



## 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 21, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Permit Application No. 00456 for 430, 468 and 470 Belleville Street

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### RECOMMENDATION

That Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00456 for 430, 468 and 470 Belleville Street in accordance with:

1. Plans date stamped January 19, 2016.
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 430, 468 and 470 Belleville Street.

The proposal is to construct a new foot passenger ramp to provide access from the Coho Ferry Terminal to the vessel. The applicant further proposes to replace an existing retaining wall and landscaped area. The following points were considered during the analysis of this Application:

- the ramp is covered to offer weather protection for passengers which helps establish a high quality pedestrian environment
- the materials and colour of the ramp have been chosen to minimize its visual impact from public vantage points across the Inner Harbour.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct a new foot passenger ramp to provide access from the Coho Ferry Terminal to the vessel. The applicant further proposes to replace an existing retaining wall and upgrade an adjacent landscape area.

### **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 IHT2 Zone, Inner Harbour Terminal District, which allows for 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*, *Belleville Street Transportation Terminal Guidelines* and the *Downtown Core Area Plan* are applicable and the proposal is generally consistent with these Guidelines in the following ways:

- the ramp is covered to offer weather protection for passengers which helps establish a high quality pedestrian environment
- the materials and colour of the ramp has been chosen to minimize its visual impact from public vantage points across the Inner Harbour; however, the overall spans and grade of the ramp are necessary to facilitate access to and from the vessel and the various areas of the terminal.

## CONCLUSIONS

The proposal is to construct a new foot passenger ramp to provide access from the Coho Ferry Terminal to the vessel. The applicant further proposes to replace an existing retaining wall and upgrade an adjacent landscaped area. The proposed ramp is covered to offer weather protection for passengers and the applicant has revised with its design to minimize its visual impact from public vantage points across the Inner Harbour. Staff recommend for Council's consideration that the Application be approved.

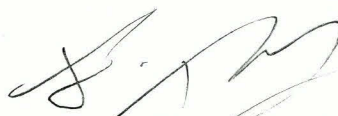
## ALTERNATE MOTION

That Council decline Development Permit Application #00456 for the property located at 430, 468 and 470 Belleville Street

Respectfully submitted,



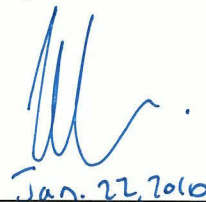
Mike Wilson  
Senior Planner – Urban Design  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

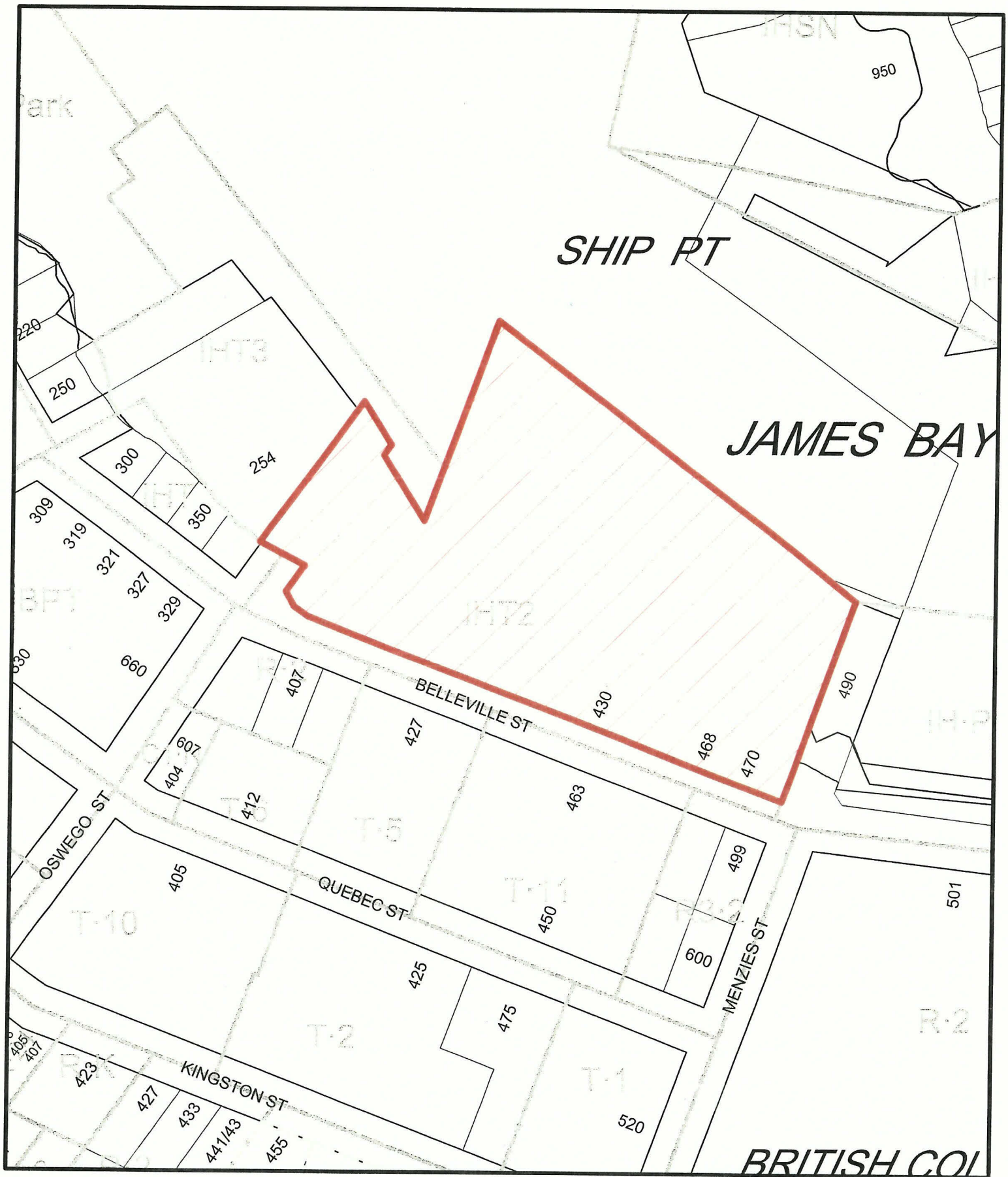
Date:

