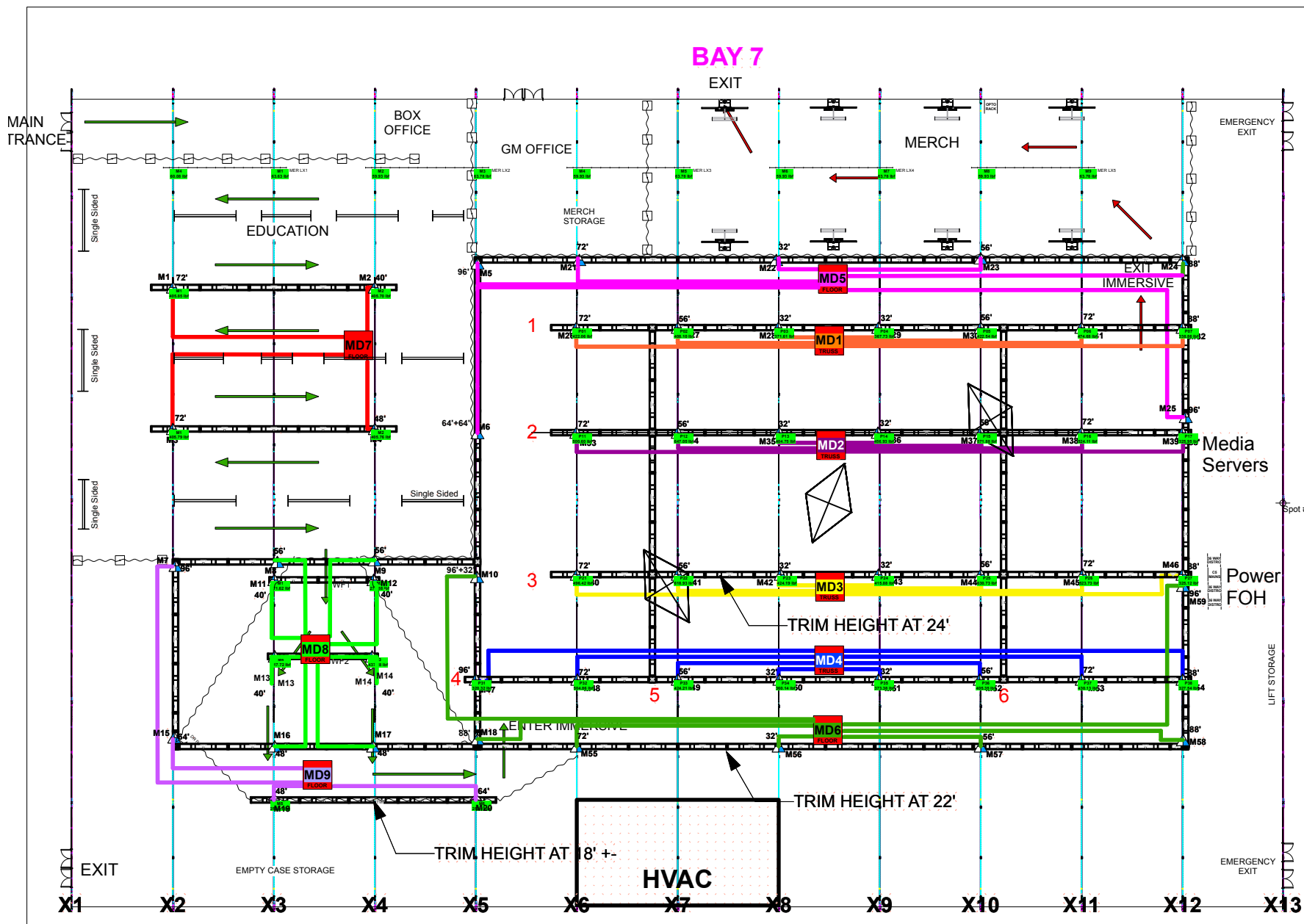
DRAWING DATE  
**2022-08-05**

SCALE  
**as noted**  
 IF PRINTED ON 8.5"x11"

REVISION

**DISCLAIMER**  
 This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.

NOTES



**1** Motor Distro  
 Scale: 1:275

**EDUCATION AREA**  
 14 Light boxes  
 1 Double sided entrance frame ground supported  
 1 Single sided entrance frame ground supported  
 15 Double sided frames flow  
 1 Single sided frame flow

**BAY 7**

PROJECT NAME  
**BVG Victoria**  
**40M x 60M tent**

PROJECT DATE  
**SEP 2022**

PROJECT ID  
**V 1.0**

TOTAL # SHEETS  
**10**

SHEET TITLE  
**Circuits**

SHEET NUMBER  
**8**

PAGE NUMBER  
**8**

DRAWING DATE  
**2022-08-05**

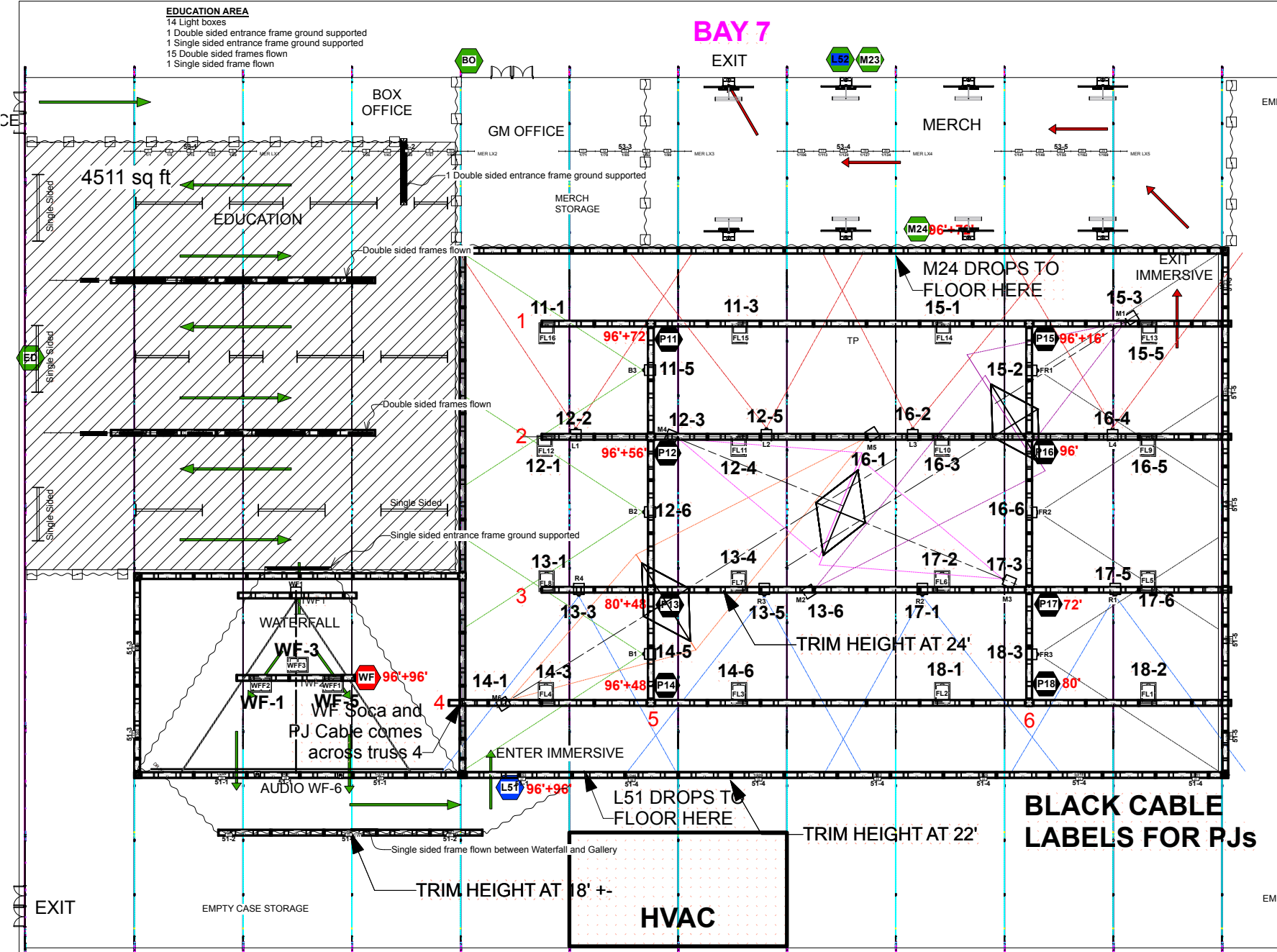
SCALE  
**as noted**  
 IF PRINTED ON 8.5"x11"

