

Rezoning Application #00483 for Rock Bay Avenue

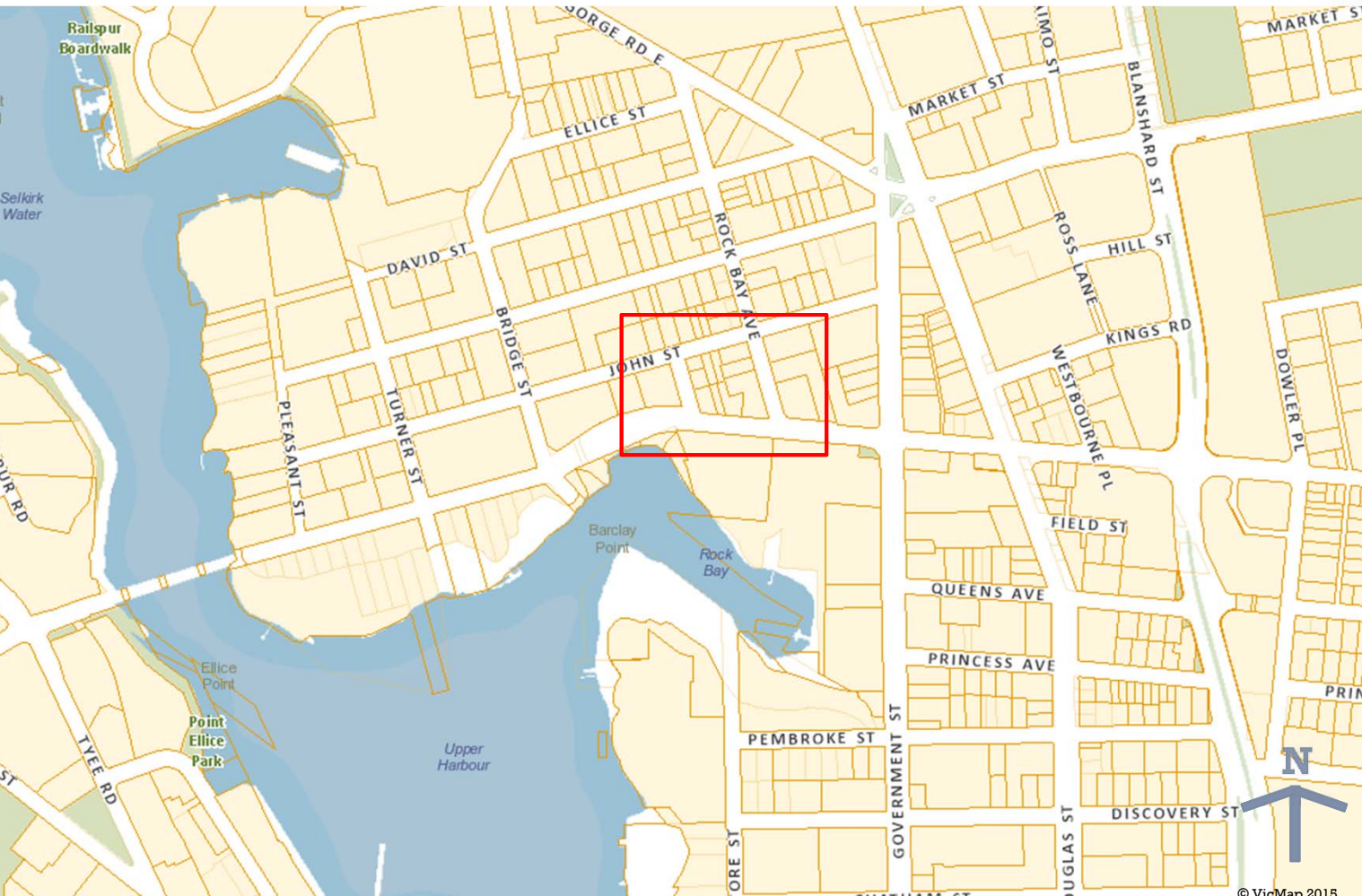


Rezoning Application #00483 for Rock Bay Avenue Location



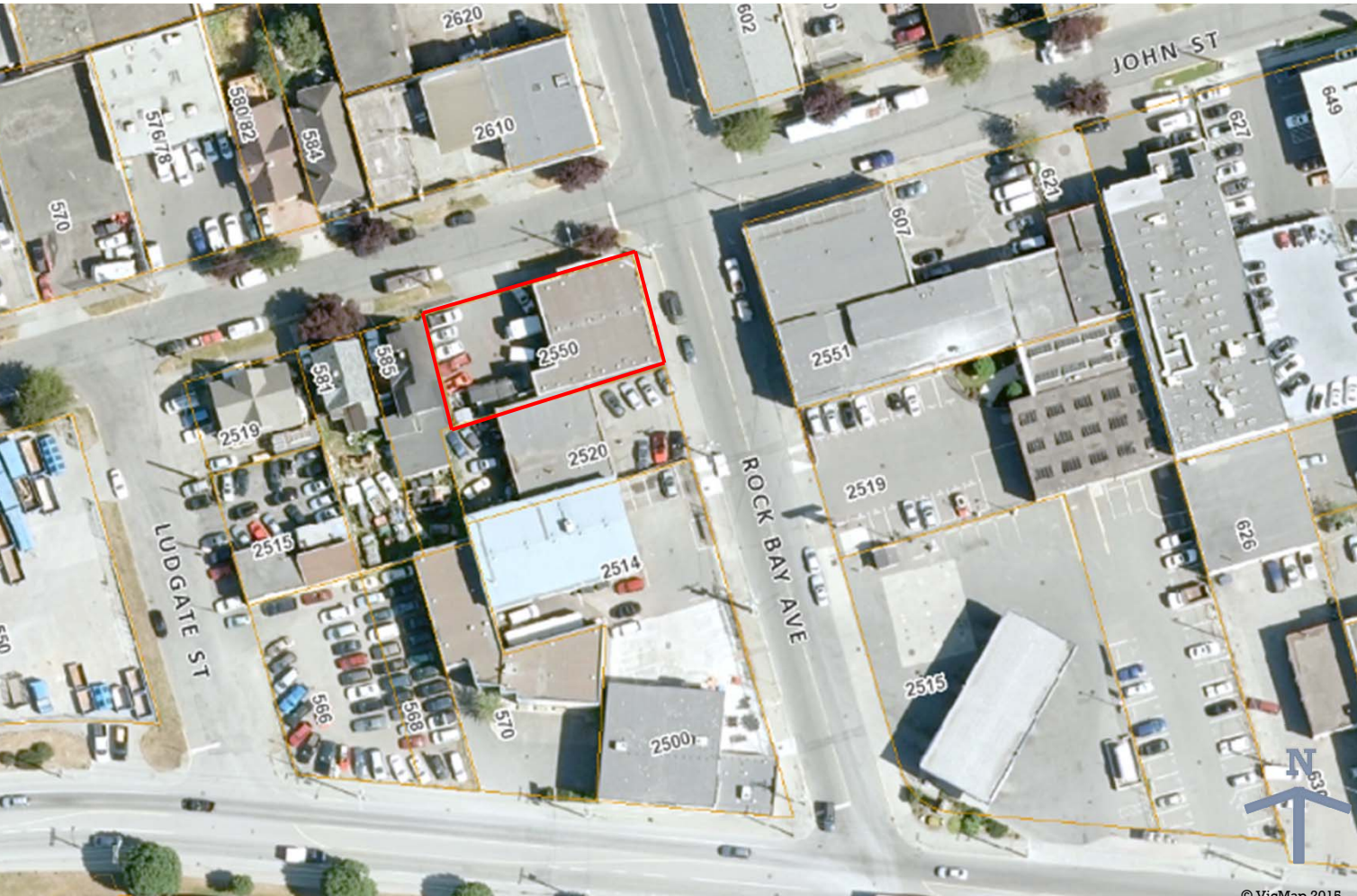
Subject Property Overview

Rezoning Application #00483 for Rock Bay Avenue Location



Subject Property Overview

Rezoning Application #00483 for Rock Bay Avenue Location



Subject Property Overview



Rezoning Application #00483 for Rock Bay Avenue Street View - North Facing



Subject Property Overview



Rezoning Application #00483 for Rock Bay Avenue Street View - North Facing



Rezoning Application #00483 for Rock Bay Avenue Street View - Existing Main Entrance



