

## **REPORTS OF COMMITTEES**

### **2. Committee of the Whole – May 11, 2017**

*Councillor Young withdrew from the meeting at 11:39 p.m. due to a pecuniary conflict of interest with the following item, as the applicant is a client of his consulting firm.*

#### **4. Development Permit with Variance Application No. 00038 for 376 Harbour Road (Victoria West)**

##### **Motion:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00038 for 376 Harbour Road, in accordance with:

1. Plans date stamped April 5, 2017;
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of parking spaces from twenty three to twenty.
3. The Development Permit lapsing two years from the date of this resolution;
4. Amend the MDA by deleting section 11.1 (a) the words "NC version 1.0 Platinum" and substituting words "Building Design and Construction (Version 4) Gold", to allow the proposed commercial building to be constructed to LEED Gold (Version 4) standards;
5. Registration of reciprocal access easements on title to the satisfaction of the City Solicitor;
6. That Council authorizes the Mayor and City Clerk to execute an encroachment agreement, in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 376 Harbour Road;
7. Seven Class 1 (secure and enclosed) and seven Class 2 (outside) bicycle parking spaces are provided to the satisfaction of the Director of Sustainability, and end-of-trip bicycle facilities, including showers, lockers and change rooms provided in the building in accordance with the Plans date stamped April 5, 2017.

**Carried Unanimously**

*Councillor Young returned to the meeting at 11:40 p.m.*

## 6. LAND USE MATTERS

### 6.1 Development Permit with Variance Application No. DPV00038 for 376 Harbour Road (Victoria West)

Committee received a report dated April 27, 2017 from the Director of Sustainable Planning and Community Development providing information regarding the Development Permit Application for the property located at 376 Harbour Road in Victoria West in order to construct a four storey commercial and retail building on the site.

*Councillor Young withdrew from the meeting at 11:06 a.m. due to a pecuniary conflict of interest with the following item as his firm works with the applicant's company.*

Committee discussed:

- The possibility of including the cycle track along the frontage of the proposed building.

*Councillor Alto withdrew from the meeting at 11:07 a.m.*

**Motion:** It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00038 for 376 Harbour Road, in accordance with:

1. Plans date stamped April 5, 2017;
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of parking spaces from twenty three to twenty.
3. The Development Permit lapsing two years from the date of this resolution;
4. Amend the MDA by deleting section 11.1 (a) the words "NC version 1.0 Platinum" and substituting words "Building Design and Construction (Version 4) Gold", to allow the proposed commercial building to be constructed to LEED Gold (Version 4) standards;
5. Registration of reciprocal access easements on title to the satisfaction of the City Solicitor;
6. That Council authorizes the Mayor and City Clerk to execute an encroachment agreement, in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 376 Harbour Road; 7. Seven Class 1 (secure and enclosed) and seven Class 2 (outside) bicycle parking spaces are provided to the satisfaction of the Director of Sustainability, and end-of-trip bicycle facilities, including showers, lockers and change rooms provided in the building in accordance with the Plans date stamped April 5, 2017.

Committee discussed:

- Ensuring that comment from the Vic West Community Association is received prior to public comment.

CARRIED UNANIMOUSLY 17/COTW

*Councillor Young returned to the meeting at 11:14 a.m.*



## Committee of the Whole Report

For the Meeting of May 11, 2017

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**To:** Committee of the Whole **Date:** April 27, 2017

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variance Application No. DPV00038 for 376 Harbour Road.

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### RECOMMENDATION

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 Permit Application No. 00038 for 376 Harbour Road, in accordance with:

1. Plans date stamped April 5, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of parking spaces from twenty three to twenty
3. The Development Permit lapsing two years from the date of this resolution
4. Amend the MDA by deleting section 11.1 (a) the words "NC version 1.0 Platinum" and substituting words "Building Design and Construction (Version 4) Gold", to allow the proposed commercial building to be constructed to LEED Gold (Version 4) standards
5. Registration of reciprocal access easements on title to the satisfaction of the City Solicitor
6. That Council authorizes the Mayor and City Clerk to execute an encroachment agreement, in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 376 Harbour Road
7. Seven Class 1 (secure and enclosed) and seven Class 2 (outside) bicycle parking spaces are provided to the satisfaction of the Director of Sustainability, and end-of-trip bicycle facilities, including showers, lockers and change rooms are provided in the building in accordance with the Plans date stamped April 5, 2017.

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official 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.

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

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 376 Harbour Road. The proposal is to construct a four storey commercial building consisting of retail and office uses. A parking variance is required to facilitate this development.

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan (OCP)* and the design guidelines contained in Development Permit Area 13: Core Songhees, including the Dockside Green Design Guidelines (2005)
- the proposal is consistent with the *Victoria West Neighbourhood Plan* with respect to establishing a mix of commercial uses in the Dockside Area
- the parking variance to reduce the required number of parking spaces from twenty three to twenty is supportable. To offset the parking shortfall, substantial Class 1 (secure and enclosed) and Class 2 (visitor) bicycle parking, and end-of-trip facilities (showers, lockers and change rooms) would be provided.

## BACKGROUND

### Description of Proposal

The proposal is for the construction of a four storey commercial building consisting of a mix of retail and office uses. Specific details include:

- Built to Leadership in Environmental and Energy Design Gold (V4) standard
- ground floor commercial (retail) space with offices located on floors two and three
- roof top patio area and mechanical room on the fourth floor
- design and exterior materials consistent with a working industrial theme and adjacent buildings comprising predominantly profiled metal cladding on floors two and three, fibre cement panel cladding on the ground floor retail, clear glazing, and maple coloured, wood grain aluminium composite feature panels at window openings
- awning along the Harbour Road sidewalk
- surface parking accessed via a shared common vehicular laneway
- permeable surface treatment on exterior access and parking areas
- end-of-trip facilities (shower, lockers and change-rooms) on the ground floor
- seven class one (covered) and seven class two bicycle parking spaces in excess of LEED Gold (V4) standard.

A variance is required to reduce the required number of retail parking spaces from 23 to 20.

## Relevant History

The recent rezoning, approved January, 2017, at Dockside Green included the creation of new Design Guidelines and a new Master Development Agreement (MDA). Existing developed areas and this site, specifically, were omitted from the new MDA and guidelines. As such, 376 Harbour Rd (this Application) is reviewed against the 2005 Design Guidelines and this application includes an amendment to the 2005 MDA.

## Sustainability Features

As indicated in the applicant's letter dated April 6, 2017 the following sustainability features are associated with this application:

- LEED Gold building certification
- LEED Neighbourhood Design certification, as part of the overall Dockside green LEED ND application
- district energy and wastewater treatment systems.

## Active Transportation Impacts

The Application proposes the following features which support active transportation:

- seven class 1 and seven class 2 bike facilities
- end-of-trip facilities, including showers, lockers and change-rooms
- a publicly accessible bike repair station.

## Public Realm Improvements

Publicly accessible bicycle repair station.

## Existing Site Development and Development Potential

The site is presently vacant.

### Data Table

The following data table compares the proposal with the existing CD-9 Zone, Dockside District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CD-9 (DA-D)
Site area (m <sup>2</sup> ) - minimum	933.06	n/a
Maximum Retail Floor Plate (m <sup>2</sup> )	299	300
Maximum Office Area (m <sup>2</sup> )	1006.49	11,800.00
Maximum Floor Area (m <sup>2</sup> )	1336.25	16,570.00
Height (m) - maximum	19.96	26.51
Storeys - maximum	4	n/a

Zoning Criteria	Proposal	Zone Standard CD-9 (DA-D)
Site coverage % - maximum	51.50	n/a
Parking - minimum	20*	23
Bicycle parking stalls (minimum)	7 x Class 1 (secure and enclosed) 7 x Class 2 (bicycle racks)	4 x Class 1 (secure and enclosed) 4 x Class 2 (bicycle racks) (LEED ND requirements also apply – proposal meets those)

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on April 20, 2017 the application was referred for a 30-day comment period to the Victoria West 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 variance.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* Urban Place Designation for the subject property is Core Songhees, which supports multi-unit residential, commercial and mixed use buildings from three to six storeys. The OCP also identifies this property in Development Permit Area (DPA) 13, Core Songhees. The objectives of this DPA are to continue to revitalize former rail yards and heavy industrial sites into areas of commercial use to increase vibrancy and strengthen commercial viability. Additional objectives include retaining the area's marine industrial character and achieving high quality architecture, landscape and urban design. The proposal provides commercial and retail uses within a marine industrial character building consistent with these objectives.