REVISION

**DISCLAIMER**

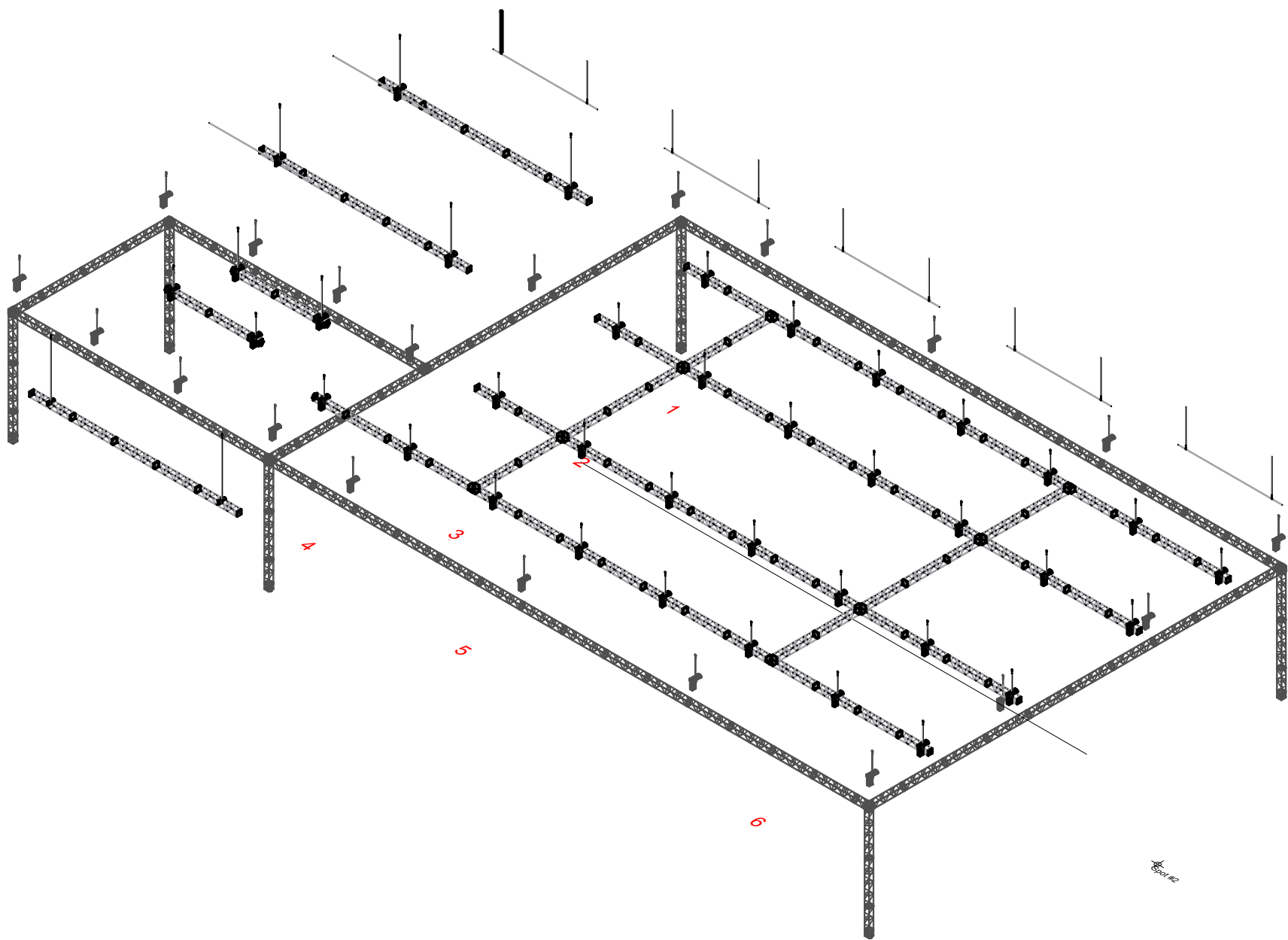
This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.