Subject Property Overview

**Rezoning Application #00483 for Rock Bay Avenue
Street View - Existing Main Entrance**



Rezoning Application #00483 for Rock Bay Avenue Street View – East Facing

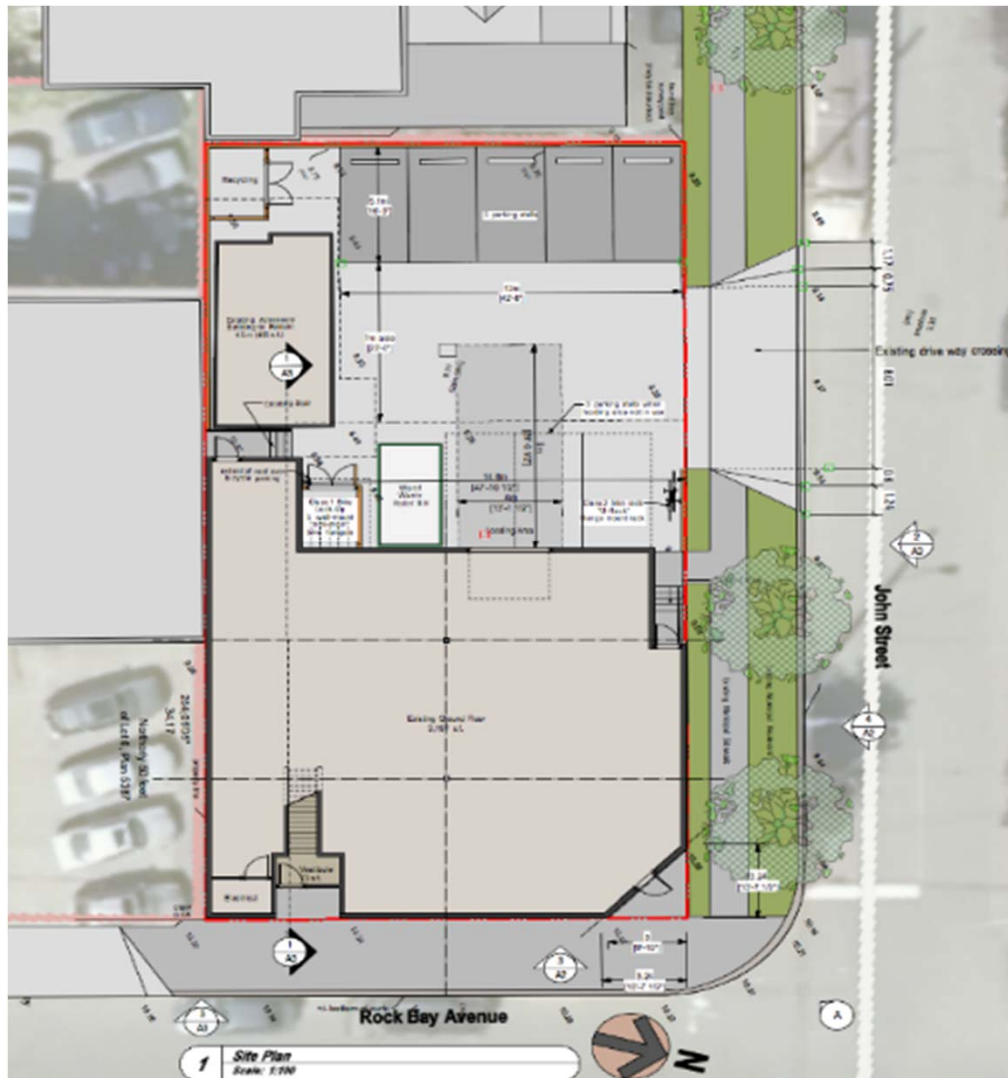


