



## Planning and Land Use Committee Report

For the Meeting of January 28, 2016

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**To:** Planning and Land Use Committee **Date:** January 7, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Permit Application No. 000454 for 1006 Wharf Street

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### RECOMMENDATION

"That Council authorize the issuance of Development Permit Application No. 000454 for 1006 Wharf Street in accordance with:

1. Plans date stamped December 14, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

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

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1006 Wharf Street. The proposal is to construct a storage shed which would support a kayak rental business. The following points were considered during the analysis of this Application:

- The proposed building design is consistent with the applicable the *Buildings Signs and Awnings Advisory Design Guidelines*.
- The size of the proposed shed is modest and will have a minimal impact on the surrounding area.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a storage shed for maintenance equipment and service supplies in support of a kayak rental business at 1006 Wharf Street. The building would be located on an existing dock.

### **Sustainability Features**

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

### **Active Transportation Impacts**

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

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit Application.

### **Existing Site Development and Development Potential**

The subject site is in the IHM Zone, Inner Harbour Malahat District, which allows for a wide range of marine-related uses in addition to offices, retail and restaurants.

### **Community Consultation**

This Application does not propose any variances and, therefore, in accordance with the Community Association Land Use Committee (CALUC) Procedures, the Application has not been referred to the Downtown Residents' Association Land Use Committee.

## **ANALYSIS**

The following section provides a summary of the Application's consistency with the relevant Design Guidelines.

### **Development Permit Area and Design Guidelines**

The *Official Community Plan* (OCP) identifies this property as within DPA 9: Inner Harbour. The *Buildings Signs and Awnings Advisory Design Guidelines* are applicable and the proposal is consistent with these Guidelines in the following ways:

- the design of the building is similar to other sheds located in the vicinity
- the Application proposes the use of durable materials such as wood and corrugated metal
- the building would not obstruct views of the waterfront.

## CONCLUSIONS

The Application proposes a storage shed to support a kayak rental business. The proposed building is relatively small in scale and is considered acceptable in terms of design. Staff recommend that Council approve this Application.

## ALTERNATE MOTION

That Council decline Development Permit Application #000454 for the property located at 1006 Wharf Street.

Respectfully submitted,



Mike Wilson  
Senior Planner – Urban Design  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department



Report accepted and recommended by the City Manager:

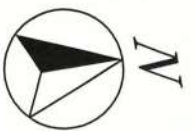


Date: Jan. 19, 2016

## List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated December 14, 2015
- Plans dated December 14, 2015.





INNER  
HARBOUR

JOHNSON  
BRIDGE ST

1006 Wharf Street  
Development Permit #000454







1006 Wharf Street  
Development Permit #000454





Joanna Twa  
Victoria Kayak Tours & Rentals Ltd.  
Suite #250  
110-174 Wilson Street  
Victoria BC V9A 7N7



3 December 2015

Her Worship Lisa Helps  
Mayor of the City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Madam Mayor and Council,

This letter is a request for your approval to relocate our float from Harbour Air Floatplane Dock to GVHA Broughton Street Wharf on 1 February 2016.

Victoria Kayak Tours & Rentals Ltd. has been operating in the Inner Harbour since 1996. We are currently located at the Harbour Air Floatplane dock at 950 Wharf Street. Due to the expansion and restructuring of Harbour Air we will be moving to the GVHA Broughton Street Wharf location adjacent to Red Fish Blue Fish at 1006 Wharf Street on 1 February 2016.

Our business consists of a low profile 5.48m x 9.14m dock on which is attached a 2.43m x 2.43m storage shack and a 1.52m x 2.43m kayak rack.

Our look is West Coast contemporary. We have done our best to design a structure that blends with our neighbours at Red Fish Blue Fish and the new terminal design for Harbour Air. We have chosen materials such as wood, metal and glass, and a small splash of colour that is all our own.

We are a green company as much as possible. Our very nature, people powered kayaks, encourages all our staff and clients to get out on the water, breath fresh air and exercise. We capture solar energy to recharge our cell phone with a portable solar panel. We collect rain water straight from the sky into a garbage can to wash the salt off our kayaks and gear and let the sun and wind dry them. Our employees walk, bike or bus to work.

Our company prides itself on welcoming locals and tourists alike and introducing them to our unique vantage point of the city. We offer guided kayak tours and self-guided rentals of kayaks so that clients are able to see the sights, encounter nature and learn the history of the Inner Harbour and Gorge Waterway.