**NOTES**



**BLACK CABLE LABELS FOR PJs**

**1** Circuits  
 Scale: 1:250



PROJECT NAME  
**BVG Victoria**  
**40M x 60M tent**

PROJECT DATE  
**SEP 2022**

PROJECT ID  
**V 1.0**

TOTAL # SHEETS  
**10**

SHEET TITLE  
**TRUSS PLAN**

SHEET NUMBER  
**9**

PAGE NUMBER  
**9**

DRAWING DATE  
**2022-08-05**

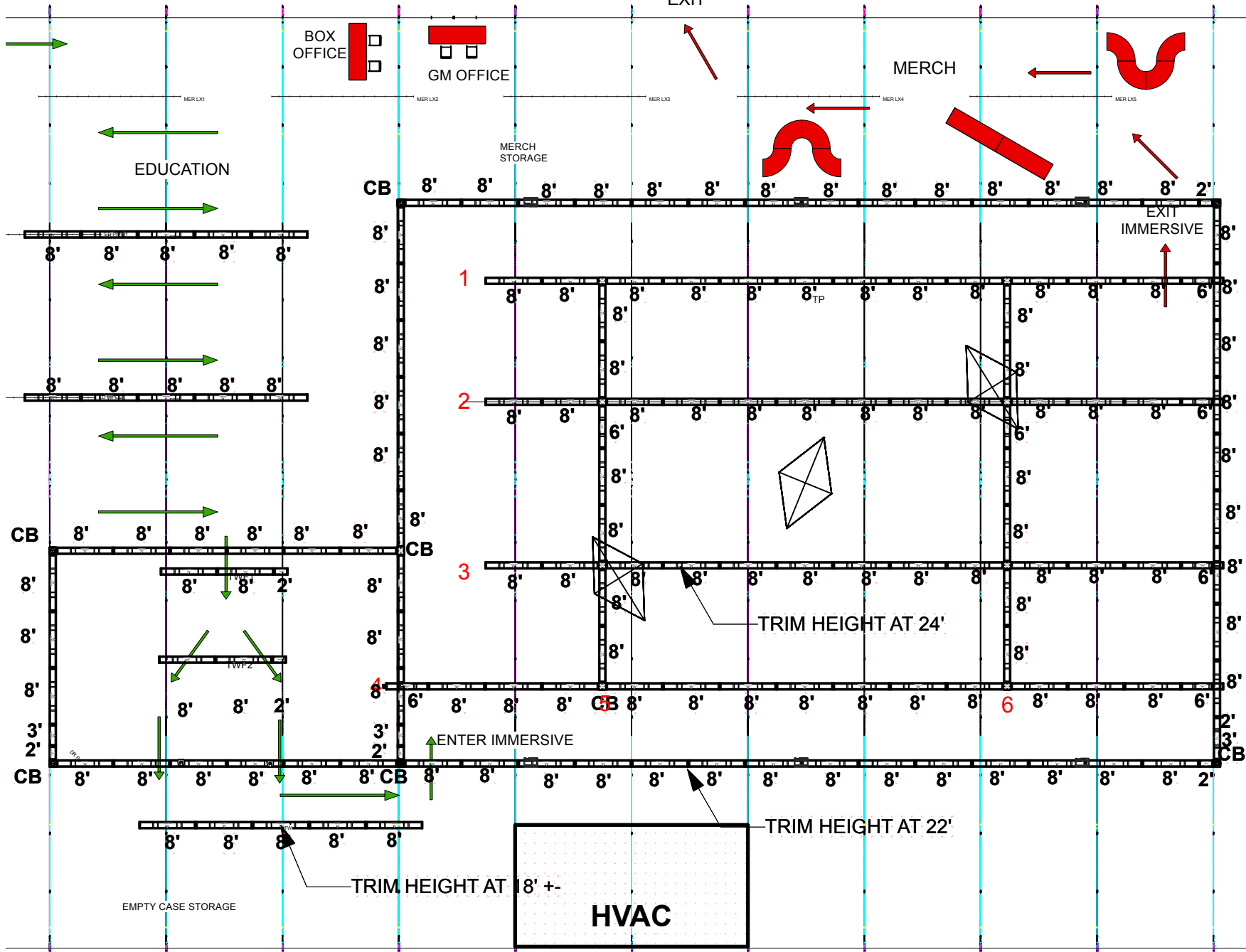
SCALE  
**as noted**  
IF PRINTED ON 8.5'X11"

REVISION

**DISCLAIMER**  
This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.

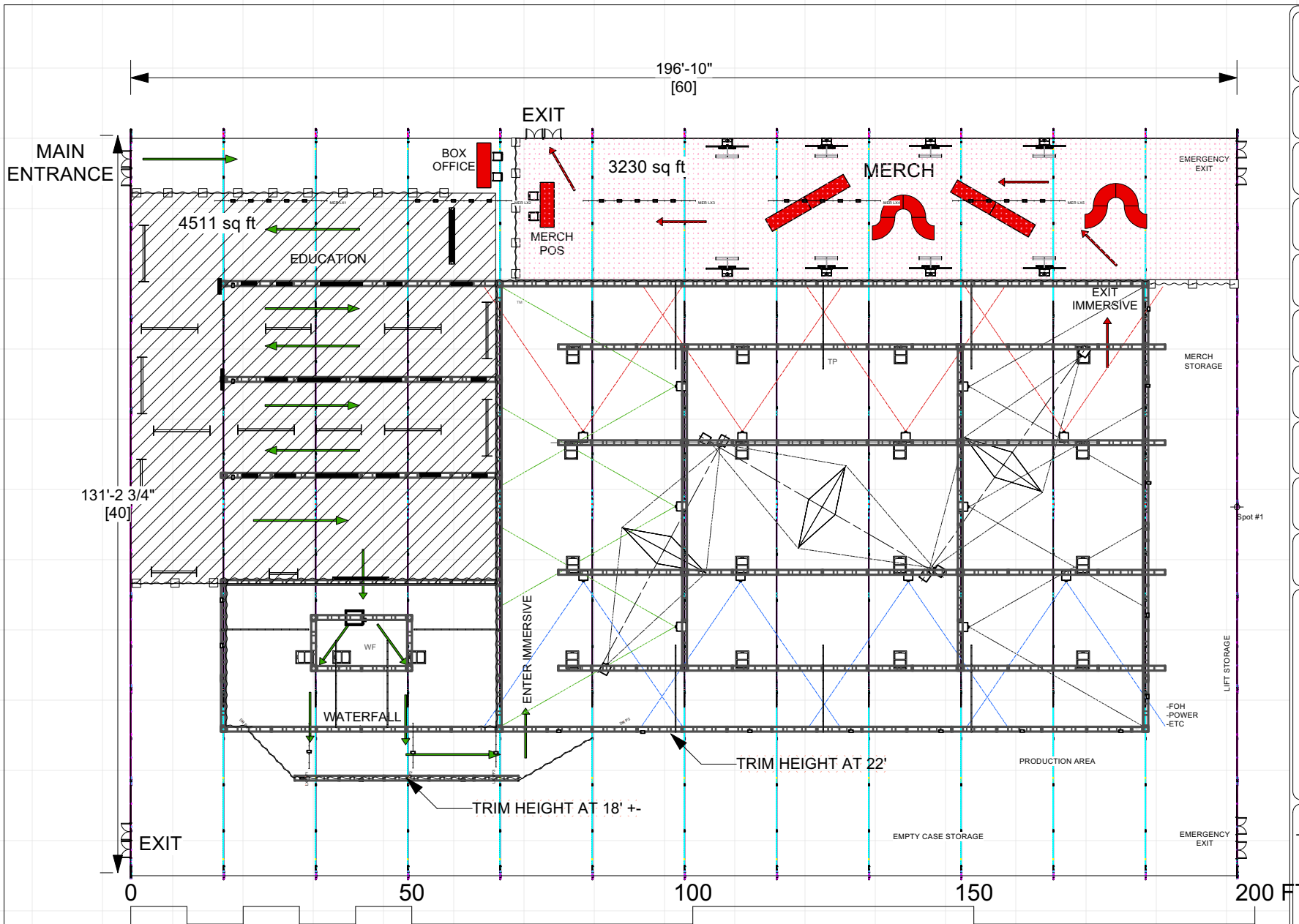
NOTES

# BAY 7



PROJECT NAME	BVG Victoria 40M x 60M tent
PROJECT DATE	SEP 2022
PROJECT ID	V 1.0
TOTAL # SHEETS	10
SHEET TITLE	Truss Labels
SHEET NUMBER	11
PAGE NUMBER	10
DRAWING DATE	2022-08-05
SCALE	as noted IF PRINTED ON 8.5"x11"
REVISION	
DISCLAIMER	This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. Drafting tech is is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads noted on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of Paquin and may only be used for this project. Any other use is strictly prohibited without Paquin's expressed written approval.
NOTES	





PROJECT NAME  
**VAN GOGH  
40MX60M tent**

PROJECT DATE  
**JUNE 2021**

PROJECT ID  
**V 6.0**

TOTAL # SHEETS  
**6**

SHEET TITLE  
**GENERAL**

SHEET NUMBER  
**1**

PAGE NUMBER  
**1**

DRAWING DATE  
**05/10/21**

SCALE  
**as noted**  
IF PRINTED ON 8.5"X11"

REVISION

DISCLAIMER  
This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. FM Systems is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads written on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of FM Systems and may only be used for this project. Any other use is strictly prohibited without expressed written approval from FM Systems.