  
Jan. 22, 2016

## List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated December 30, 2015
- Plans dated January 19, 2016.

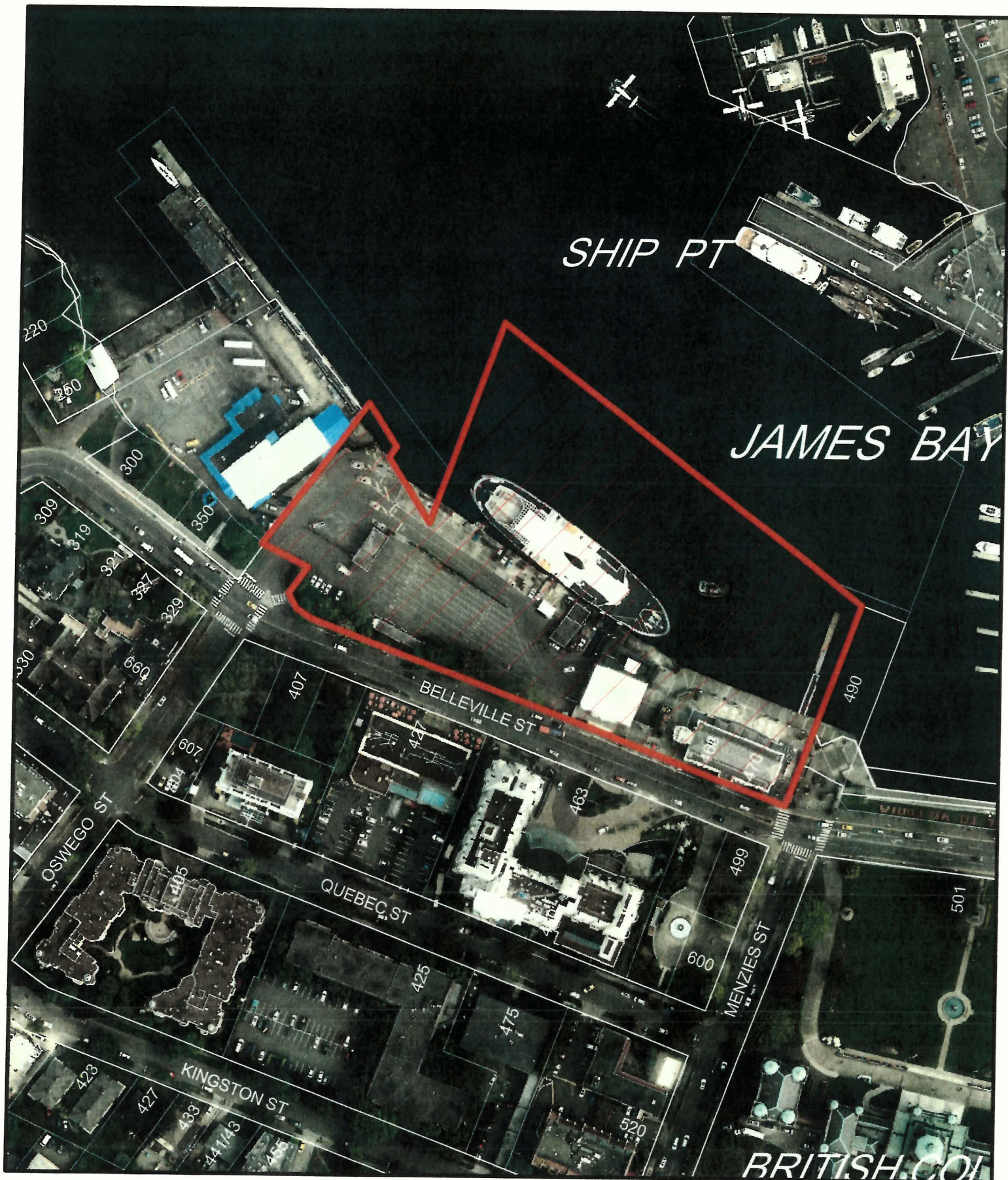




430, 468, 470 Belleville Street  
Development Variance Permit #00456



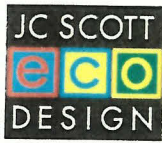




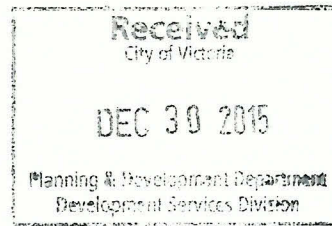
430, 468, 470 Belleville Street  
Development Variance Permit #00456







Attn: Mike Wilson  
Development Services  
City of Victoria



12 December 2015

BLACKBALL FERRY LINE - MV COHO - BELLEVILLE TERMINAL  
WHARF, DOCK, VEHICLE RAMP and FOOT PASSENGER GANGWAY UPGRADES  
430 BELLVILLE STREET, VICTORIA BC, V8V 1W9

This letter is to request for a Minor Development Permit for work as follows for the Belleville Street Terminal of the MV Coho, Black Ball Ferry Line.