Design guidelines that apply to DPA 13 are the Victoria Harbour Plan (2001) and the Guidelines for Fences, Gates and Shutters (2010). Additional specific guidelines that apply to Dockside are: the Advisory Design Guidelines for Buildings; Signs and Awnings (1981); the Design Guidelines for the Dockside Area (2005); and the Harbour Road Industrial Waterfront Design Guidelines (2008). As noted in the relevant history section above, this Application is reviewed against the 2005 Dockside Area Design Guidelines rather than the updated 2016 Dockside Design Guidelines.

The exterior profiled metal cladding and slender warehouse scale and massing of the proposed building are consistent with the marine industrial character objectives of the guidelines. The siting of the building immediately adjacent to the property line at Harbour Road and the use of extensive glazing at grade and on the south elevation achieve guideline objectives to reflect the activity within the building and provide an active and safe street character. Positioning of the proposed building is consistent with neighbouring buildings, creating a cohesive street wall that complements the Harbour Road walkway per guideline recommendations. Permeable pavers

are provided along with raingardens as required by the guidelines. Parking is located at the rear of the building and the building accommodates barrier free wheelchair access at its main entrance. Overall the proposal is consistent with the guidelines.

### **Registered Easements**

Many of the accesses throughout Dockside are shared amongst neighbouring properties. This arrangement helps to minimize paved surfaces and reduce conflicts between pedestrian and vehicular traffic. Additionally, shared accesses efficiently utilize infrastructure and promote a pedestrian and human scaled environment over a vehicle priority. Should Council approve the Development Permit with Variance, a reciprocal access agreement must be registered on title to the satisfaction of City Staff to ensure access to this and neighbouring properties.

### **Encroachment Agreements**

The proposed development includes an awning projecting from the building structure into the public right of way. This overhead projection presents no concerns to the public interest nor does it impact the City's operations on the right of way; however, an encroachment agreement is required. The developer will pay an encroachment fee calculated in accordance with the City's Sidewalk Fixtures (Encroachment and Basement) Bylaw No. 89-17.

The staff recommendation provided for Council's consideration includes direction to allow staff to enter into an encroachment agreement should the Development Permit application be approved by Council and it is deemed necessary to facilitate the construction of the project. The proposed agreement will terminate in the event that the building is demolished or modified in such a way that it no longer encroaches into the right of way.

### **Proposed Parking Variance**

The applicant is proposing to reduce the required number of parking spaces from 23 to 20. The reduced supply of parking is supportable given the active transportation alternatives being proposed. The Applicant is proposing a total of seven Class 1 (secure and enclosed) and seven Class 2 (bicycle racks). This represents the provision of an additional three Class 1 and three Class 2 beyond what is required.

Additionally, end-of-trip facilities, including showers, lockers and change-rooms along with the proximity to a major cycling route (Galloping Goose) provide a rationale to support the parking variance.

## **CONCLUSIONS**

The proposed four storey commercial building at 376 Harbour Road would support the planning objectives of the OCP as they relate to built form. The proposal is consistent with the relevant design guidelines and includes high-quality building materials and acceptable landscape finishes. The proposed parking variance is considered supportable based on the active transportation alternatives provided and proximity to a major cycling route. Staff recommend that Council consider supporting this Application.

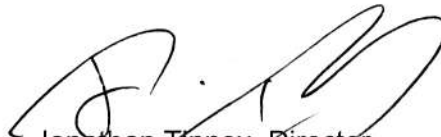
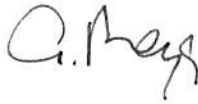
## ALTERNATE MOTION

That Council decline DVP Application No. 00038 for the property located at 376 Harbour Road.

Respectfully submitted,



Miko Betanzo  
Senior Planner – Urban Design  
Sustainable Planning and Community  
Development Department



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

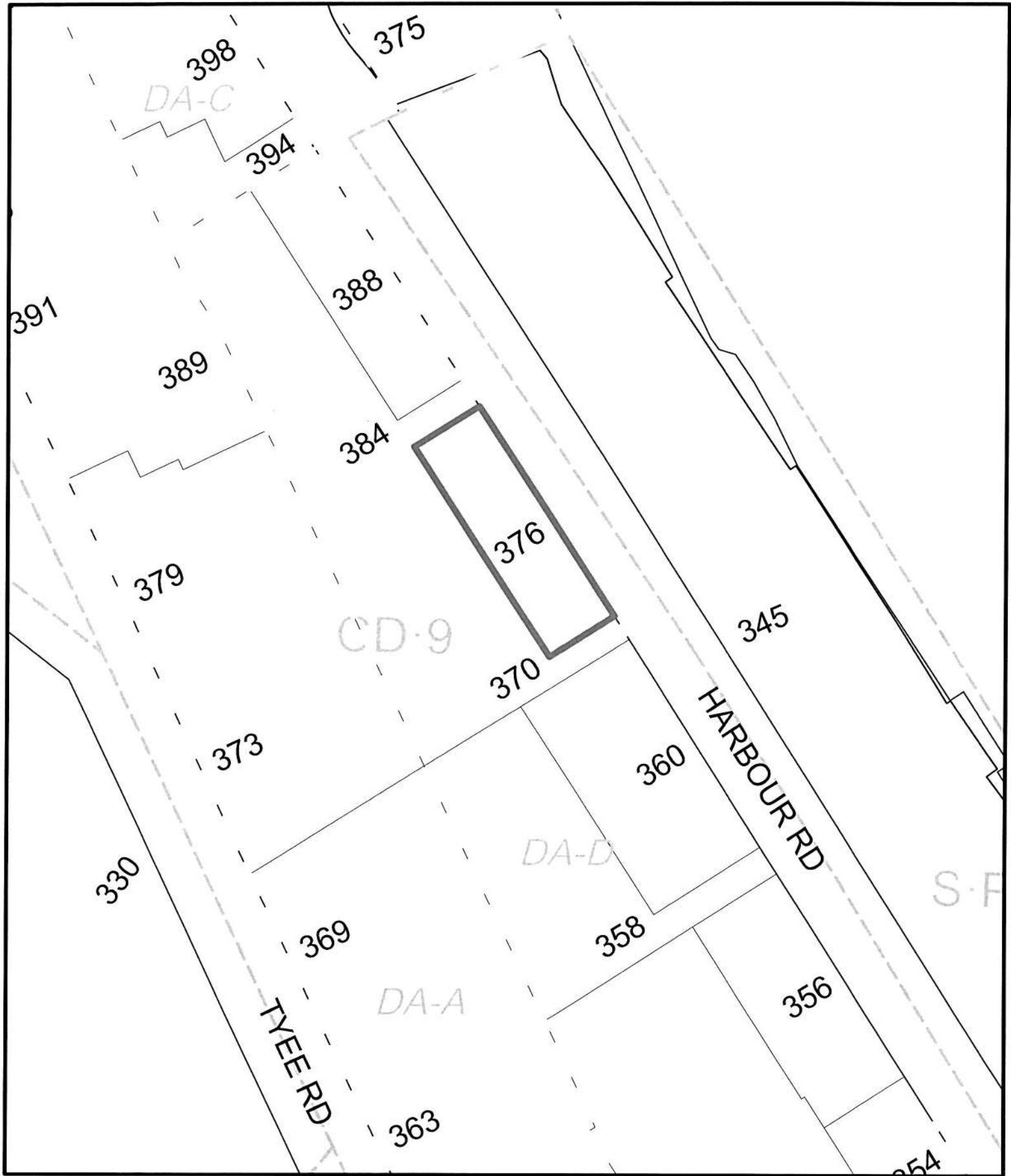
Report accepted and recommended by the City Manager:



Date: May 6, 2017

### List of Attachments

- Subject Map
- Aerial Map
- Plans dated/date stamped April 5, 2017
- Letter from applicant to Mayor and Council dated April 6, 2017



376 Harbour Road  
Development Permit with Variance DPV00038





376 Harbour Road  
Development Permit with Variance DPV00038



HCM



**DOCKSIDE GREEN, BUILDING CI-3**  
 DEVELOPMENT PERMIT APPLICATION  
 April 5, 2017 (RESUBMISSION)

ADDRESS:  
 376 HARBOUR ROAD,  
 VICTORIA, BC

LEGAL DESCRIPTION:  
 Lot 3, Plan VIP82315, District Lot 119, Esquimalt District

DOCKSIDE GREEN CI-3  
 376 Harbour Road  
 Victoria, B.C.

COVER SHEET

**DP-A00**

SCALE:

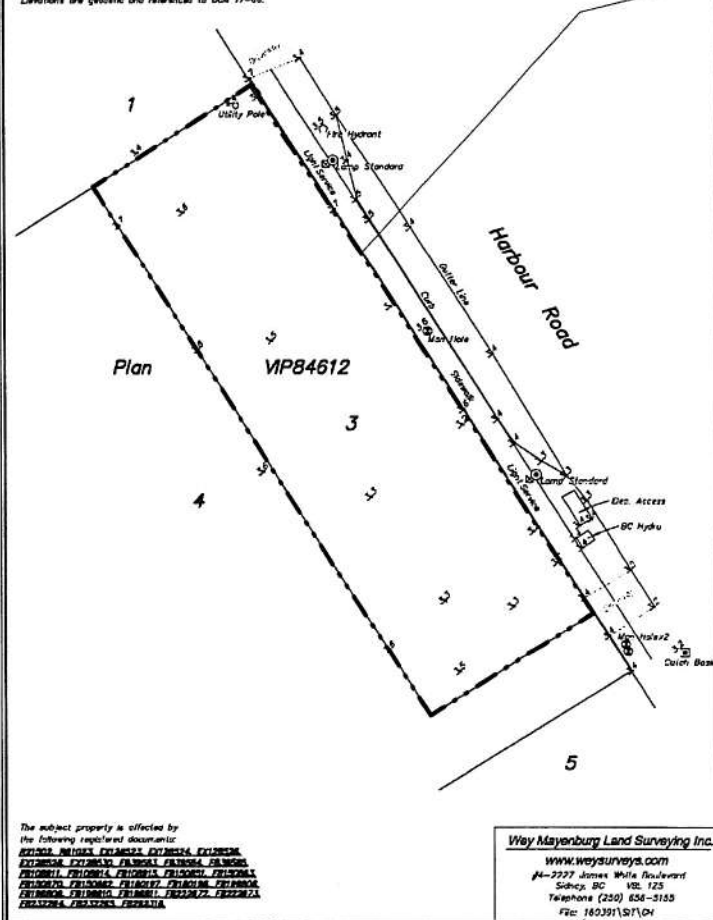
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Scale = 1:250

Distances are geodetic and referenced to OGM 17-88.



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## ARCHITECTURAL

- DP-A00 COVER SHEET
- DP-A01 SITE SURVEY AND INFORMATION
- DP-A02 NEIGHBOURHOOD CONTEXT
- DP-A03 SITE PLAN
- DP-A04 FLOOR PLAN LEVEL H1 + H2
- DP-A05 FLOOR PLAN LEVEL H3 + ROOF
- DP-A06 EAST AND NORTH ELEVATIONS
- DP-A07 SOUTH AND WEST ELEVATIONS
- DP-A08 BUILDING SECTIONS
- DP-A09 BUILDING FORM AND CHARACTER

L1.01	LANDSCAPE MATERIALS
L1.02	GRADING PLAN
L1.03	PLANTING PLAN

C-101 SITE SERVICING PLAN

**CLIENT:** Acheson Sweeney Foley Sahota  
535 Yates St.  
Victoria, BC  
V8W 2Z6

**ARCHITECT:** HCMA Architecture + Design  
300-569 Johnson Street  
Victoria, BC  
V8W 1M2

Tel: 250-382-6650  
Fax: 250-382-6652

**LANDSCAPE ARCHITECT:** Murdoch De Greeff Inc.  
205-520 Duppling Road  
Victoria, BC  
V8Z 1C1

Tel: 250-412-2891  
Fax: 250-412-2892

**Civil Engineer:** Kerr Wood Leidal  
201 - 3045 Douglas Street  
Victoria, British Columbia  
V8T 4N2

T 250-595-4223  
F 250-595-4224

Project Name: Docks/Le Green - Phase C1-3  
Project Address: 376 Harbour Road, Victoria, BC  
Legal Address: Lot 3, Plan VIP82315, District Lot 119, Esquimalt District  
Land Use Zoning: CD-9, Area DA-D  
Site Area (DA-D): 15,410 m<sup>2</sup>  
Site Area (Property): 933,092 m<sup>2</sup>  
Site Coverage: 51.5% = 480,329 m<sup>2</sup>

## SPACES BY USE CLASSIFICATION

RETAIL LEVEL 1      299 m<sup>2</sup> / 37.5 - 8 STALLS

OFFICE LEVEL 1119.85m<sup>2</sup>  
OFFICE LEVEL 2443.32m<sup>2</sup>  
OFFICE LEVEL 3443.32m<sup>2</sup>  
TOTAL OFFICE :1006.49m<sup>2</sup> / 65 = 15 STALLS

TOTAL SPACES REQUIRED: 23 STALLS

Proposed Stalls: 20

Parking Space Variance Required: ☐

RECEIVED

**DEEMED**

APR 25 2017

APR 06 2017

DOCKSIDE GREEN CI-3

## SITE SURVEY AND INFORMATION

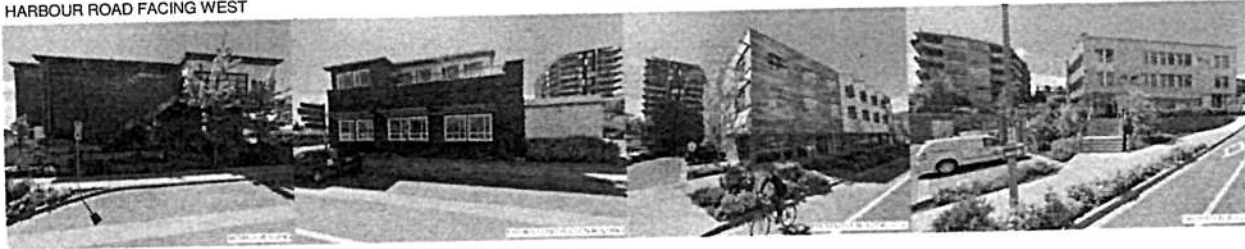
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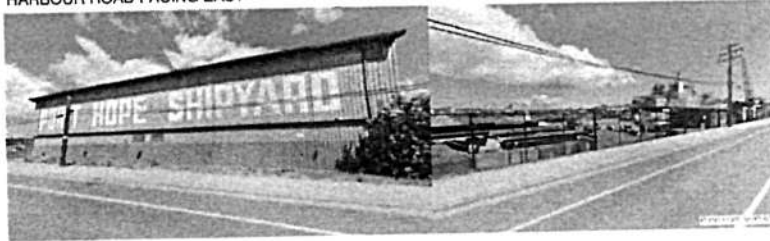
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Victoria BC, Canada V8W 1M2  
T 250 382 6650  
W [hcma.ca](http://hcma.ca)