Subject Property Overview

Rezoning Application #00483 for Rock Bay Avenue Street View – East Facing



Rezoning Application #00483 for Rock Bay Avenue Site Plan



Proposed Development

Main Floor Plan

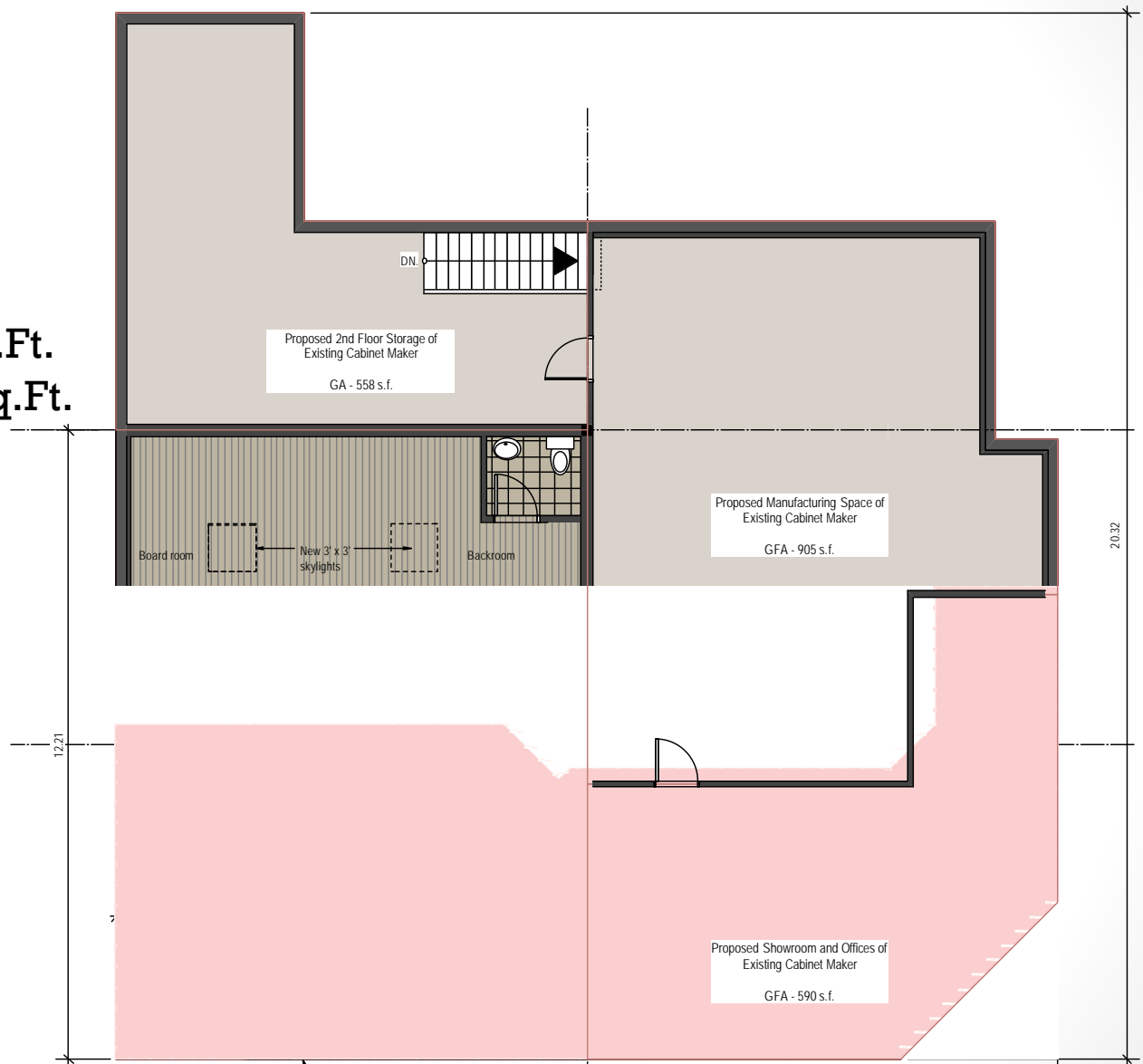
197 Sq.Ft.