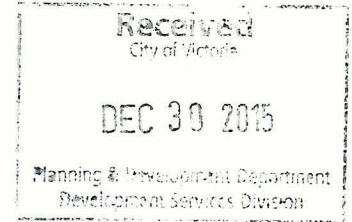
1. The wharf, dock, vehicle ramp and foot passenger gangway at the MV Coho Terminal for the Black Ball Ferry Line in Victoria on Belleville Street all require replacement, repairs or upgrades.
2. The work is being done by Black Ball Ferry Line under the approval of and with support from the landlord, The BC Ministry of Transportation & Infrastructure, Honourable Todd Stone.
3. The work is scheduled for the winters of 2015 - 16 and 2016 - 17
4. Much of the work is structural repair and will occur primarily in the harbour and under the existing wharf, however the terminal is located in a City of Victoria Development Permit zone and some of the work such as the new vehicle ramp and new foot passenger gangway will be visible.
5. The work has been reviewed and approved by the landlord and all works will be directed and supervised by appropriate consulting professional engineers. See reports attached.
6. The adjoining property owners have all been informed of the scope of work, the schedule for the work and the request for work schedule extensions and all have agreed in principle, updated letters of consent are in process.
7. The parking lot catchbasins have been designed by Tetra Tech to comply with Civic, Provincial and Federal Guidelines. See attachment
8. The works have been surveyed by J.E. Anderson & Associates, see attached.
9. Structural work is by Brown & Grant Engineering, see attached.
10. The Contractor is Heavy Metal Marine Ltd. Attn: D. Hall [dhall@heavymetalmarineltd.com](mailto:dhall@heavymetalmarineltd.com)
11. Work at the Belleville Street sidewalk edge will be done with consideration given to the future David Foster Way.

Your consideration of this project is appreciated.

Thank you,  
JC Scott



December 14, 2015



Mr. Mike Wilson,  
Development Services  
City of Victoria

RE: Black Ball Ferry Line – M.V. Coho – Belleville Terminal

-Wharf, Dock, Vehicle Ramp and Foot Passenger Gangway Upgrades

-430 Belleville Street, Victoria, B. C. V8V 1W9

This letter is to request for a Minor Development Permit for work as follows for the Belleville Street Terminal of the M.V. Coho, Black Ball Ferry Line.

1. The wharf, dock, vehicle ramp and foot passenger gangway at the M.V. Coho Terminal for the Black Ball Ferry Line in Victoria on Belleville Street all require replacement, repairs or upgrades.
2. The work is being done by Black Ball Ferry Line under the approval of and with support from the landlord, The B.C. Ministry of Transportation & Infrastructure, Honourable Todd Stone.
3. The work is scheduled for the winters of October 2015 – May 2016 and October 2016 – May 2017.
4. Much of the work is structural rebuild and will occur primarily in the harbour and under the existing wharf, however the terminal is located in a City of Victoria Development Permit zone and some of the work such as the new vehicle ramp and new foot passenger gangway will be visible.
5. The work has been reviewed and approved by the landlord and all works will be directed and supervised by appropriate consulting professional engineers. See reports attached.
6. The adjoining property owners have all been informed of the scope of work, the schedule for the work and the request for work schedule extensions and all have agreed in principle, updated letters of consent are in process.
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11. Work at the Belleville Street sidewalk edge will be done with consideration given to the future David Foster Way.

Your consideration of this project is appreciated.

Sincerely,

Black Ball Ferry Line,

A handwritten signature in black ink, appearing to read "Ryan Burles".

Ryan Burles, COO

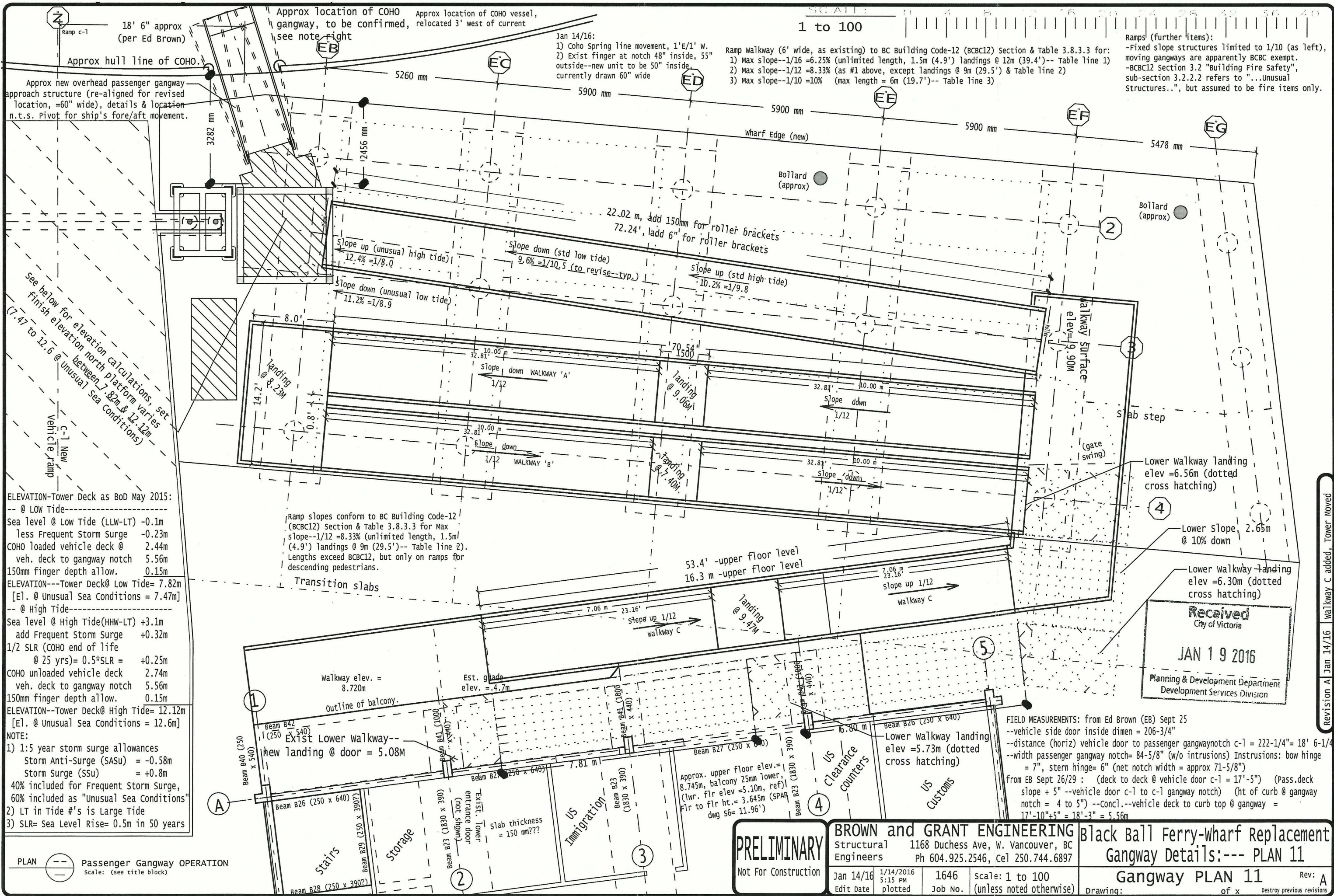
[www.cohoferry.com](http://www.cohoferry.com)