PROJECT# 1883 • DRAWN: WGM

HARBOUR ROAD FACING WEST



HARBOUR ROAD FACING EAST



BETWEEN CI-3 AND GREENWAY



NEIGHBOURHOOD CONTEXT



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DOCKSIDE GREEN CI-3  
329 Harbour Road  
Victoria, B.C.  
V8T 1A1

NEIGHBOURHOOD  
CONTEXT

DP-A02

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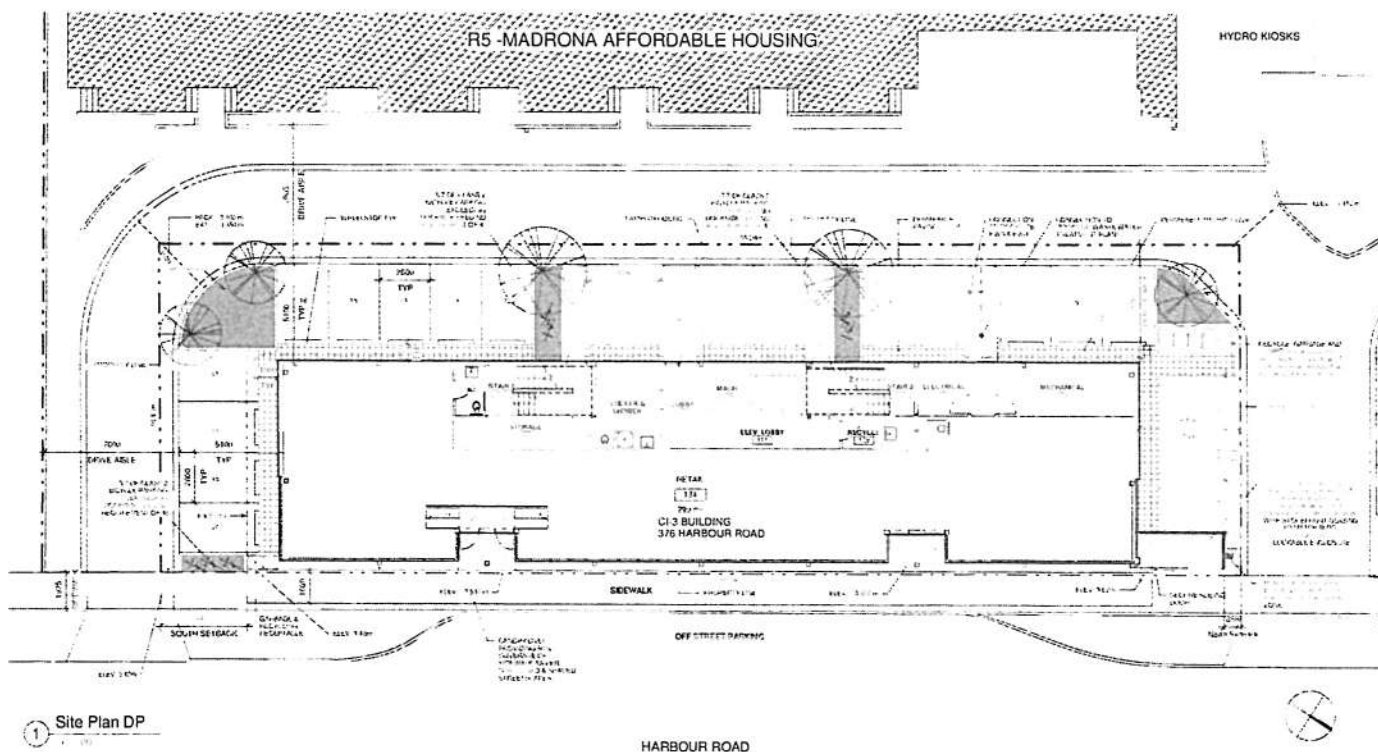
HCM<sup>+</sup>A Architecture + Design  
Suite 300 • 550 Thompson Street  
Victoria BC, Canada V8W 2H4  
T: 250 181 6650  
W: hcm<sup>+</sup>a.ca

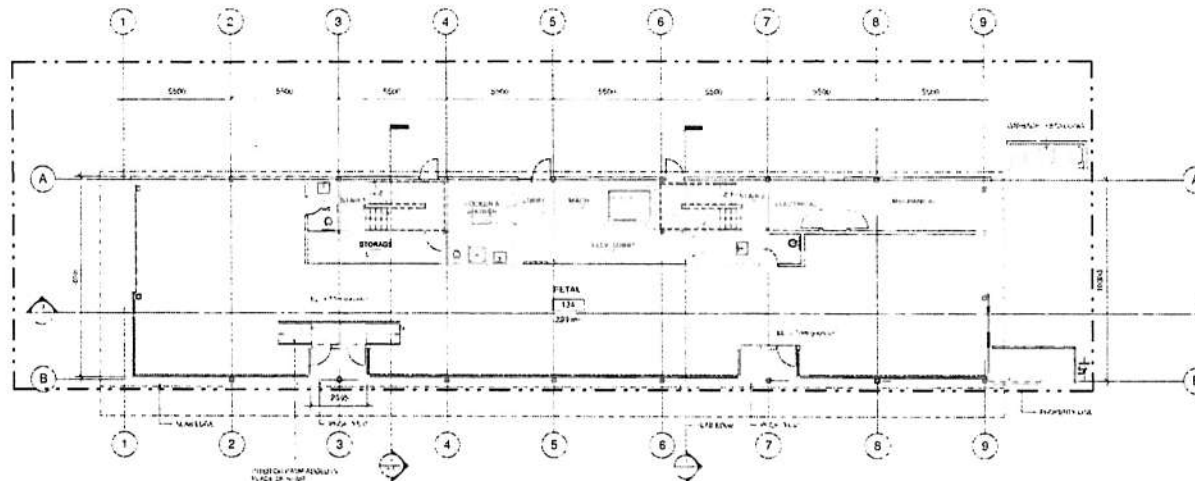
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City of Victoria

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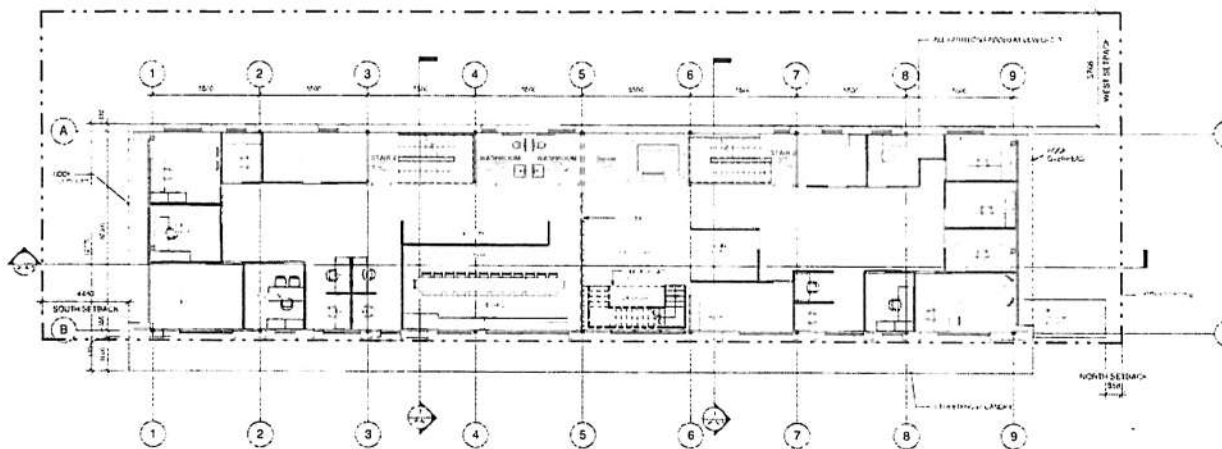
Planning & Development Department  
Development Services Division