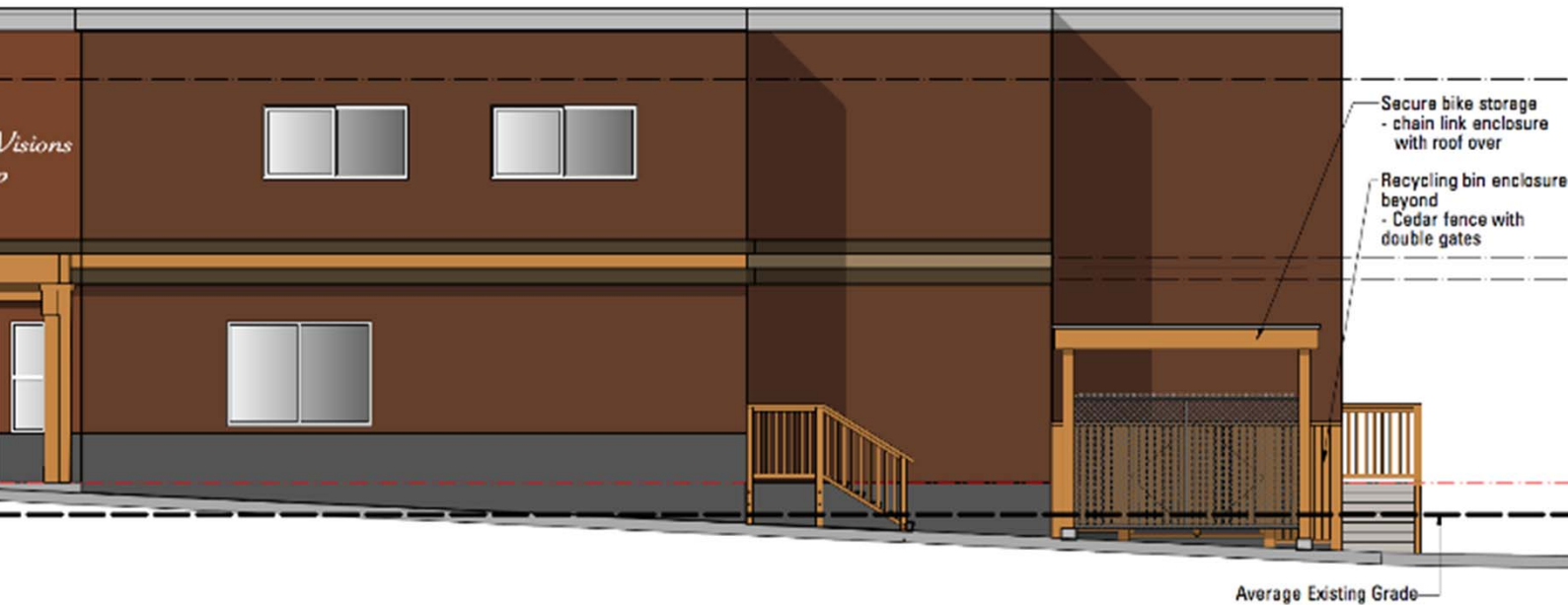
Rezoning Application #00483 for Rock Bay Avenue

Upper
Floor
Plan

Proposed: 1,615 Sq.Ft.
Total: 3, 255 Sq.Ft.