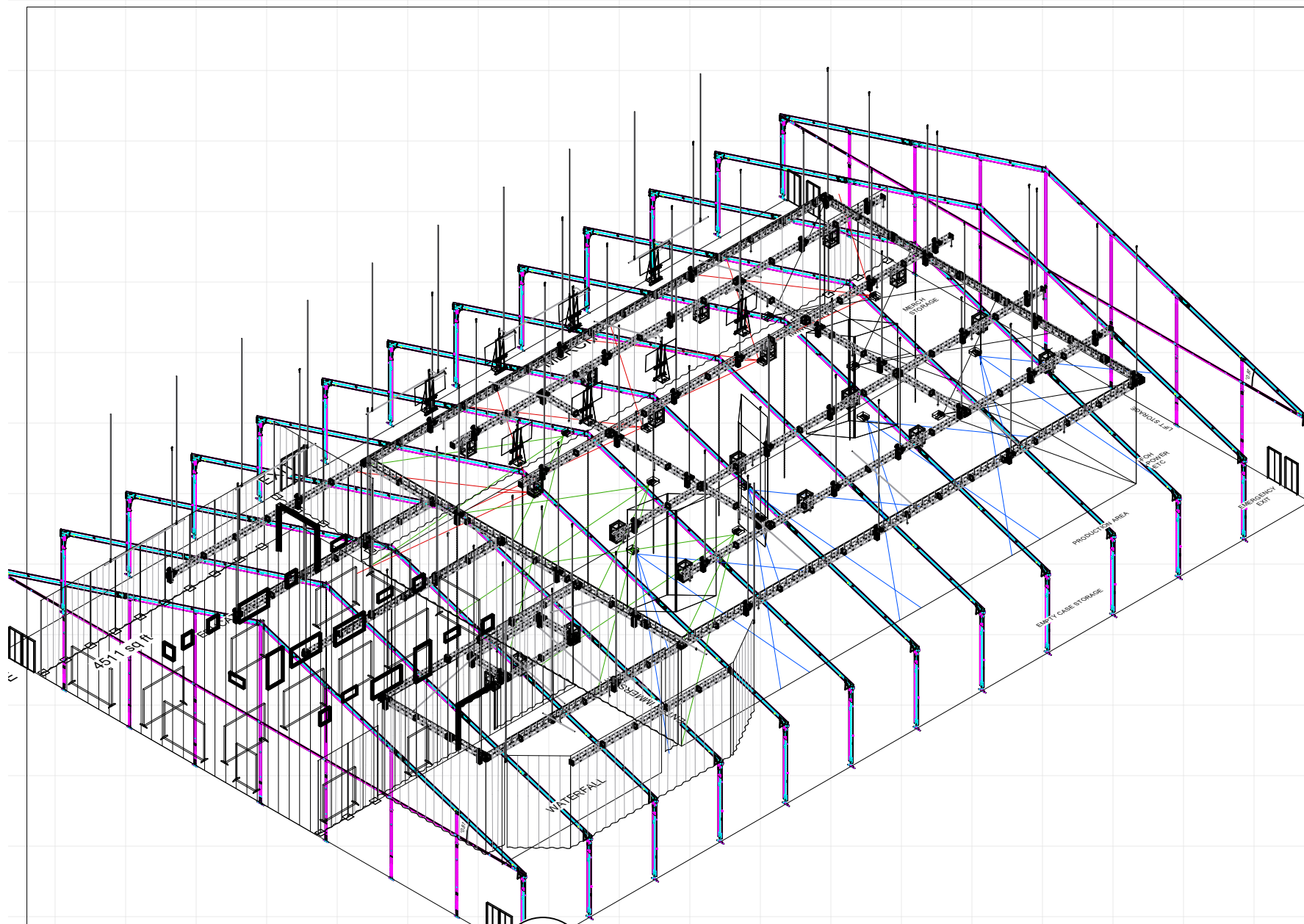
NOTES  
- Moved waterfall screen 8' down  
- Added new waterfall tunnel truss and pipe  
- Moved Exit doors in merch area  
- Changed entrance path with ground drape