# HCM





1 FLOOR PLAN LEVEL 1  
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2 FLOOR PLAN LEVEL 2  
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APR 06 2017  
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DOCKSIDE GREEN C1-3  
375 Harbour Road  
Victoria, B.C.  
V8V 2P6

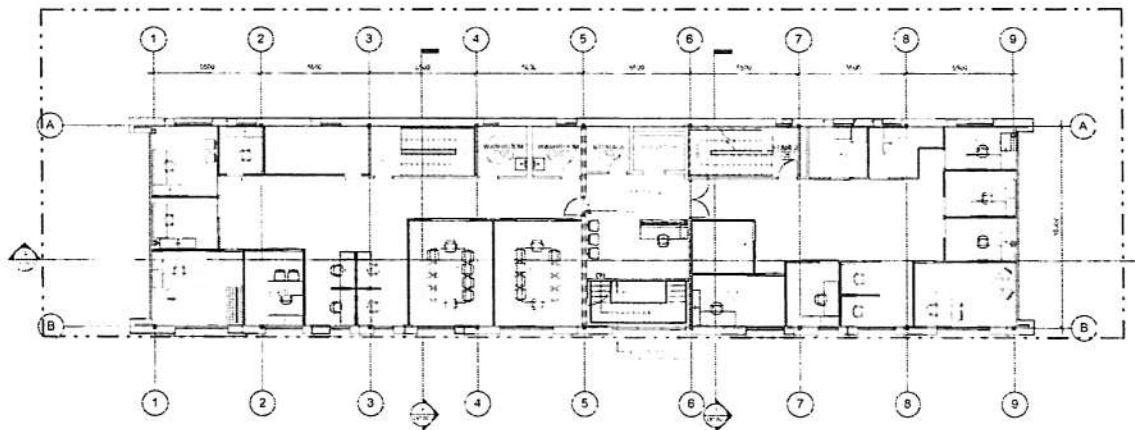
FLOOR PLAN  
LEVEL H1 + H2

DP-A04

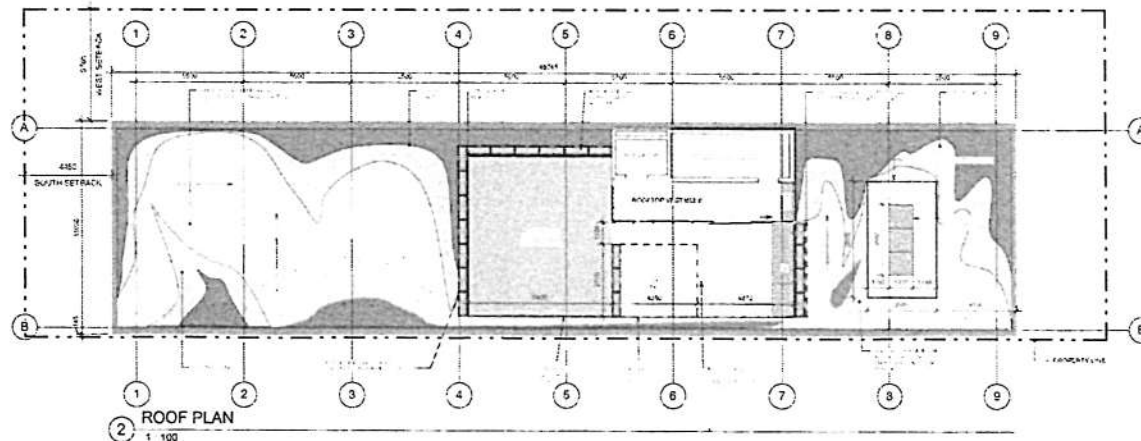
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H.C.M.A.



1 FLOOR PLAN LEVEL 3  
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2 ROOF PLAN  
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City of Victoria

APR 06 2017

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Development Services Division

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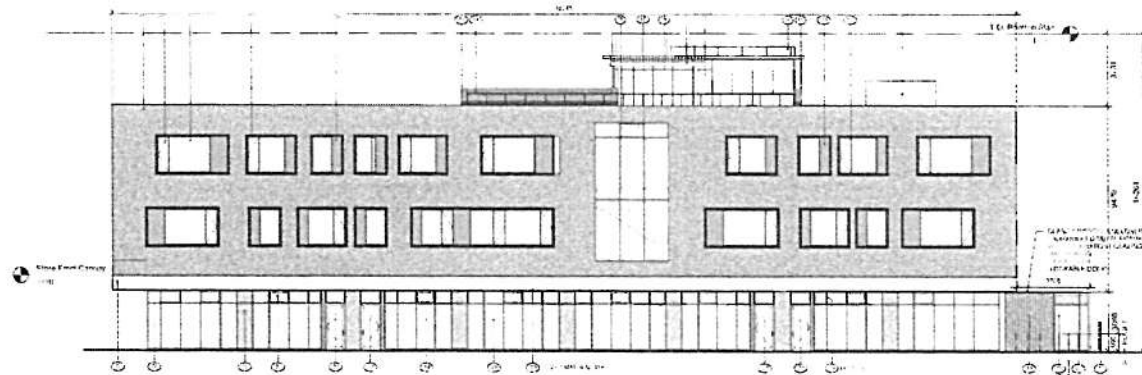
DOCKSIDE GREEN CI-3  
3290 Highway 104  
Victoria, BC V8L 4C1  
Tel: 250-382-6650  
Fax: 250-382-6651  
www.hcma.ca

FLOOR PLAN  
LEVEL H3 + ROOF

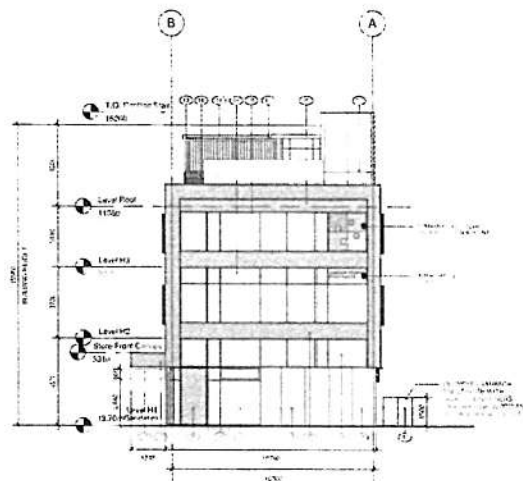
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2 EAST ELEVATION



1 NORTH ELEVATION

#### MATERIALS LEGEND

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HCM

DOCKSIDE GREEN CI-3

EAST AND NORTH ELEVATIONS

DP-A06

SCALE: As noted

HCM Architecture + Design  
Suite 302 - 155 Johnson Street  
Victoria, BC, Canada V8W 2Y2  
T: 250 382 6657  
W: hcm.ca

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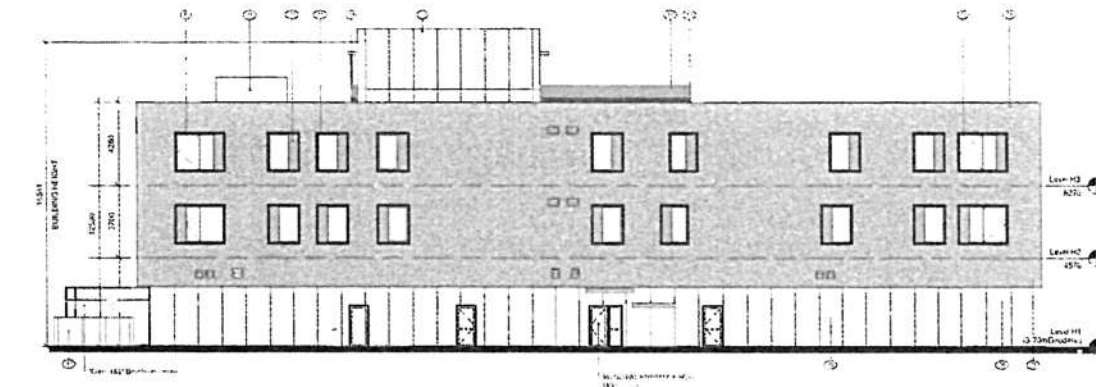
PROJECT: 1622 DRAWING: 107-01