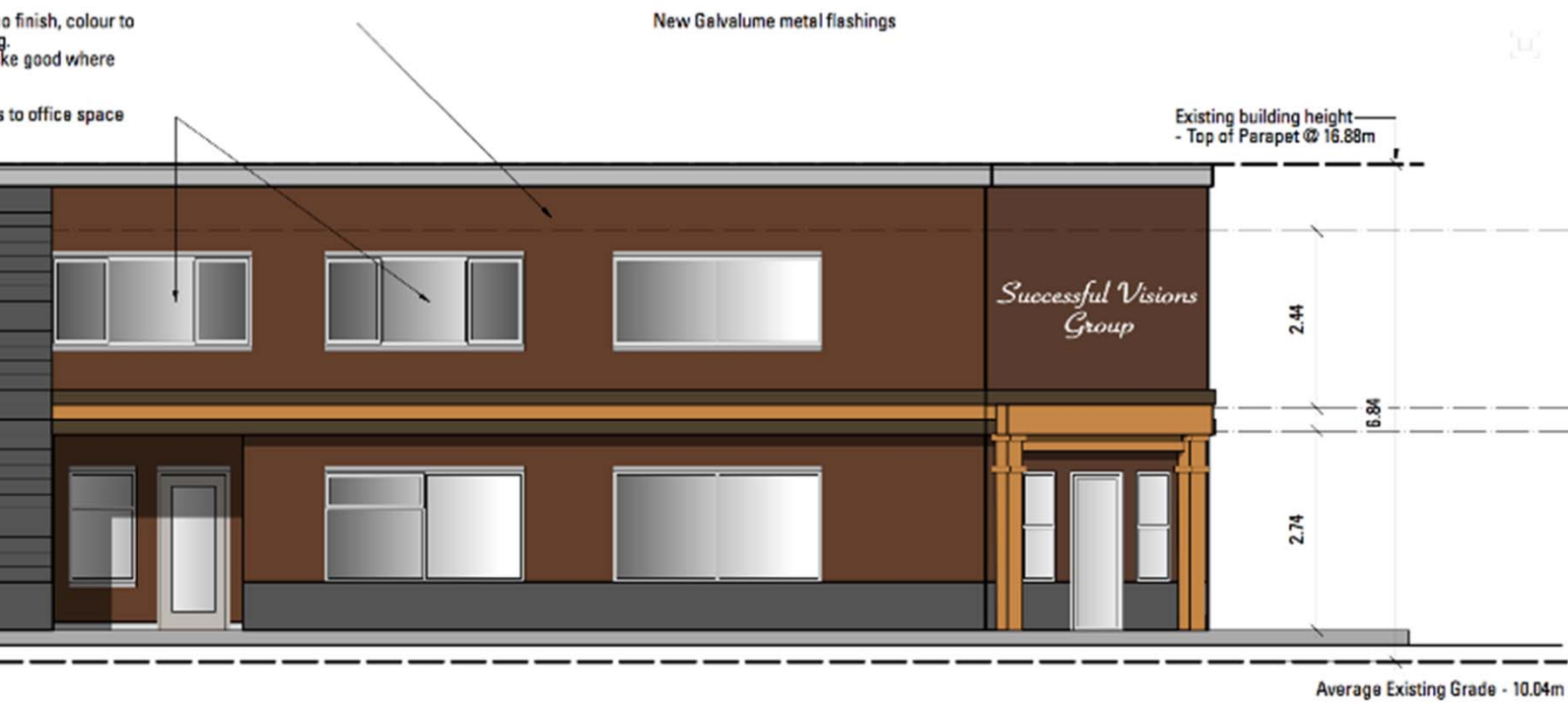
Rezoning Application #00483 for Rock Bay Avenue North Exterior Elevation