**Port Angeles Terminal**  
101 E. Railroad Avenue  
Port Angeles, WA 98362  
Tel: (360) 457-4491  
Fax: (360) 457-4493

**Administration Office**  
4209 – 21<sup>st</sup> Avenue West, Suite 307  
Seattle, WA 98199  
Tel: (206) 283-4400  
Fax: (206) 283-4405

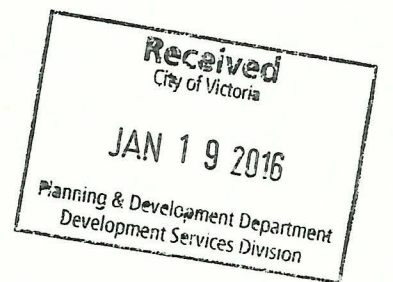
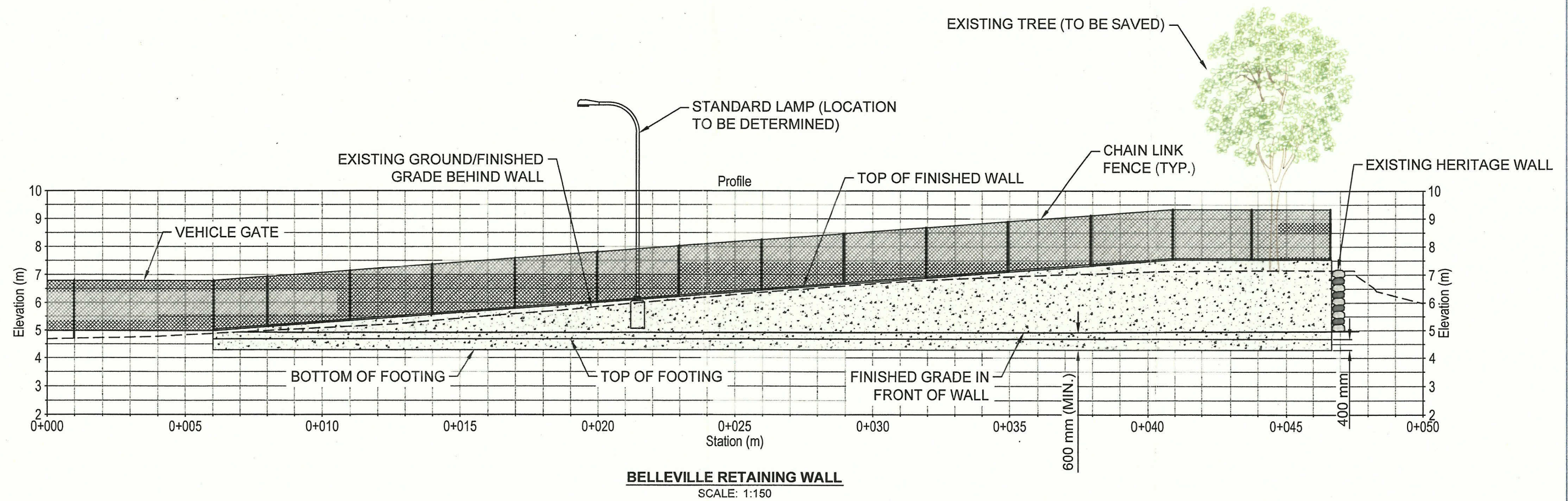
**Victoria Terminal**  
430 Belleville Street  
Victoria, B.C. V8V 1W9  
Tel: (250) 386-2202  
Fax: (250) 386-2207







Q:\Vancouver\Drafting\Engineering\VGEO\ENG.VGEO03012-01 - Black Ball C3D 100% Design\_IFC.dwg [FIGURE 1] January 12, 2016 - 9:30:42 am (BY: MANG, JUSTIN)



ISSUED FOR REVIEW

SCALE 1:150

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SCALE:		CAD FILENAME	
REV		DATE	
REVISIONS		SIGNATURE	
0	1/12/2016	ISSUED FOR REVIEW	

SENIOR DESIGNER

DATE 2016-01-11



DESIGNED KJCT DATE 2016-01-12

QUALITY CONTROL DATE

QUALITY ASSURANCE DATE

DRAWN JDM DATE 2016-01-12

MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE  
VANCOUVER ISLAND DISTRICT - BLACKBALL FERRY LINE  
BELLEVILLE TERMINAL WHARF UPGRADES  
BELLEVILLE RETAINING WALL