DRAWN BY


**SYSTEMS**  
FMSYSTEMS.NET

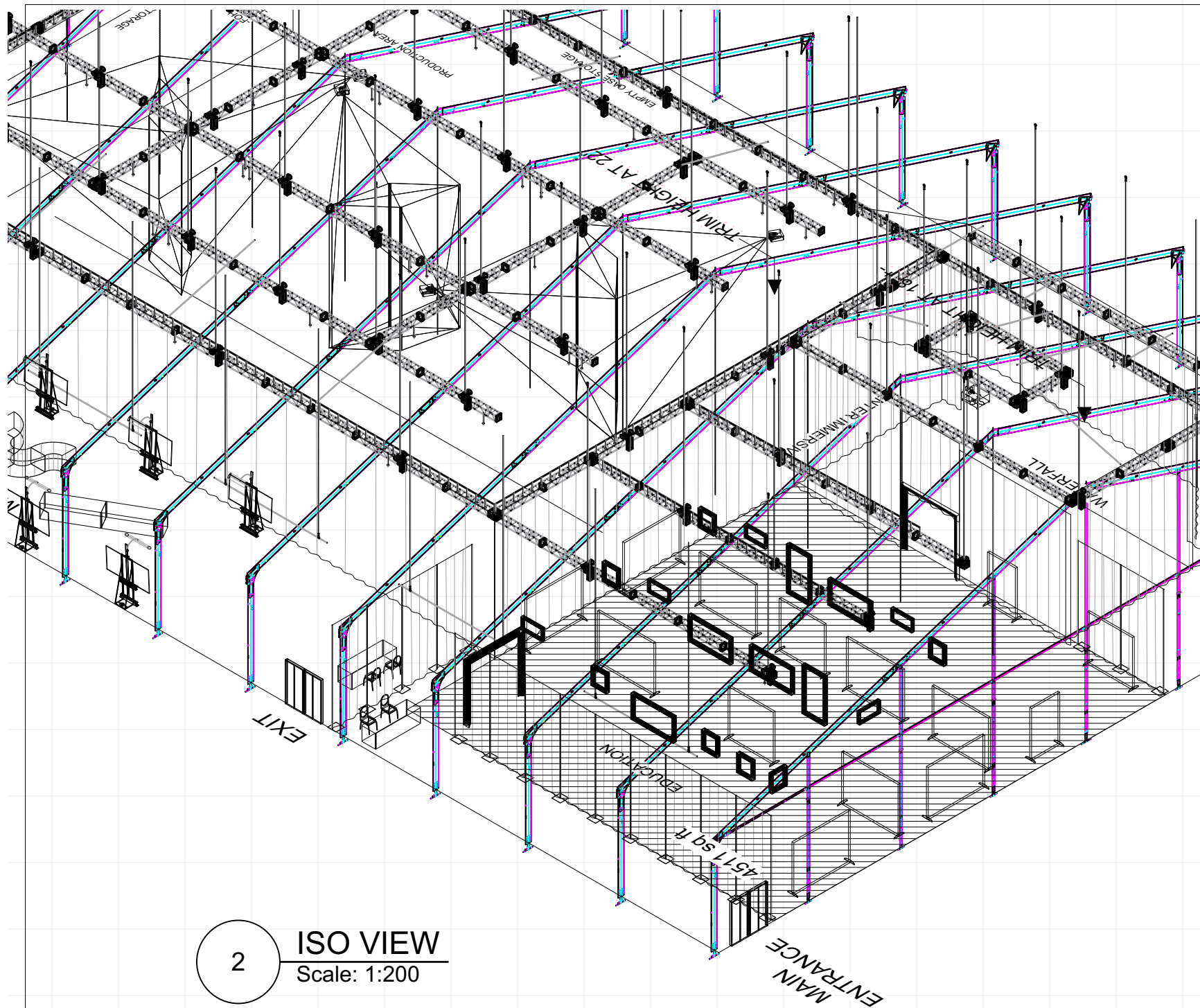
**1** TOP VIEW  
Scale: 1:300

BEYOND  
**Van Gogh**  
The Immersive Experience




1 ISO VIEW  
Scale: 1:300

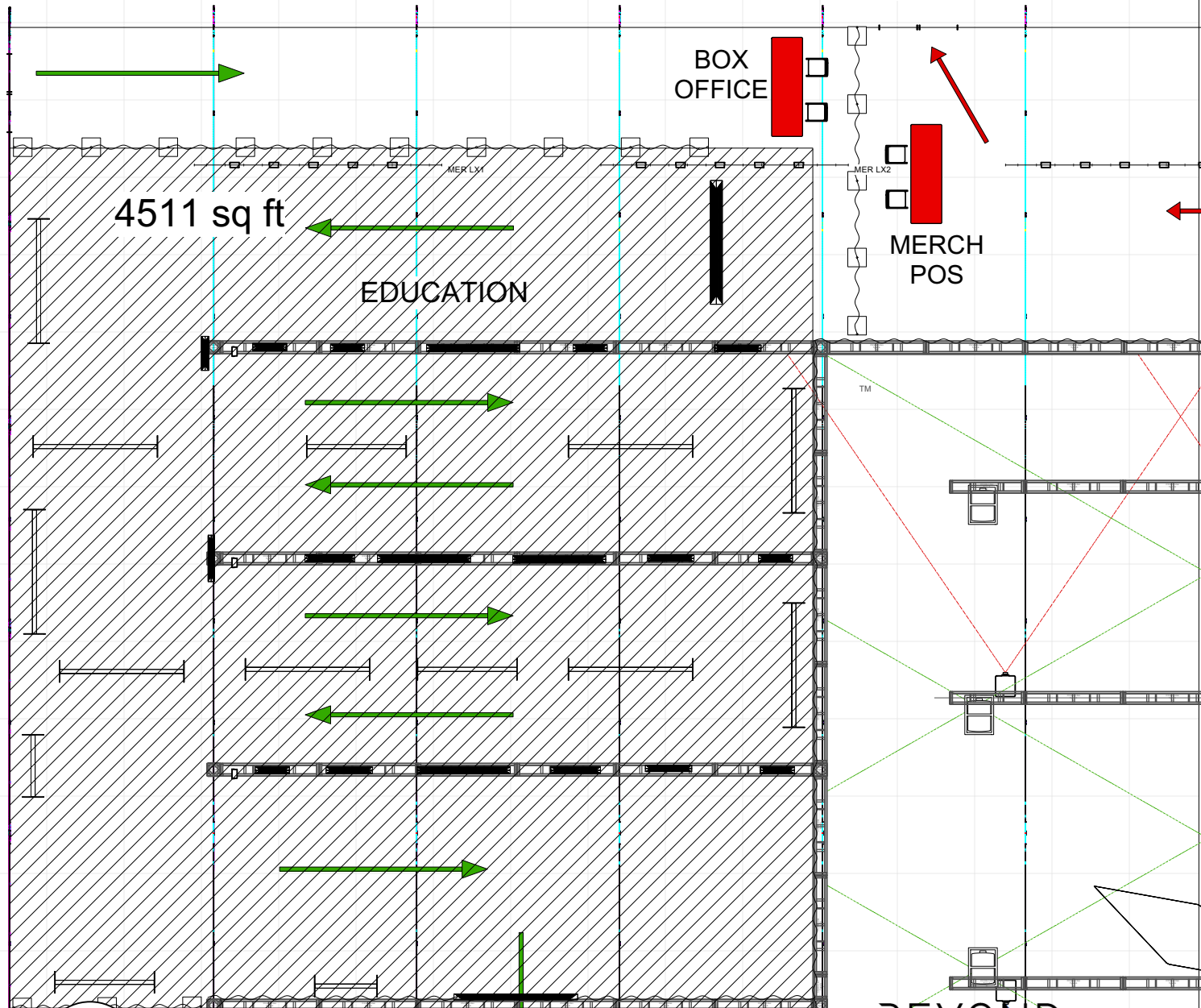
PROJECT NAME <b>VAN GOGH 40MX60M tent</b>
PROJECT DATE <b>JUNE 2021</b>
PROJECT ID <b>V 6.0</b>
TOTAL # SHEETS <b>6</b>
SHEET TITLE <b>RIGHT ISO</b>
SHEET NUMBER <b>3</b>
PAGE NUMBER <b>3</b>
DRAWING DATE <b>05/10/21</b>
SCALE <b>as noted IF PRINTED ON 8.5"X11"</b>
REVISION <b>A</b>
DISCLAIMER <small>This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. FM Systems is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads written on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of FM Systems and may only be used for this project. Any other use is strictly prohibited without expressed written approval from FM Systems.</small>
NOTES <b>V 5.0</b>
DRAWN BY  <b>SYSTEMS</b> FMSYSTEMS.NET



2 **ISO VIEW**  
Scale: 1:200

PROJECT NAME <b>VAN GOGH 40MX60M tent</b>
PROJECT DATE <b>JUNE 2021</b>
PROJECT ID <b>V 6.0</b>
TOTAL # SHEETS <b>6</b>
SHEET TITLE <b>Education</b>
SHEET NUMBER <b>4</b>
PAGE NUMBER <b>4</b>
DRAWING DATE <b>05/10/21</b>
SCALE <b>as noted</b> IF PRINTED ON 8.5"X11"
REVISION <b>A</b>
DISCLAIMER <small>This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. FM Systems is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads written on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of FM Systems and may only be used for this project. Any other use is strictly prohibited without expressed written approval from FM Systems.</small>
NOTES <b>V5.0</b>
DRAWN BY  <b>SYSTEMS</b> FMSYSTEMS.NET

MAIN  
ENTRANCE



2 TOP VIEW  
Scale: 1:150

EXIT

BOX  
OFFICE

MERCH  
POS

4511 sq ft

EDUCATION

PROJECT NAME  
VAN GOGH  
40MX60M tent

PROJECT DATE  
JUNE 2021

PROJECT ID  
V 6.0

TOTAL # SHEETS  
6

SHEET TITLE  
EDUCATION  
CLOSE  
SHEET NUMBER

5

PAGE NUMBER  
5

DRAWING DATE  
05/10/21

SCALE  
as noted  
IF PRINTED ON 8.5"X11"