Received  
City of Victoria

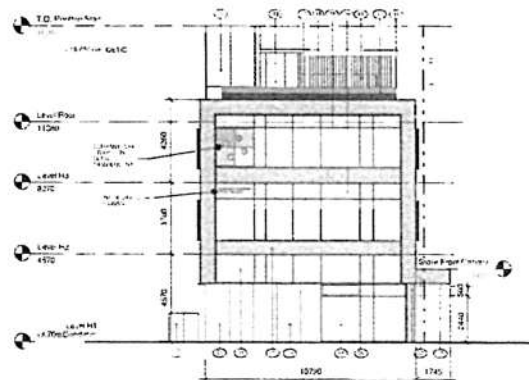
APR 06 2017

Planning & Development Department  
Development Services Division

# HCM



2 BP WEST ELEVATION  
1:100



1 DP SOUTH ELEVATION  
1:100

## MATERIALS LEGEND

1. ALUMINUM CLADDING SYSTEM
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DOCKSIDE GREEN C13

SOUTH AND WEST  
ELEVATIONS

DP-A07

SCALE: As shown

HCM Architecture + Design  
Suite 302 - 145 Johnson Street  
Vancouver, BC, Canada V6B 1A2  
T: 250 382 6650  
W: hcm.ca

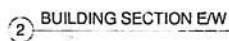
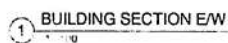
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Received  
City of Winnipeg

APR 06 2017

Planning & Development Department  
Development Services Division

PROJECT: 1072 • DRAWING: TEAM



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Received  
City of Victoria

PROJECT: 153 • DRAWN: TEAM

APR 06 2017

Planning & Development Department  
Development Services Division

# CHINA

DOCKSIDE GREEN CI-3

## BUILDING SECTIONS

**DP-A08**

SCALE: 1 = 100

**HOMA Architecture + Design**  
Suite 320 - 549 Johnson Street  
Victoria BC, Canada V8W 1M2  
T 250 382 6650  
W [homa.ca](http://homa.ca)



# LEGEND

- Property line
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- 17.5
- 17.7
- Decomposed Landscape Grade
- Finishing Grade
- Top of Wall
- Top of Retaining Wall
- Top of Curb
- Top of Edge of Curb
- Top of Floor
- Top of Deck
- Top of Wall
- Top of Floor
- Top of Wall
- Top of Floor

- ## UNDERGROUND UTILITIES
- | EXISTING | PROPOSED |
|----------|----------|
| Sanitary | Sanitary |
| Water    | Water    |
| Gas      | Gas      |

# LANDSCAPE MATERIALS

- Cast in Place Concrete Curb
- Cast in Place Concrete Outter
- Precast Concrete Unit Pavers
- Crushed Aggregate Paving
- Cast in Place Concrete Paving
- Ornamental Planting Area
- Grass Paver Area
- Rain Garden Area
- Landscape Boulder
- Rain Garden Overflow Drain
- Underdrain
- Solid Pipe

NOT FOR CONSTRUCTION

1	Rev DP	17.01.03
2	Rev DP	17.01.04
3	Rev DP	14.12.19
4	Rev DP	14.02.05
5	Rev DP	14.02.05

Murdoch  
de Greeff  
Landscape Planning & Design

ACHESON SWEENEY POLEY SANDOZ  
# 00-333 HATES STREET  
VICTORIA, BC

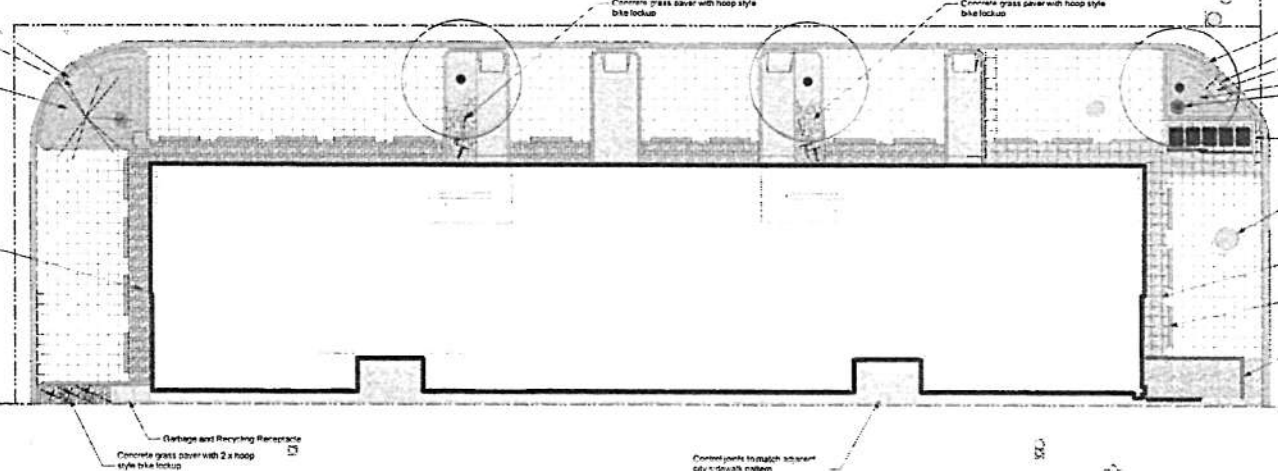
CI-3 DOCKSIDE GREEN  
VICTORIA, BC

Landscape Materials

revision no	116.24
scale	1:100
revision no	116
checked by	SAUPAG
revision no	116
revision no	116

L1.01

- Curb Cut Inlet 1000mm width
- Flow restrictor 1000 x 400mm To be connected to CLP Slabs
- Rain garden 150mm pool depth
- Permeable paving
- Garbage and Recycling Bins
- Concrete grass paver with 2 x hoop style bike lockup



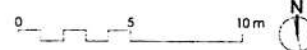
- 300mm cast in place concrete outter
- Curb Cut Inlet 1000mm
- Flow restrictor 1000 x 400mm To be connected to CLP Slabs
- Rain garden 150mm pool depth
- Rain Garden Overflow 150mm x 150mm inline drain with inline grate top
- See civil drawings for storm water pipe connection
- Garbage Enclosure See architect's plans for information
- Cast in place concrete around units at grade (typ) Min 100mm from utility cover. Align with curb cover layout in permeable paving cuts
- Permeable Paving Slab
- 150mm
- Bike lockups see architect's plans for information

# DRAWING NOTES

1. DRAWING: Verify all property lines and existing street layout prior to construction.
2. All other dimensions and materials are as shown on drawings.
3. Plant quantities on pages shall be in accordance with plant list.
4. Contractor to confirm irrigation and site work prior to planting.
5. Contractor to confirm irrigation and site work prior to planting.
6. Contractor to confirm irrigation and site work prior to planting.
7. Contractor to confirm irrigation and site work prior to planting.
8. Contractor to confirm irrigation and site work prior to planting.
9. General Contractor and/or sub-contractor are responsible for all costs related to production and information to be provided at all times.
10. See architect's drawings for information to be installed prior to construction of all site work.