FILE NUMBER	PROJECT NUMBER	REG	DRAWING NUMBER	REV
ENG.VGEO03012-01	BC	FIGURE 1	0	

**BLACK BALL**



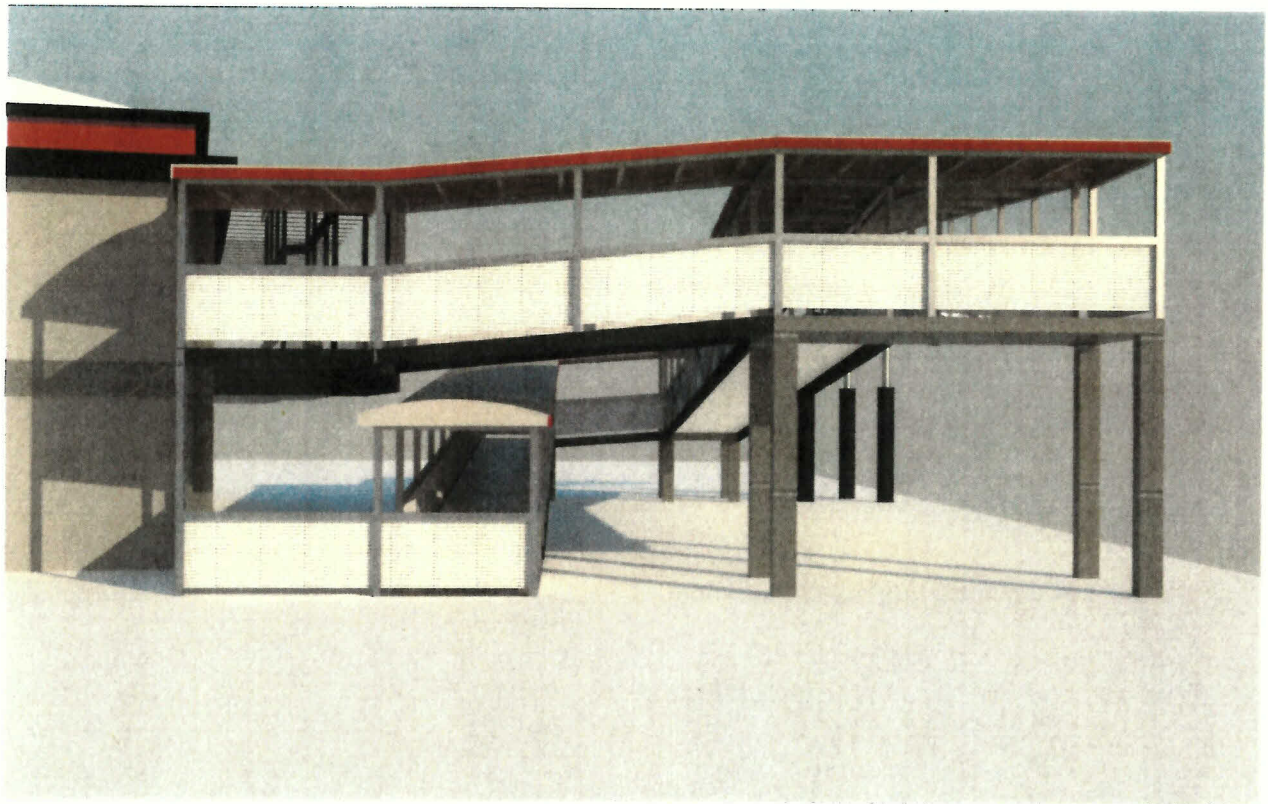
**FOOT PASSENGER GANGWAY**

**Received**  
City of Victoria

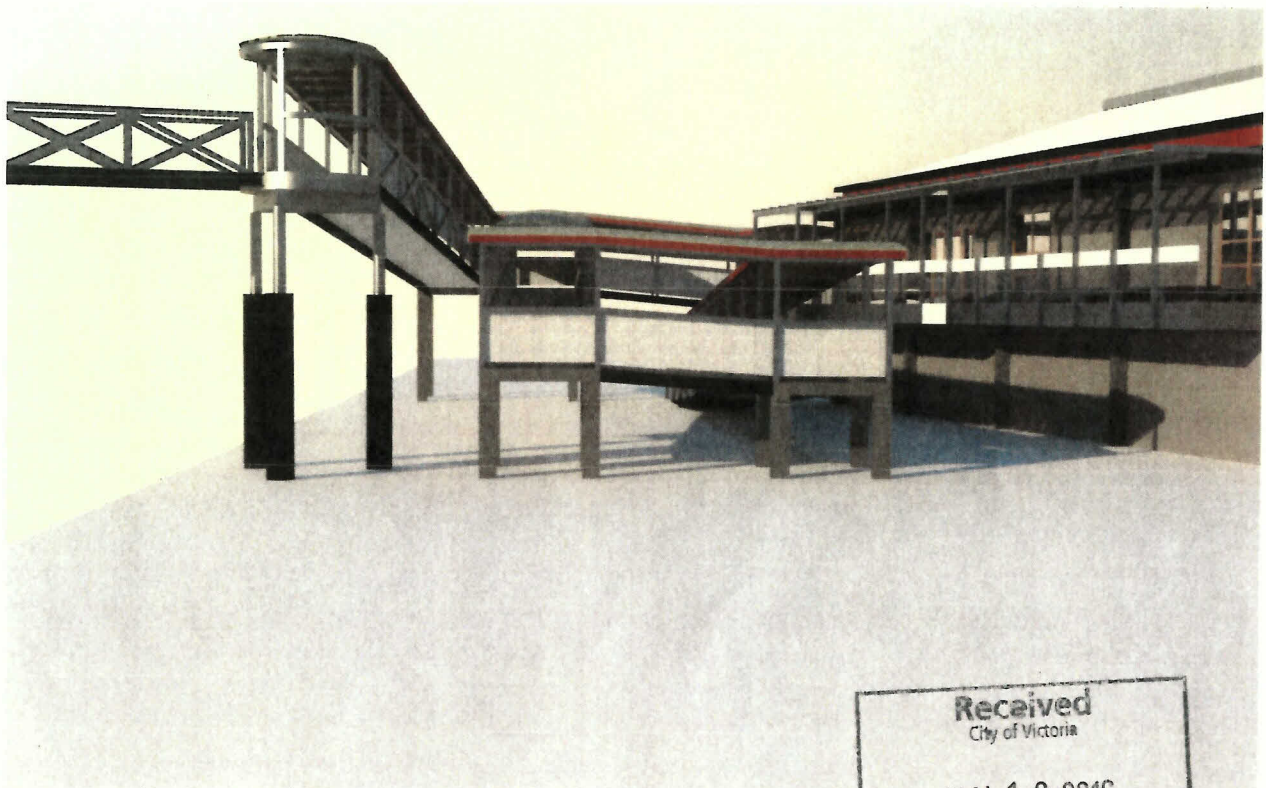