We look forward to receiving your approval so that we may continue to offer our fun and healthy brand of entertainment to the residents and visitors of Victoria.

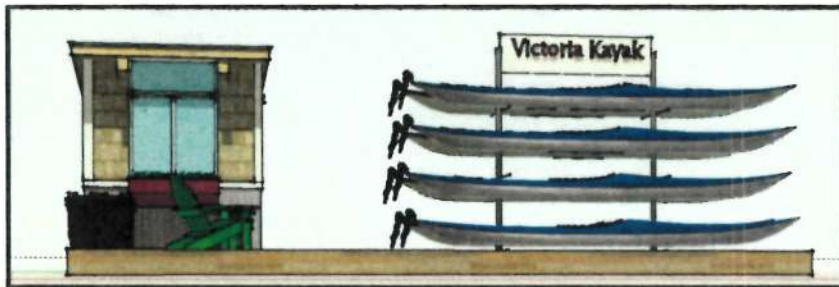
Sincerely,

Joanna Twa  
Owner/Operator  
Victoria Kayak Tours & Rentals Ltd.

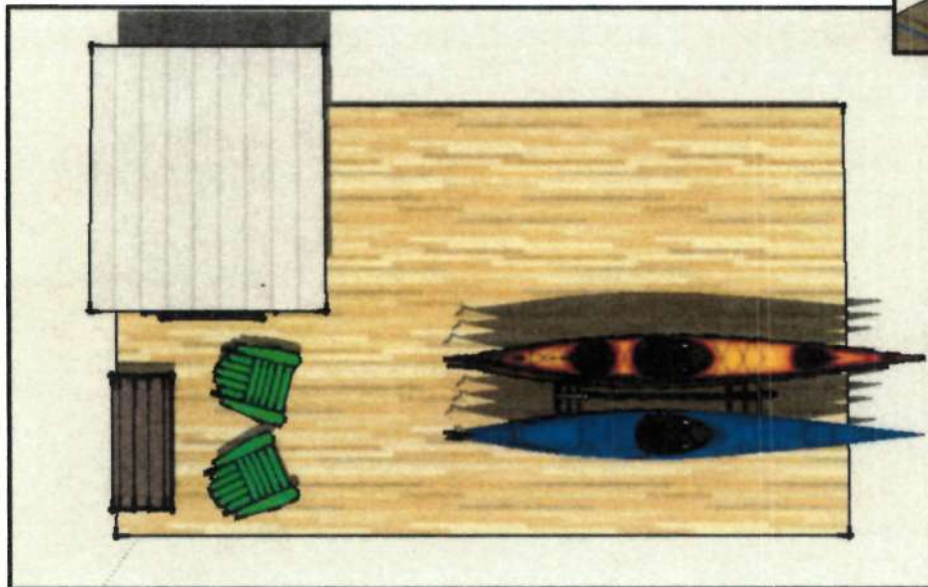
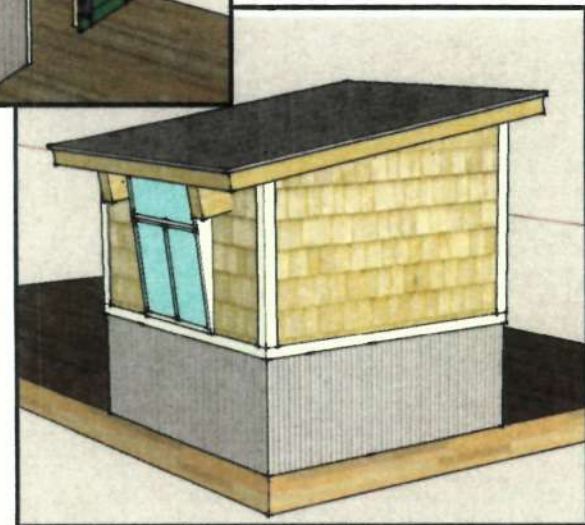
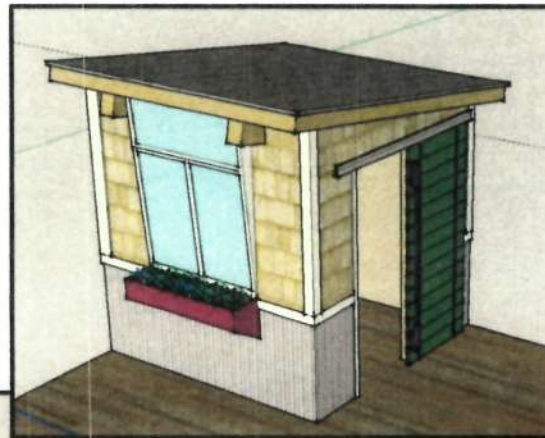
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info@victoriakayak.com  
250-216-5646  
victoriakayak.com