REVISION

DISCLAIMER

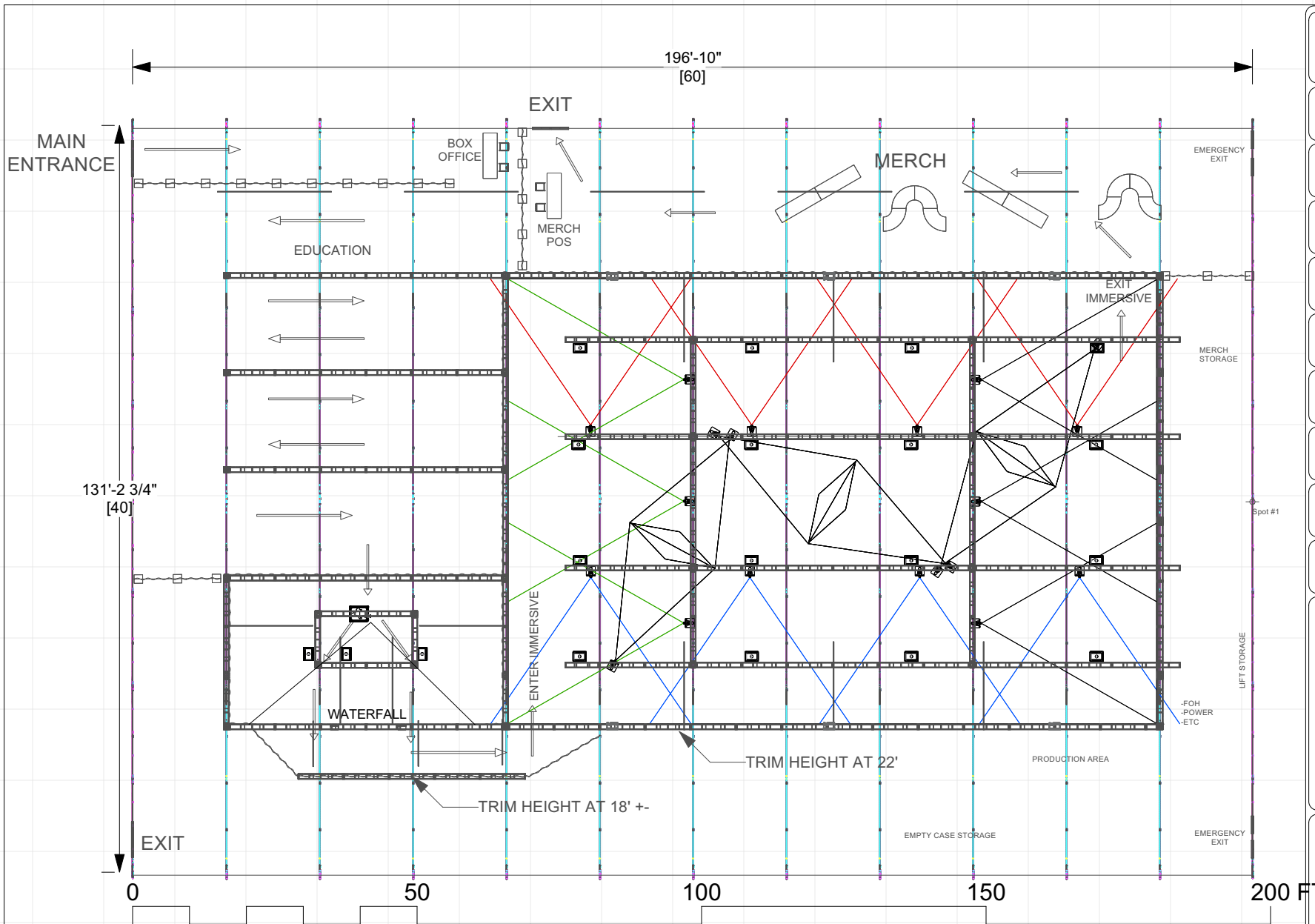
This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. FM Systems is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads written on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of FM Systems and may only be used for this project. Any other use is strictly prohibited without expressed written approval from FM Systems.

NOTES

DRAWN BY



BEYOND  
Van Gogh  
The Immersive Experience



PROJECT NAME	VAN GOGH 40MX60M tent
PROJECT DATE	JUNE 2021
PROJECT ID	V 6.0
TOTAL # SHEETS	6
SHEET TITLE	PROJECTION
SHEET NUMBER	6
PAGE NUMBER	6
DRAWING DATE	05/10/21
SCALE	as noted IF PRINTED ON 8.5'X11"
REVISION	

**DISCLAIMER**

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. This drawing is for reference purposes only. It is not an engineering drawing. FM Systems is unqualified to determine the electrical or structural validity of this design and does not or will not assume responsibility for improper engineering or construction or use. All material and construction must meet the most stringent local building, electrical, fire and safety codes. Any weight loads written on drawing are strictly estimates and must be confirmed by appropriate structural engineering authority. All concepts, ideas and design elements shown on this drawing and any other documentation are the exclusive intellectual property of FM Systems and may only be used for this project. Any other use is strictly prohibited without expressed written approval from FM Systems.

- NOTES**
- Moved Main Entrance to SW corner
  - Increased Education space
  - Moved Light boxes
  - Added tables to Merch area

2 TOP VIEW  
Scale: 1:300



DRAWN BY

**SYSTEMS**  
FMSYSTEMS.NET



BEYOND  
*Van Gogh*  
The Immersive Experience

BEYOND  
*Van Gogh*  
The Immersive Experience

COMING SOON  
BEYOND  
*Van Gogh*  
The Immersive Experience  
VanGoghCaravels.com





BEYOND  
Van Gogh  
The Immersive Experience

BEYOND  
Van Gogh  
The Immersive Experience

BEYOND  
Van Gogh

GOGH  
THIS WAY



VAN GOOGH





July 17 , 2023

Dear Mayor and Council,

Please accept this letter and accompanying Temporary Use Permit (TUP) application to facilitate the temporary Beyond Van Gogh visual and immersive arts exhibition at Bayview Place (355 Catherine Street). Included below is a summary of the exhibition and the proposal, with all supporting documentation attached.

We reach out to you today to request an extension of our existing TUP till October 31, 2023. The current permit is in place till September 4, 2023. Due to the popularity of the exhibit we see this extension to best serve the public of Victoria.

### **Proposal and Exhibition Summary**

Paquin Entertainment Group/Paquin Artist Agency (“Paquin”) are a Winnipeg and Toronto based entertainment and artist agency who have been responsible for organizing several international touring visual and immersive art exhibitions in indoor and outdoor spaces, including Beyond Van Gogh, National Geographic’s Beyond King Tut and others. The Beyond Van Gogh exhibition has been exhibited in 29 cities in the U.S. and 6 cities across Canada, welcoming over 5 million visitors over the past two years.

We are proposing installing an outdoor, temporary one storey tent to house the exhibit, in a format that has been used previously in several cities across North America. The exhibition is planned for a period of 60 days and will be open to the public to provide an accessible and immersive experience of the artwork of Vincent Van Gogh through the use of large-scale projections. Over 15,000 pre-sale tickets have already been sold to date. This exhibition provides an exciting opportunity to draw tourists to Victoria from around Vancouver Island and BC. Additionally, the event will employ 30-40 people locally.

We are excited to bring this exhibition to Victoria and have secured an agreement with the owners of Bayview Place to use an outdoor/open flat and paved space at 355 Catherine Street to host this exhibition. The large 2,400 sq. m. tent has a standard occupancy capacity of 250 visitors utilizing an online time-based booking system. The entire one level/floor structure is barrier free and accessible.

The online time-based ticket entry system will also help us manage and mitigate traffic and parking concerns onsite and in adjacent areas. We will provide 40 dedicated vehicle parking stalls onsite for visitors, including 4 accessible stalls, which is beyond the current parking regulations for Arts and Culture spaces of the same size. In addition, we will also provide 20 secure bicycle parking stalls for visitors which will be overseen by site security as a bike valet service. There will be no sound disturbances from the event, as it is in an enclosed structure and the last entry will be before 9:00pm.

The exhibition will be open to the public for six days per week (closed on Mondays) between 10:00am – 9:00pm. The interior of the tent is divided into three separate zones, education, exhibition and merchandise so that visitors can follow a narrative journey to explore the famous

**EAST** 206B - 219 Dufferin Street Toronto, ON M6K 3J1 t 416.962.8885 f 416.962.3331  
**WEST** 468 Stradbrook Avenue Winnipeg, MB R3L 0J9 t 204.988.1120 f 204.988.1135



Dutch Post-Impressionist painter Vincent Van Gogh’s iconic paintings. The exhibit includes ultra high-resolution images and projections of 300 paintings produced by Vincent Van Gogh spread across all interior surfaces of the tent.