**JAN 19 2016**

Planning & Development Department  
Development Services Division

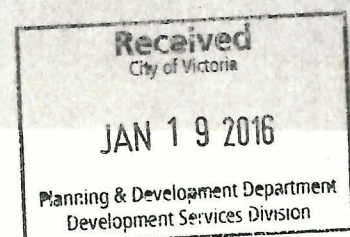




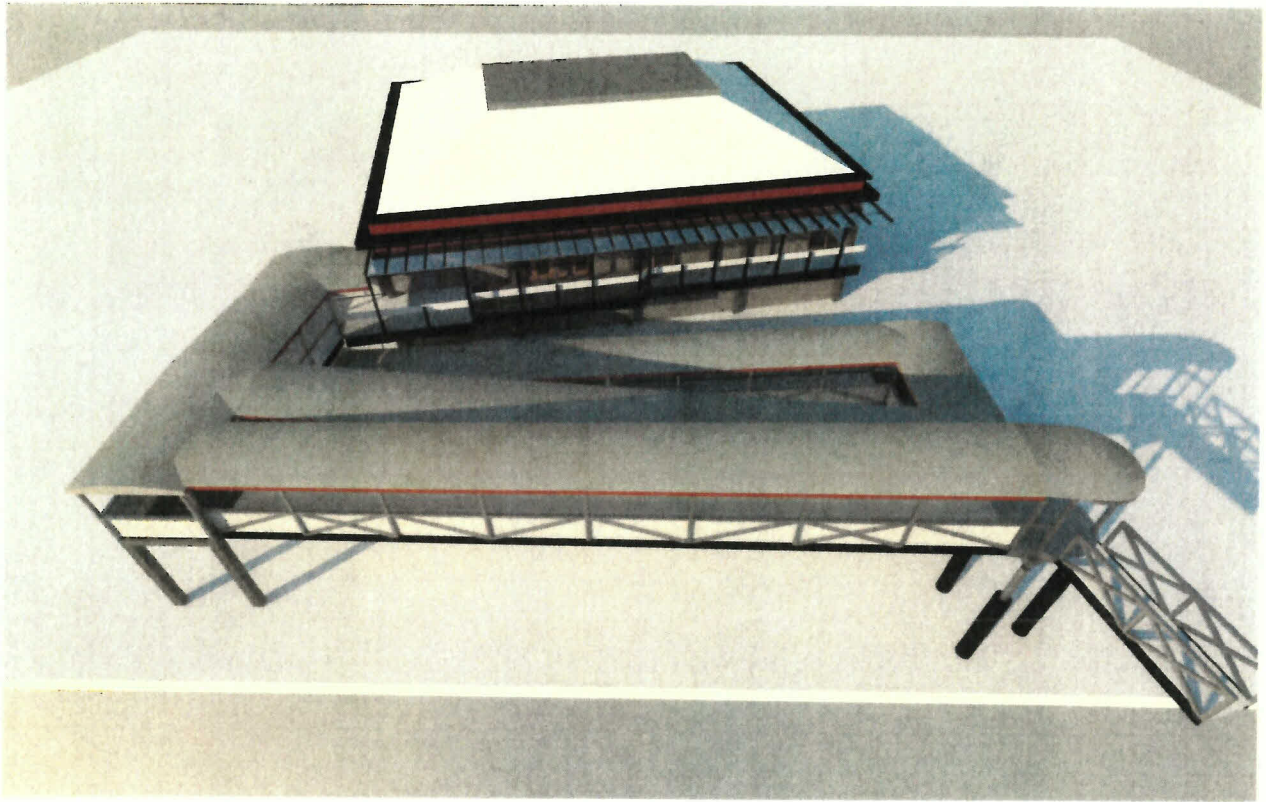
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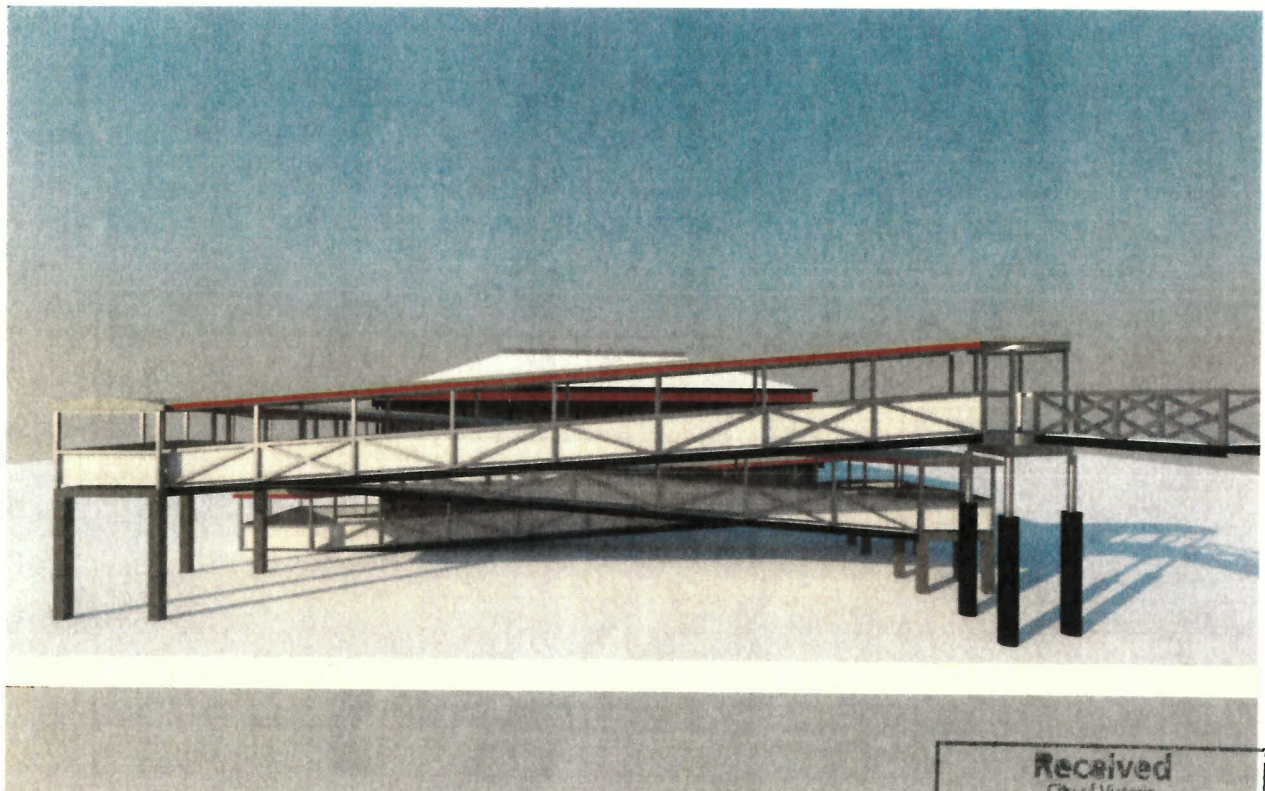
EAST PERSPECTIVE