VECTOWWVLE EDUCATIONAL VERSION



SOUTH ELEVATION



PLAN VIEW

Victoria Kayak

Design by J. Kennedy:  
jensofekenney@gmail.com

Victoria Kayak

Cover Page / Photos

not to scale  
Dec 3/15

A-1

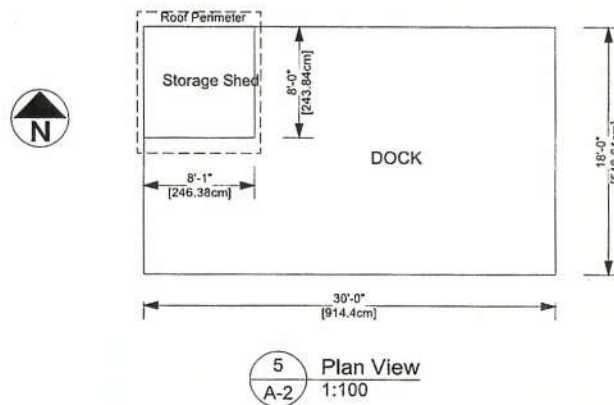
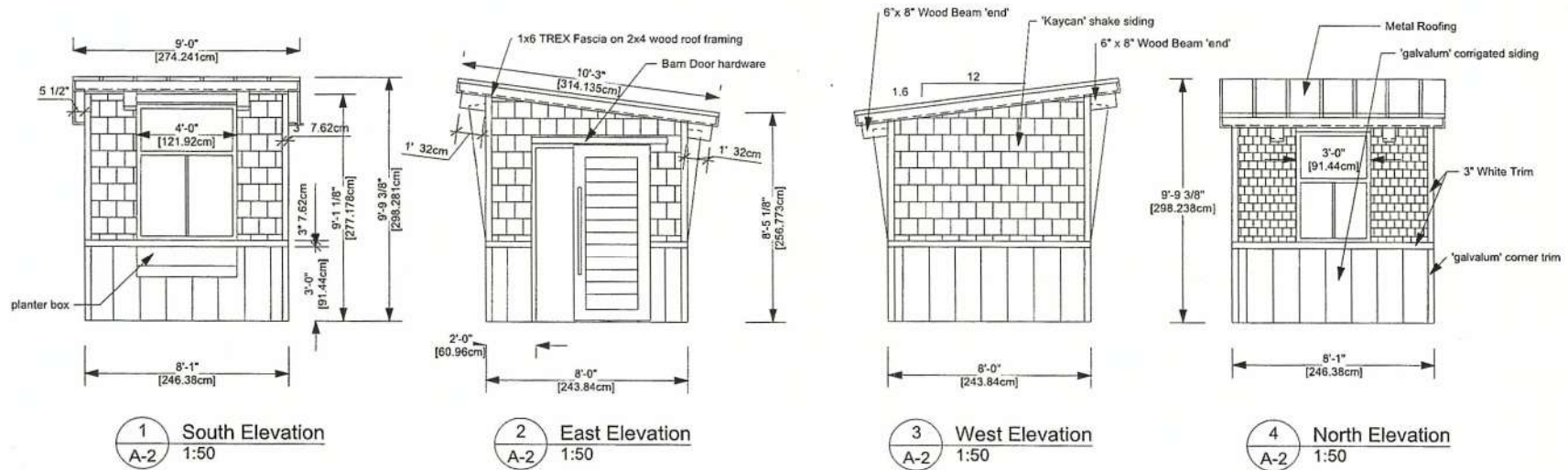
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City of Victoria

DEC 14 2015

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Development Services Division