Included in this application are tent structural and architectural drawings, fire and safety plans, parking plans, and all other documents required for the TUP. All structures are temporary and will not result in soil disturbance or permanent changes to the site.

### **Policy Alignment**

While this exhibition represents only a temporary land use, it aligns with many City of Victoria policies, including the Official Community Plan, and Create Victoria, the City’s Arts and Culture master plan.

The Official Community Plan (OCP) contains a section on Arts and Culture, and speaks to the importance of arts and culture being central to “social sustainability and attributes of community well-being and quality of life”. Specific goals and policies that support this application include:

- Goal 16(A): Victoria is a place where artists are able to thrive and where people from all walks of life enjoy formal and informal opportunities to create and enjoy the arts, culture and entertainment activities.
- Broad Objectives 16(a): That Victoria is a creative and vibrant city
- Policy 16.21 Continue to permit festivals, celebrations and special events in public spaces, such as streets, parking lots, plazas, civic squares and other open space

The following Create Victoria Strategic Priorities support a special event such as this:

1. Connect People and Spaces

Goal: Everyone feels welcome and able to access affordable spaces for creative participation, production and enjoyment.

Objective 1.3: Serve a range of ongoing creative space needs for artistic and creative production, display, enjoyment and participation.

Action 7: Create a suite of tools and actions within the regulatory environment to ‘reduce the red tape’, and address space needs through zoning and bylaw review and amendments, and other regulatory mechanisms including but not limited to:

2. Building Cultural Leadership

Goal: The City demonstrates cultural leadership by collaborating with partners, and supporting and guiding creative initiatives.

Objective 2.1: The Arts, Culture and Events (ACE) Office is the “One-Stop Shop” and first point of contact at City Hall for creative and cultural development requests and assistance. It acts as a “Go To” resource for the community.

Action 1: Similar to the Business Hub at City Hall, the Arts, Culture and Events Office will serve as the City’s one-stop shop for:

**EAST** 206B - 219 Dufferin Street Toronto, ON M6K 3J1 t 416.962.8885 f 416.962.3331  
**WEST** 468 Stradbrook Avenue Winnipeg, MB R3L 0J9 t 204.988.1120 f 204.988.1135



- a. Facilitate Arts, Culture and Events related requests.
- b. Navigating City Hall and liaising with other departments (e.g. permitting, licensing, zoning/planning).

**Zoning and TUP**

Bayview Place is currently zoned CD-12: Roundhouse District. The zone is split into several Development Areas (DAs); the proposed special event temporary tent structure spans both DA 4 and DA 5. Below is a table of concordance indicating where the proposal conforms with the zoning and DPA 13 and where variances are requested.



Table 1: Table of Concordance

<i>Zone</i>	<b>Zoning Requirement</b>	<b>Proposed</b>	<b>Notes/Rationale</b>
	<b>CD-12</b>	<b>N/A - no change in zoning</b>	<b>Requesting a TUP</b>
<i>Use</i>	DA-4: attached dwellings; multiple dwellings; offices; professional services; pubs and lounges; recreational facilities; restaurants; retail; senior citizens' residence; tourist facilities  DA-5: attached dwellings; live/work; multiple dwellings; senior citizens' residence	Commercial Exhibits	Requires the TUP  Commercial exhibits are allowed in DA-1 within this zone.
<i>Max Floor Area</i>	DA-4: 1,180m <sup>2</sup> for non-residential use  DA-5: 17,000m <sup>2</sup>	2,400m <sup>2</sup>	Requires TUP  While non-residential, the floor area is significantly less than the overall max for the site; it is also a temporary structure.
<i>Height</i>	DA-4: 66m DA-5: 52m	<52m	Meets bylaw
<i>FSR</i>	Entire site: 2.5	<2.5	Meets bylaw
<i>Site coverage %</i>		Less than regulations	Meets bylaw
<i>Setbacks</i>	Entire site: 2m from any street or park	>2m on all surrounding sides	Meets bylaw
<i>Parking</i>	As per Schedule C: Arts and Culture: 1 space per 80m <sup>2</sup> of floor area GFA: 2400m <sup>2</sup> Parking required: 30 stalls	40 dedicated vehicle parking stalls  70 overflow parking stalls	Meets and exceeds bylaw
<i>Bicycle Parking</i>	Long term: 1 space per 450m <sup>2</sup> = 5 Short term: 1 space per 130m <sup>2</sup> = 18	20 stalls	No long-term bicycle parking is provided; however, visits are estimated to be approximately 2 hours; security on site will also provide added security for short-term stalls.



## Conclusion

Beyond Van Gogh is an exciting and innovative international immersive visual arts exhibition that has attracted over 5 million visitors in over 29 cities across Canada and the U.S. We are honoured and excited to be able to bring this exhibition to Victoria to support arts and culture activities in the local community and benefit the local cultural and creative economy through employment and tax revenue. The proposed land use requires a TUP but will have minimal impacts on the site and neighbourhood. We hope that the information provided allows Council to make an informed decision and facilitate rapid approval of the required permitting to ensure this event can be made possible given the time constraints.

Thank you and please do not hesitate to reach out if you have any questions.

Regards,

A handwritten signature in black ink, appearing to be "J Mathieson".

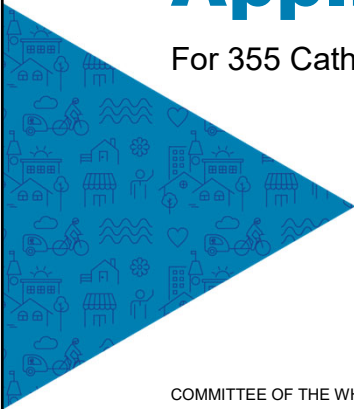
Jennifer Mathieson  
Paquin Entertainment