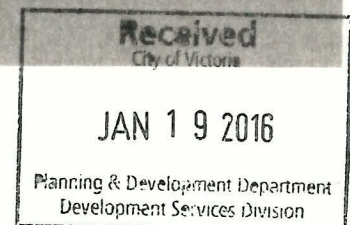




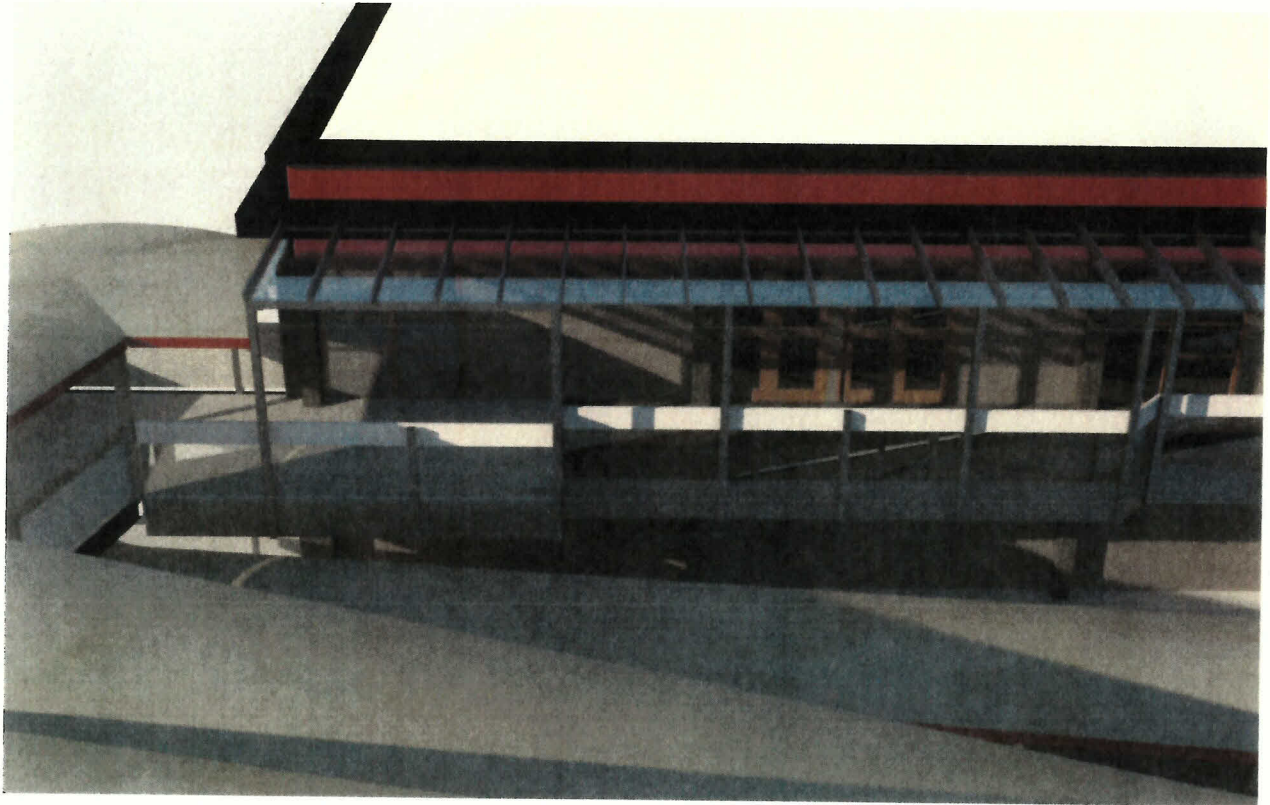
OVERHEAD PERSPECTIVE



FRONT ELEVATION







COVERED WAITING AREA EXTERIOR VIEW

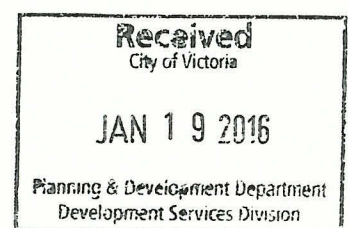


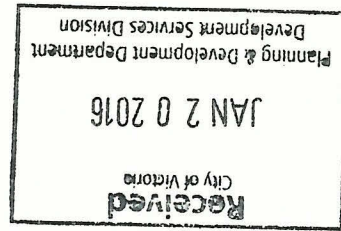
COVERED WAITING AREA INTERIOR VIEW

JAN 19 2016

Planning & Development Department  
Development Services Division







**D. Clark Arboriculture**  
 2741 The Rise Victoria B.C. V8T-3T4  
 (250)474-1552 (250)208-1568  
 clarkarbor@gmail.com  
 www.dclarkarboriculture.com  
 Certified Arborist PN-6523A  
 ISA Tree Risk Assessor CTRA 459

January 19, 2016  
 Belleville Ferry Terminal  
 430 Belleville St. Victoria BC  
 For JC Scott eco Design/ Black Ball Ferry Line

### Summary

There are 2 trees in this report, a Bigleaf maple and an English elm. It is recommended that both trees be removed.