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Proposed Development

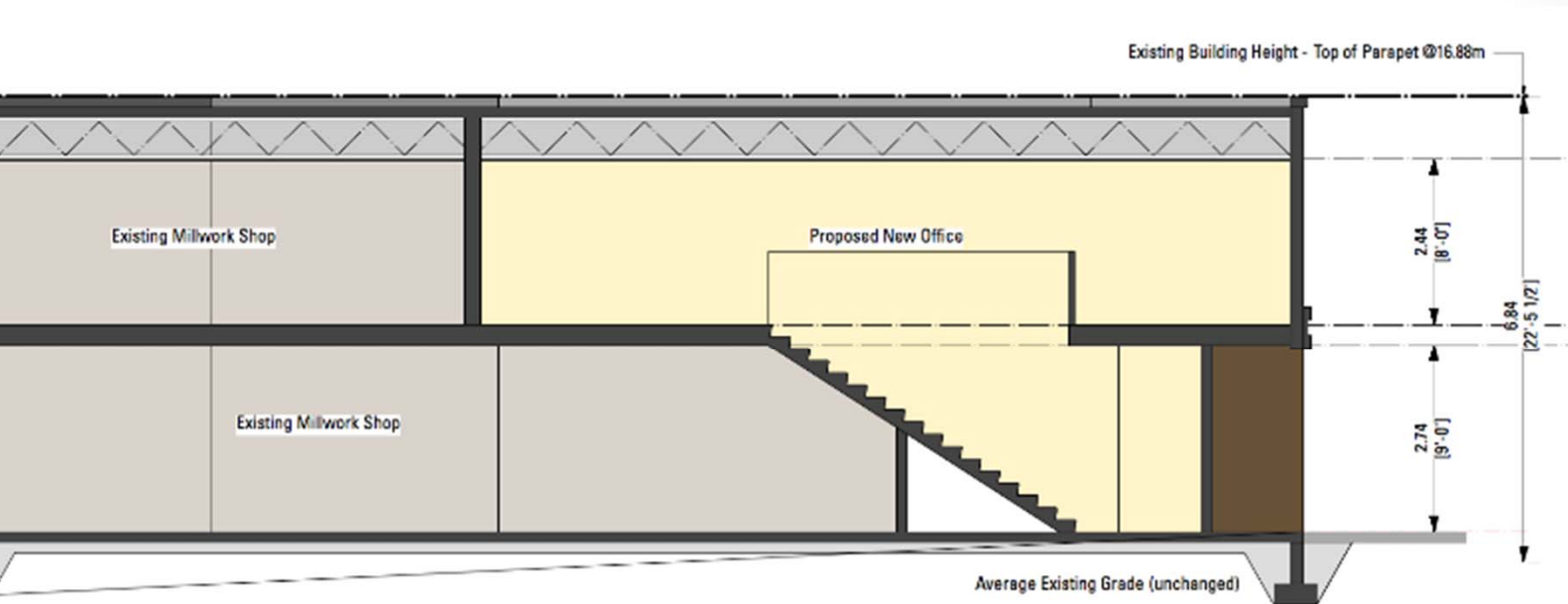
Rezoning Application #00483 for Rock Bay Avenue East Exterior Elevation



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Proposed Development

Rezoning Application #00483 for Rock Bay Avenue Building Section



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Proposed Development

Rezoning Application #00483 for Rock Bay Avenue Street Views



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an Street View



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ck Bay Avenue View

Proposed Development

Rezoning Application #00483 for Rock Bay Avenue Summary

Rezoning: M-2 Light Industrial District, to M2-I Douglas
Blanshard Industrial District.

- Will permit professional office space occupancy

Proposal:

Renovation of existing building within building envelope

- 1,614 square feet added to second floor
- 1,160 square feet of new office space
- New windows and skylights
- Upgraded insulation