2023

CITY OF VICTORIA | Sustainable Planning & Community Development

# Temporary Use Permit Application

For 355 Catherine Street & 210 Kimta Road



COMMITTEE OF THE WHOLE | JANUARY 19, 2023



1



## Aerial Photo



2



## Subject Property



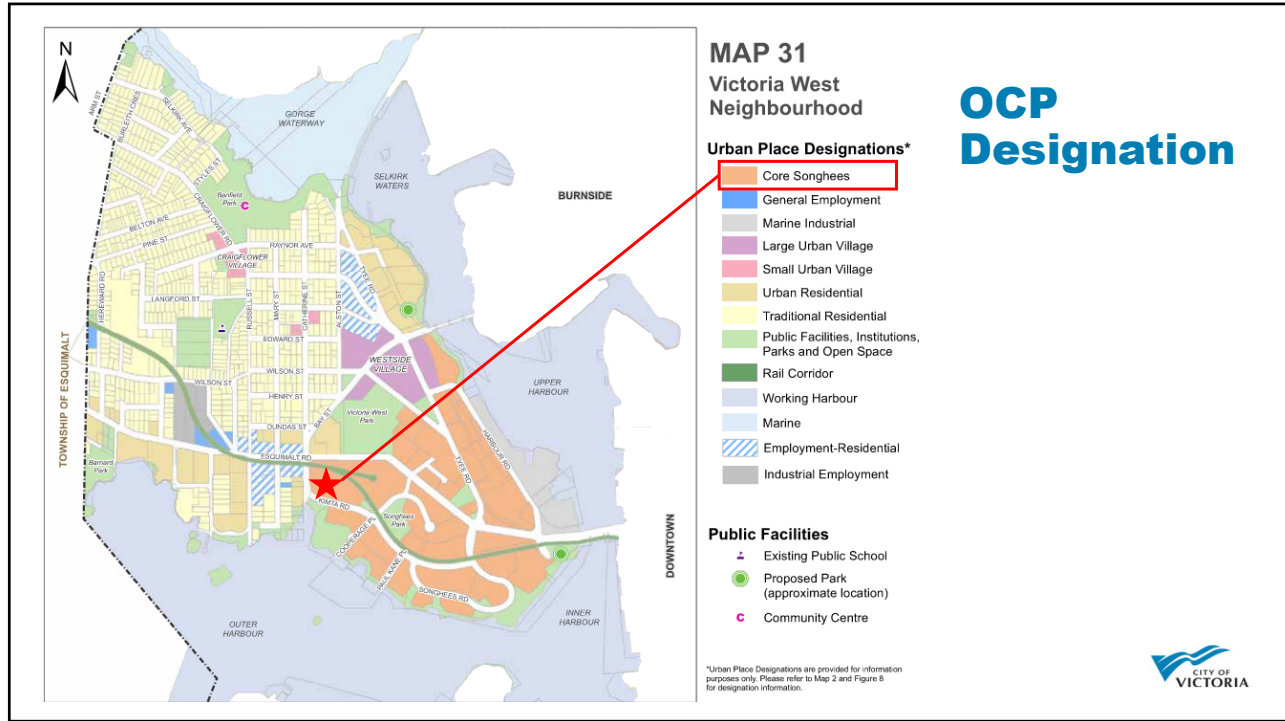
3



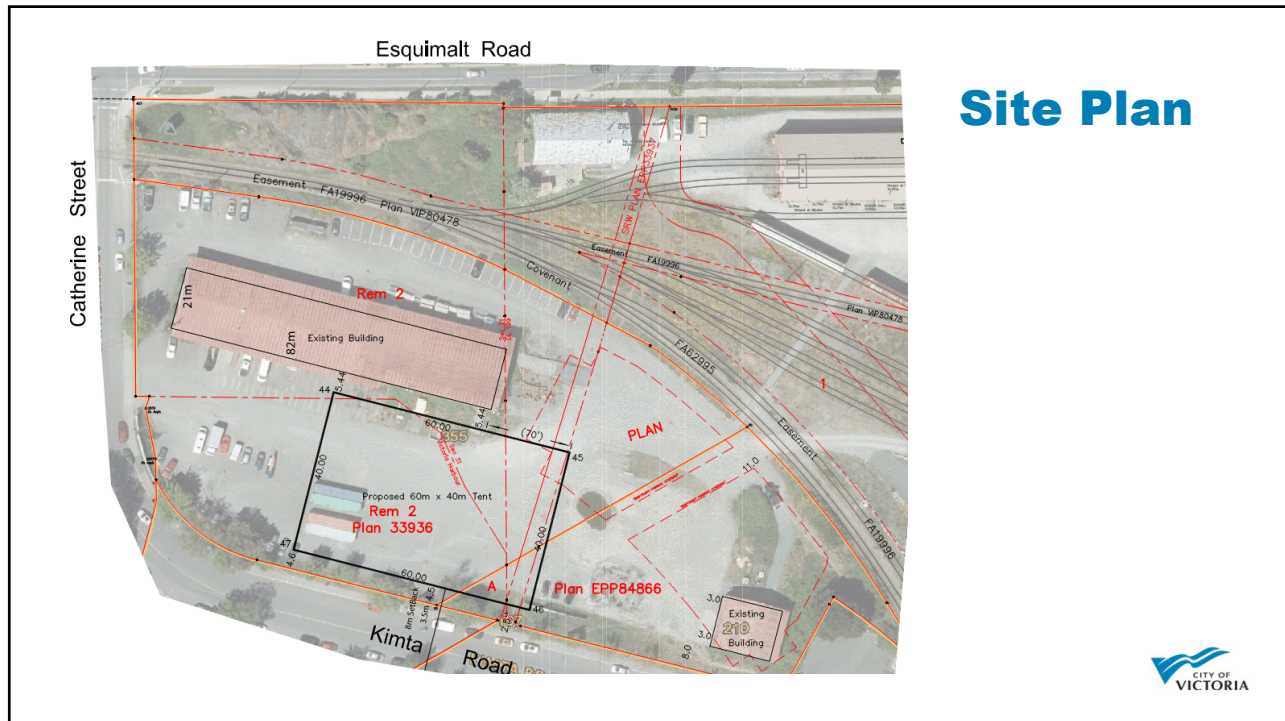
## Neighbouring Properties



4

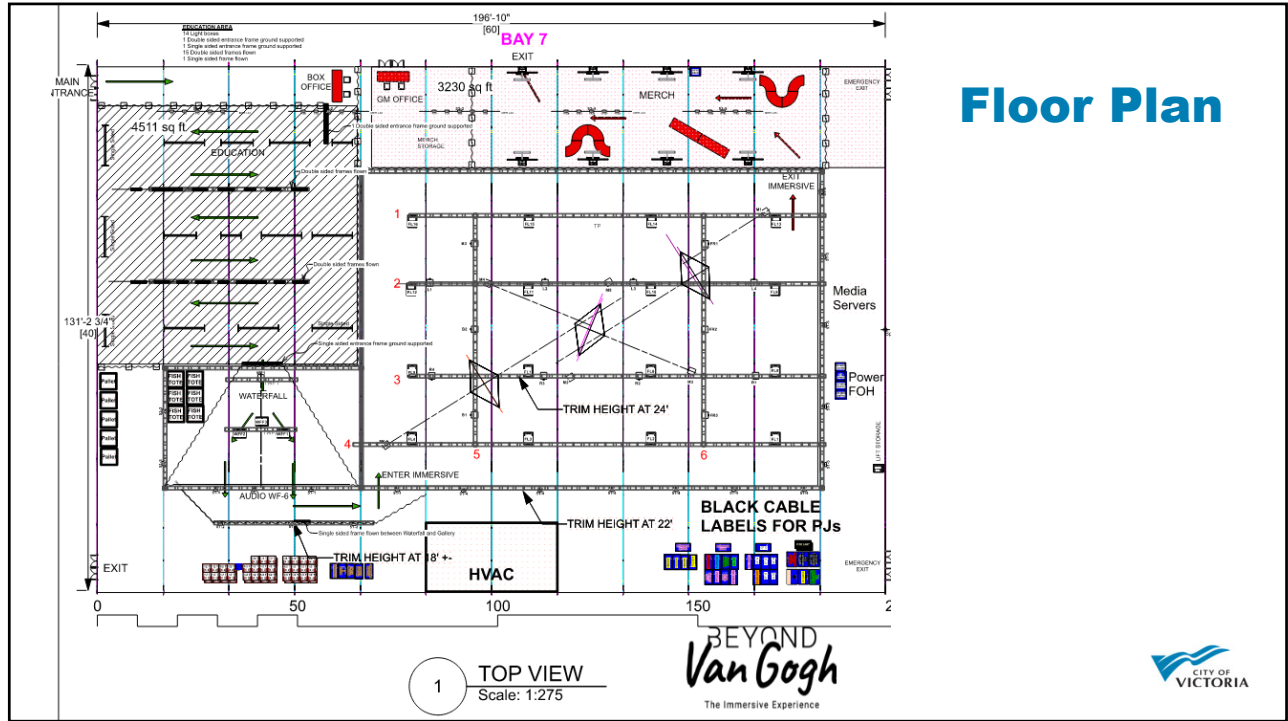


5



6





7



8