### Scope of Work

Report on the location, dimensions and overall health of the trees and remark on the tree/development conflicts with a recommendation.

### Site Observations and Visual Assessment

Tag#	Tree Species	DBH	Height (approx.)	Condition	Recommendation
None	<i>Acer Macrophyllum</i>	75.6	12m	Poor	Remove
None	<i>Ulmus minor</i> "Atinia"	90	15m	Poor	Remove



Two trees at the Belleville Ferry Terminal upgrade are in conflict with construction. The first is an *Acer macrophyllum*, 3 stems with a DBH of 75.6cm and approximately 12m high. The second is an *Ulmus*

*minor* "Atinia" with a DBH of 90cm and approximately 15m high. They are in poor condition with multiple issues including visible areas of decay, bark inclusion, mechanical damage and an abundance of poor pruning. See Appendix for reference photos. The information and pictures were captured on site Jan. 7, 2016 at 4:00pm.

The trees emerge from the retaining wall and grow out in to the area of the ramp just east of the protected Arbutus tree. At issue is the ramp which is being totally rebuilt. The impact of construction on the Protected Root Zone of these trees makes it unlikely that they would survive. As well, the proposed design calls for the ramp to be brought inward towards the south. The trees will be causing an impediment to vehicle traffic in this case.

Considering the impediment to construction, future use and the overall condition of the trees I am recommending removal.

Thank you for the opportunity to comment on these trees.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.

Regards,

Darryl Clark  
Certified Arborist PN-6523A  
ISA Tree Risk Assessor CTRA 459

#### Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

#### Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.



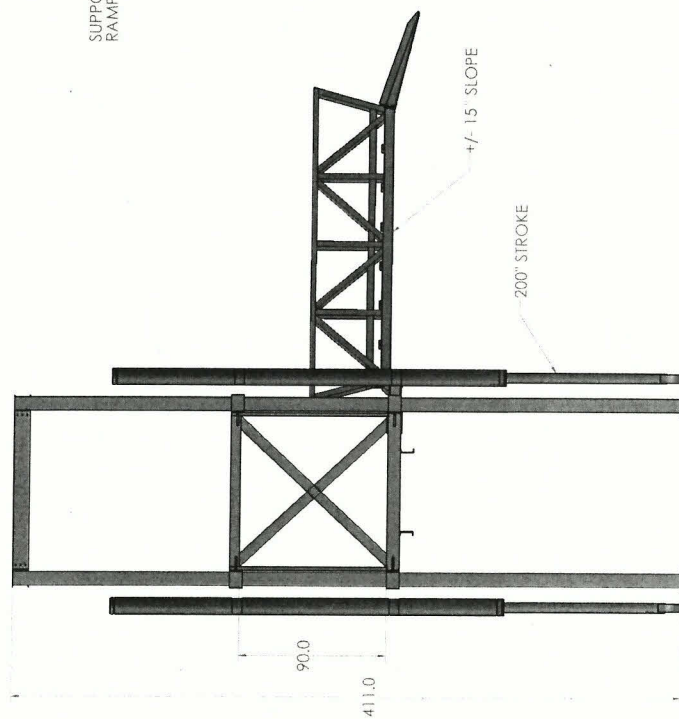
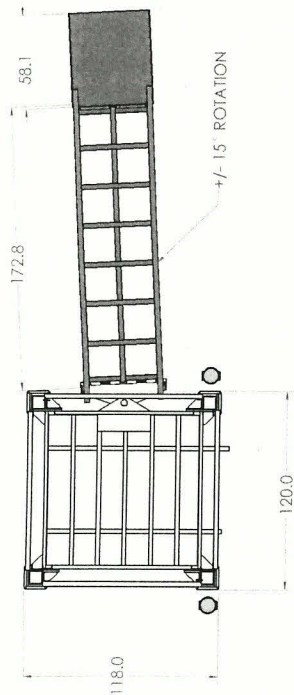
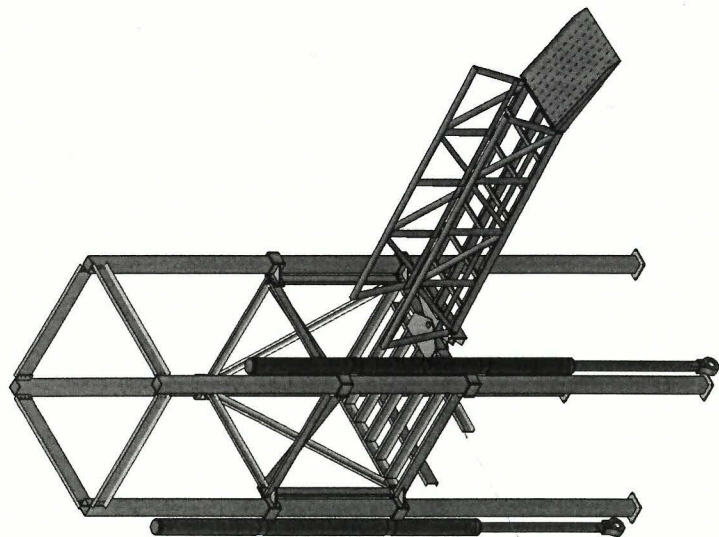
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

## Appendix









SUPPORT FOR GANGWAY  
RAMP HINGE

**MULTI-POWER PRODUCTS LTD.**  
HYDRAULIC • PNEUMATIC • INDUSTRIAL PRODUCTS

FILE  
MPP-001-  
DRAWING NO.  
DATE  
REV.  
BY  
CHKD.  
APPD.  
DATE

DATE  
REV.  
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