VECTOWWVLE EDUCATIONAL VERSION





Design by J. Kennedy:  
jensofiekennedy@gmail.com

Victoria Kayak

Elevations/ Plan View

scale as shown

Dec 3/15

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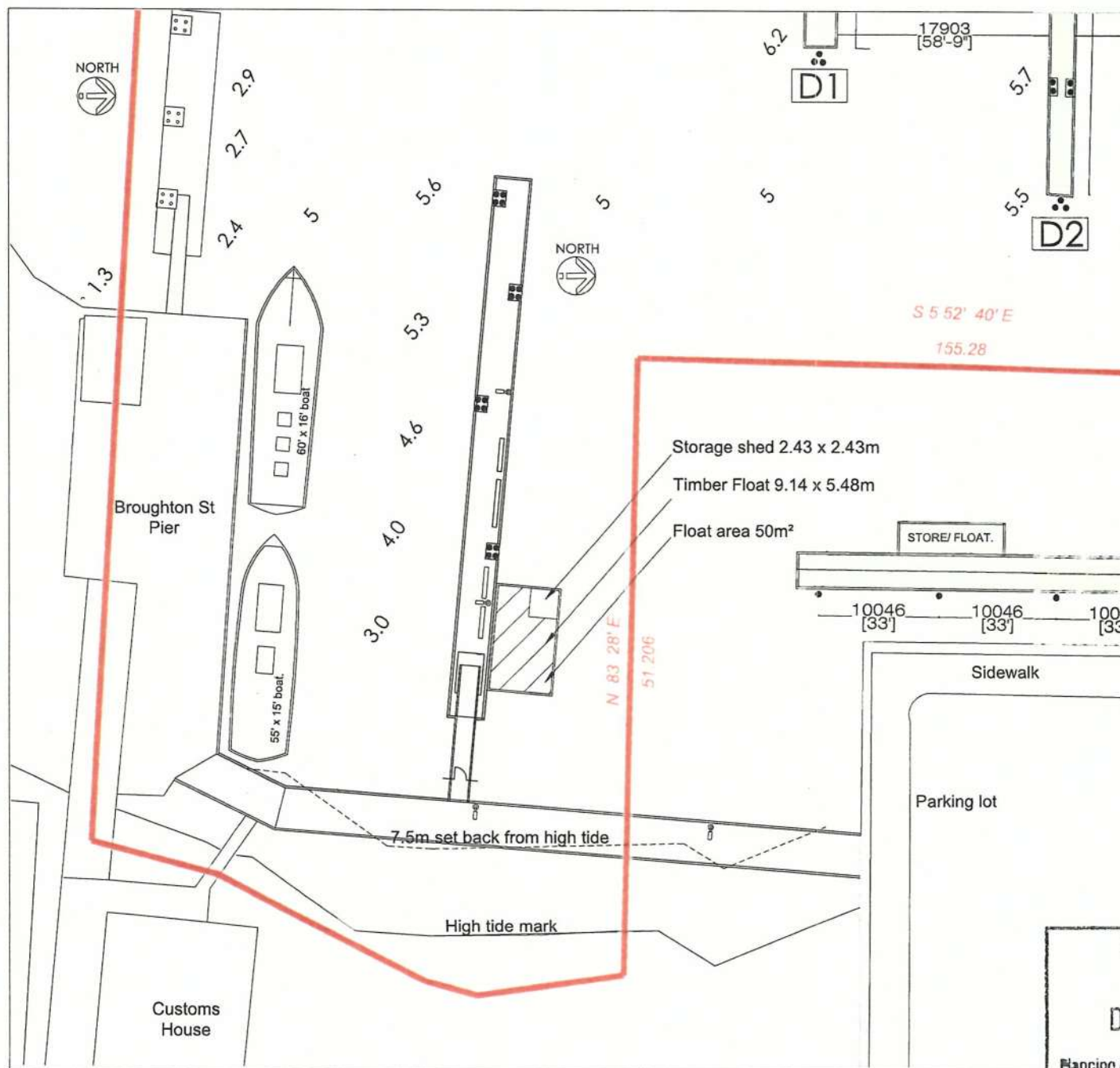
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City of Victoria

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Development Services Division







HATCHED AREA OF WORKS WITHIN GVHA  
WATERLOT AT BROUGHTON STREET PIER, VICTORIA



**GREATER  
VICTORIA  
HARBOUR AUTHORITY**

800-THE-SEVEN-SEVEN  
VICTORIA, BC  
V8W 2T5  
Tel: 250-343-4300

New Float for Kayak Operation  
Broughton Street  
Victoria

|              |         |            |         |      |
|--------------|---------|------------|---------|------|
| Plan drawing |         |            |         |      |
| GVHA         |         |            |         |      |
| Drawn        | Checked | Date       | Drawn   | Date |
| 2015.64      | 01      | 10/10/2015 | 2015.64 | 01   |
| 2015.64      |         |            |         |      |

Received  
City of Victoria

DEC 14 2015

Planning & Development Department  
Development Services Division