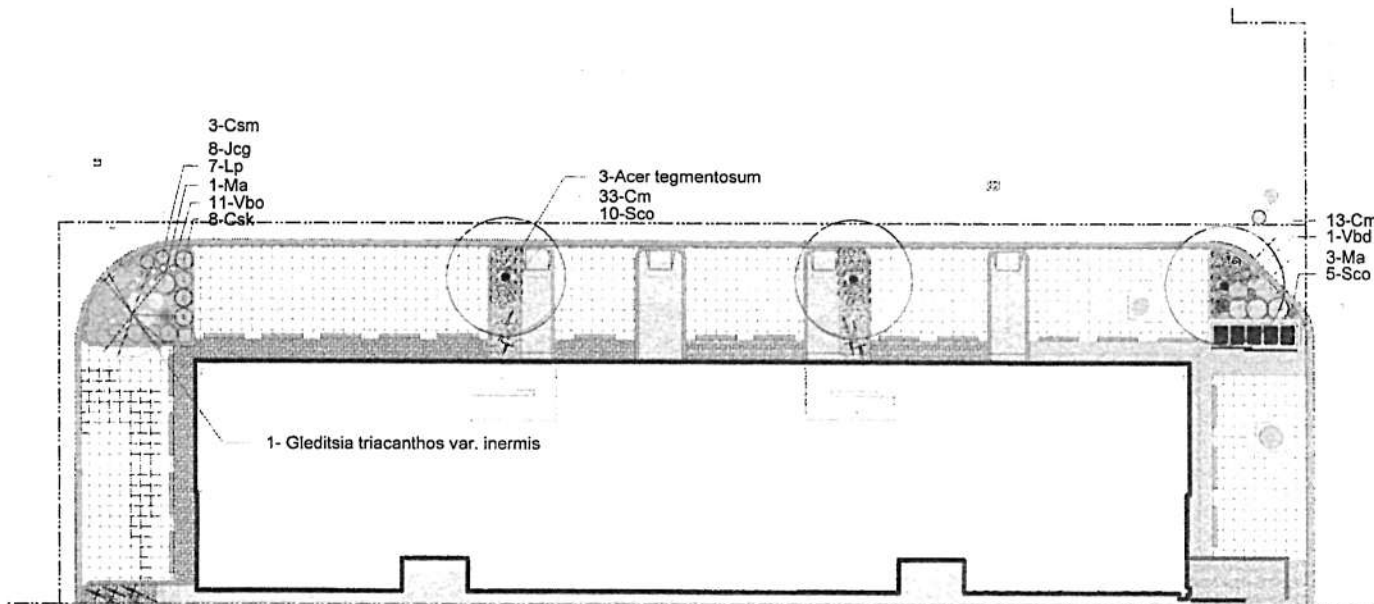
HARBOUR ROAD

Received  
City of Victoria  
APR 06 2017  
Planning & Development Department  
Development Services Division





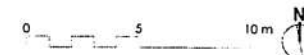
PLANT LIST			
Sym	Qty	Botanical Name	Common Name
<b>TREES:</b>			
1	1	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honey Locust
2	3	<i>Alnus incana</i>	Common Alder
<b>SHRUBS:</b>			
Cm	14	<i>Prunella laetifolia</i>	Common Blackberry
Cm	3	<i>Corylus rostrata</i>	Common Hazel
Cm	5	<i>Corylus rostrata</i>	Common Hazel
Jcg	5	<i>Juniperus communis</i>	Common Juniper
Lp	7	<i>Lonicera xylosteum</i>	Common Honeysuckle
Ma	4	<i>Malus domestica</i>	Domestic Apple
Sco	15	<i>Sorbus domestica</i>	Domestic Rowan
Vbd	11	<i>Viburnum dentatum</i>	Common Viburnum
Vbd	1	<i>Viburnum dentatum</i>	Common Viburnum



HARBOUR ROAD



- DRAWING NOTES**
1. Verify all plantings with the property owner and the City of Victoria.
  2. All plant dimensions are inclusive and all details are in millimetres.
  3. Plant quantities are based on the landscape plan and the plant list.
  4. The landscape plan is a preliminary plan and is not to be used for construction.
  5. Provide input of all work for the project by the Landscape Architect prior to proceeding with work.
  6. The landscape plan is a preliminary plan and is not to be used for construction.
  7. The landscape plan is a preliminary plan and is not to be used for construction.
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NOT FOR CONSTRUCTION

Rev.	By	Date
1	Rev. DP	17.04.03
2	Rev. DP	17.01.01
3	Rev. DP	16.12.19
4	Rev. DP	16.02.05



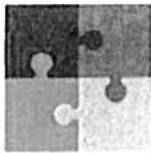
ARCHITECT: MURDOCH SWEENEY FOLEY SAHOTA  
4400-535 YATES STREET  
VICTORIA, BC

CLIENT: CI-3 DOCKSIDE GREEN  
VICTORIA, BC

SHEET NO: 11.03  
Planting Plan

PROJECT NO.	11.03
SCALE	1:100
CHECKED BY	SWP/PC
DATE	11.03





**ACHESON SWEENEY  
FOLEY SAHOTA LLP**  
PERSONAL INJURY LAW FIRM

TEL: 250-384-6262

FAX: 250-384-5353

www.achesonlaw.ca

4th Floor, 535 Yates Street, Victoria, BC V8W 2Z6

April 4, 2017

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

Dear Mayor and Councillors,



**Re: Parking Variance for Dockside CI-3**

We are seeking a parking variance of three less parking stalls for the proposed development at 376 Harbour Road. We seek this variance on basis that we have invested additional services on the site to accommodate bicycle commuters to the proposed building. This site falls within the Dockside Green LEED ND development and as a result abides by more stringent environmental building standards than the current building code. When considering Bicycle parking for this particular site we opted to design based upon the more stringent bicycle parking requirements of LEED as opposed to the minimum number of off-street bicycle parking spaces required per Schedule C of the Victoria off-street parking schedule.

For the purpose of this variance, we will include both calculations for your review.

**A.) City of Victoria Requirements:**

In our proposal for office and retail space, we are required to provide the following Bicycle parking stalls for 376 Harbour Road (as per Schedule C: the current table of minimum number of off-street bicycle parking spaces):

Propose Retail Floor area: 299m<sup>2</sup>  
Proposed Office Floor Area: 1006.49 m<sup>2</sup>  
Total Proposed Floor Area: 1305.49 m<sup>2</sup>

<b>Commercial</b>		
-hotel or motel	1 per 15 rooms, plus, where over 75 rooms, 1 6-space visitors' rack	Class 1 – 60% Class 2 – 40%
-office, retail sales & services, restaurants, research establishments, & laboratories	1 per 205 m <sup>2</sup> of gross floor area for the 1 <sup>st</sup> 5000 m <sup>2</sup> , plus 1 per 500 m <sup>2</sup> of additional gross floor area	Class 1 – 50% Class 2 – 50%
-shopping centre	1 per 205 m <sup>2</sup> of gross floor area for the 1 <sup>st</sup> 5000 m <sup>2</sup> , plus 1 per 500 m <sup>2</sup> of additional gross floor area	Class 1 – 30% Class 2 – 70%

Deborah A. Acheson QC<sup>†</sup> | Sean Sweeney\* | Natalie Foley\* | Rajinder S. Sahota\*  
Heather Sweeney<sup>†</sup> | Anne M. J. Wrona | Sonny Sidhu | Steve Allardice | David Heffernan | Patrick Dudding

Schedule C Requirement:  $1305.49/205 = 6.4$  spaces:

Three "Class 1" spaces

Three "Class 2" spaces

**B.) Dockside LEED ND Requirement:**

The LEED ND requirement for this site and building type is:

Four "Class 1" spaces

Four "Class 2" spaces

**C.) Proposal:**

We are proposing a covered and lockable "Class 1" bicycle enclosure for 7-12 bicycles, and seven "Class 2" exterior spaces placed strategically near the entries of the building.

7-12 "Class 1" spaces

Seven "Class 2" spaces

**Additional Site/Building services accommodating the Bicycle community:**

**Public bicycle repair station outboard of enclosure:**

Additionally, we are proposing to build a bicycle repair station alongside the Class 1 Bicycle parking enclosure with a designated bicycle repair zone to convenience bicycle commuters using the Galloping Goose Regional Trail. The repair station includes a mounting rack, air pump and basic maintenance tools.

**Shower and Locker Facility inside of building:**

In space 116 of the bottom floor plan, we are providing occupants who have commuted to work by bicycle with a "Locker and Shower" facility. In this space, the user has access to lockable personal storage, shower and toilet facilities.

**Conclusion:**

It is our hope that while making a decision on this matter, the Mayor and Council will consider the efforts we are making to support the bicycle movement here in Victoria. We as a firm recognize the impacts the automobile has made in shaping our cities and communities and want to participate in pushing more sustainable means of transportation and construction to.

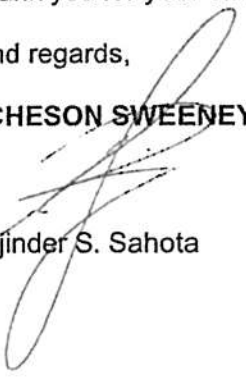
This variance, given the scale of the site and the efforts we've made to address sustainability in transportation and construction, is a step forward in helping to secure a future in Victoria where sustainable transportation becomes a reality.

Thank you for your time and consideration.

Kind regards,

**ACHESON SWEENEY FOLEY SAHOTA**

Rajinder S. Sahota



April 6, 2017

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC



RE: Development Permit Application for 376 Harbour Road, Dockside Green CI-3 (Revised April 6, 2017)

Dear Mayor and Council:

We are pleased to submit this Development Permit application on behalf of Acheson, Sweeney, Foley, Sahota for a three storey commercial building at 376 Harbour Road, in the Dockside Green development. This application is a revision to a development permit issued in 2008, followed by a building permit in 2009 which have both since expired. The changes to the application are minor and result from recent changes to the site and surrounding Dockside developments (Madrona affordable housing) and the important distinction that this new applicant will own and operate the building rather than the speculative nature of the previous application.

The proposed development at 376 Harbour Road (Dockside CI-3) is for a 1,264 sm, three storey mixed use commercial building for the Victoria legal firm of Acheson, Sweeney, Foley, Sahota who will occupy the upper two storeys. The ground floor street front space(s) will be leased to a business or multiple businesses that are suited to the neighbourhood. The proposed building is a close cousin to the existing building next door to the north along Harbour Road in that the siting, proportions, openings, connection to street and sidewalk, and finish materials are similar and in some aspects the same.

The marine industrial character will be apparent in the custom profiled vertical metal siding planned for the upper two storeys. Instead of the natural wood siding seen on some Dockside buildings, the proposed development will have highlights of wood coloured metal panels at the upper windows, providing accent without the weathering seen on earlier buildings. This is a similar material that will be seen on the Madrona affordable housing directly to the west. On levels 2 and 3, a large, two storey window on the Harbour Road side will let in ample light to an atrium space and feature stair. From the outside this will provide some animation to the building. In addition, the north and south facades feature two storey curtain wall glazing to further show the life within the building. Energy modelling has shown that automatic interior blinds will be the most effective means of controlling sunlight (this building needs the heat of the sun). The ground floor will have fibre cement panels (Swiss pearl) on the westward half, with tall storefront glazing facing the street and sidewalk. Panels of textured fibre cement panel will be located at regular spacing along the street façade to add interest and opportunity for signage. As with the neighbour to the north, there will be a roof extending over the property line running the full length of the building which will provide protection from the rain for people walking down the sidewalk. The awning roof is reminiscent of what is often seen on industrial buildings, hence a connection to the marine industrial character.

One of the staircases has been extended to provide access to a rooftop terrace in the middle of the building. This fifth elevation will include a deck surface of light coloured pavers, an area of artificial turf, continuous landscape screening and a trellis. The remainder of the roof will have light grey gravel ballast and a curved pattern of Sedum and other drought resistant plants so that the asphalt roof

#### A CORPORATE PARTNERSHIP

##### Principals

**DARRYL CONDON**  
Architect AIBC, AAA, SAA, OAA, FRAC,  
LEED AP

**KAREN MARLER**  
Architect AIBC, AAA, SAA, OAA, FRAC,  
LEED AP

**STUART ROTHNIE**  
Architect AIBC, SAA, OAA, MRAC,  
LEED AP

**CARL-JAN RUPP**  
Architect AIBC, SAA, OAA, MRAC,  
LEED AP

**Founding Partner**  
**ROGER HUGHES**  
Architect AIBC, AAA, LEED AP

**Associates**  
**PAUL FAST**  
Architect AIBC, MRAC

**ADAM FAWKES**  
Architect AIBC, MRAC, LEED AP

**MICHAEL HENDERSON**  
Architect AIBC, MRAC

**MELISSA HIGGS**  
Architect AIBC, MRAC

**CRAIG LANE**  
Architect AIBC, MRAC

**JAY LIN**  
Architect AIBC, MRAC

**DANIEL PHILIPPOT**  
Architect AIBC, MRAC, LEED AP

**ANNERIEKE VAN HOEK**  
Architect AIBC, MRAC, LEED AP BD+C

#### HCMA Architecture + Design

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Victoria BC V8W 1M2 Canada

250.382.6650

hcma.ca

membrane will not be visible from the upper storeys of the residential towers to the west.

This proposal is part of the renewed development recently taking place at Dockside Green, the triple bottom line development that was initiated by the City of Victoria more than ten years ago. This proposal meets the environmental, social and economic goals established for Dockside: LEED Gold v4 Certification, an open connected site with public amenities, and the addition of established businesses to the neighbourhood. We have reviewed the application with Dockside Green Ltd. with respect to the design guidelines and sustainability goals, including minimum requirements necessary for the overall LEED for Neighbourhood Development application. This includes connection to the district energy system, wastewater treatment system, shared roadway, pedestrian paths and storm water management. Additional exterior insulation has been added to the building in order to reduce the heating and cooling loads. The approximately 150mm of semi-rigid mineral fibre insulation will also help to reduce the sound transfer from the shipyards across Harbour Road into the office spaces. The windows will be operable to provide for possible natural ventilation when sound is not a concern. During times where the shipyard is particularly noisy, the whole building cooling and heating system will be able to provide a comfortable environment without the need for opening windows. Lastly, the two panes of glass in the thermal units can be specified with different thicknesses to further mitigate sound concerns.

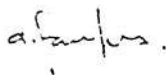
The previous development permit issued in 2008 included 17 parking stalls on the site which was sufficient provided that the ground floor would be occupied by a light industrial tenant with offices above. It was understood that a future variance would be required should the ground floor be occupied by any other use. The desire with this renewed development permit application is to find a retail tenant for the ground floor, street fronted spaces as a means of livening the neighbourhood. The site plan has been revised from the 2008 submission to maximize the parking on site in order to attract this tenant type and to strive to meet the Bylaw requirements, however the small site is only able to provide an additional three stalls for a total of 20 which remains short of the required 23 stalls. Therefore a variance is requested as part of this Development Permit application for a reduction of three parking spaces. The site is extremely tight and yet the landscape architect has skillfully incorporate rain gardens at the north-west and south-west corners of the building. In order to mitigate the reduced car parking spaces, a number of additional bicycle parking and related amenities have been provided including additional class 1 + 2 parking spaces, a publicly accessible repair station and change rooms for the office users.

HCMA Architecture + Design has worked with our client, Acheson Foley Sweeney Sahota to revise the previously approved development permit proposal so that it suits their needs and desire to invest in the life and culture of the Dockside Green neighbourhood. We believe that the building and the people who will work there will be a welcome addition to an already admirable development.

Thank you for your consideration of this application.

Sincerely,

**HCMA Architecture + Design**



**Adam Fawkes**

ARCHITECT AIBC, MRAIC, LEED AP