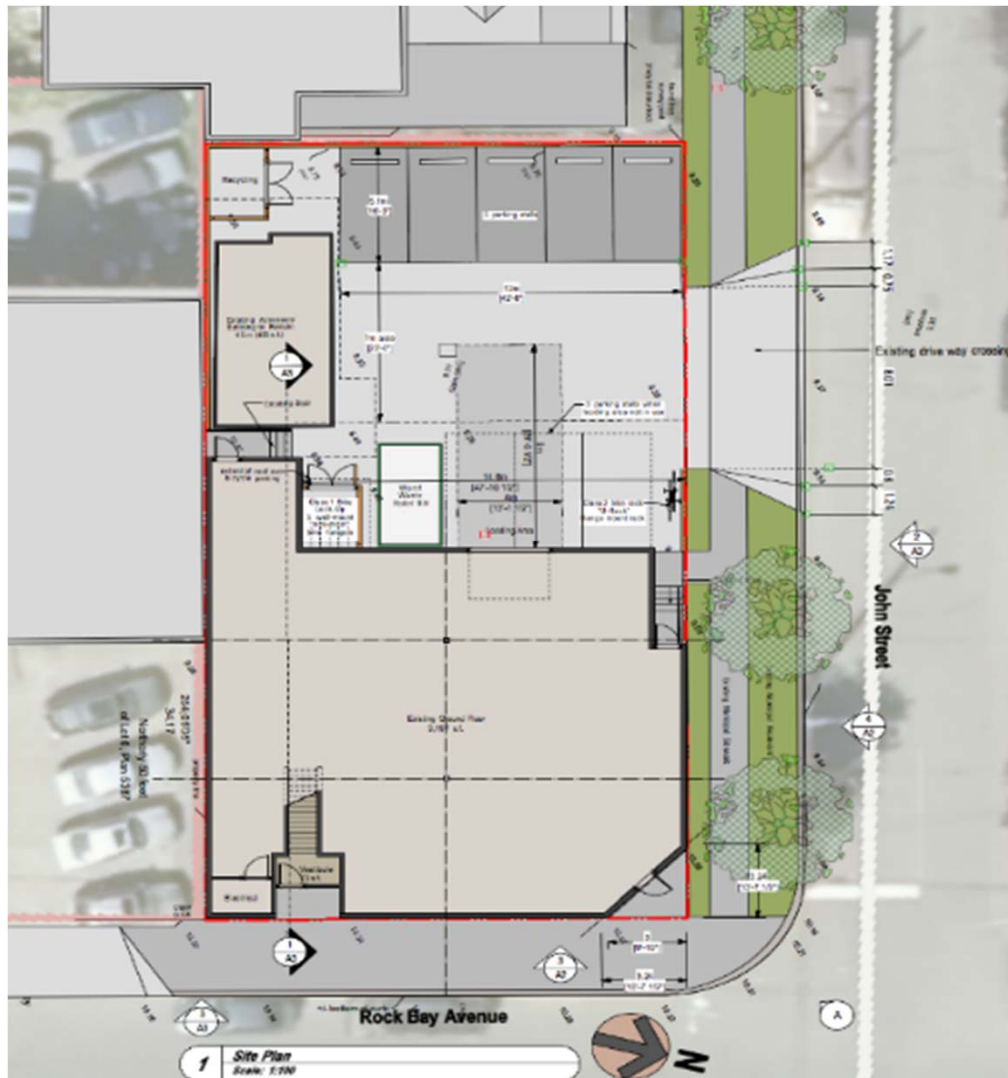
Floor Space Ratio below maximum permitted

Official Community Plan:

Conforms to the OCP

Development Variance Application #00155 for Rock Bay Avenue

Site Plan



Proposed Development

Proposed Rezoning 2550 Rock Bay Ave.

Office & Light Industrial Development

Project Information

Proposal (continued):

Density of the site (Floor Space Ratio) increased by approximately 25% (from 0.62 : 1 to 0.88 : 1)

- Well below permitted FSR of 3.0 : 1.0, for M2 and M2-I zones.

Official Community Plan:

Conforms to the OCP notably:

- Chapter 14 *OCP* 6.13.14.7
- The OCP Implementation Strategy (2013).

Advantages:

Expanded flexibility of space usage

Increased opportunities for professional office space and design centers

Employment base in the area retained and enhanced

Project Data

Owner:	Successful Visions Group 2550 Rock Bay Avenue Victoria BC		
Architect:	Joseph R. Newell, MAIBC, B. Arch, B.E.S. Joe Newell Architect Inc, 612 Yates Street, Victoria, B.C. Telephone: 382-4240 Fax: 382-5733 joenewell@joenewellarchitect.com		
Civic Address of Property: Legal Description	2550 Rock Bay Avenue, Victoria BC LOT A, SECTION 4, VICTORIA DISTRICT, PLAN VIP55947		
Zoning:	Existing	M2 - Light Industrial District	
	Proposed	M2-I - Douglas Blanshard Industrial District	
Site Area:		7,877.00 s.f.	(732 m2)
Building Area:		3,587.00 s.f.	(333 m2)
Floor Area:	First Floor	3,197.00 s.f.	(297 m2)
	Second Floor	3,255.00 s.f.	(302 m2)
	Existing Accessory Building	485.00 s.f.	(45 m2)
	Total:	6,937.00 s.f.	(644 m2)
Floorspace Ratio:	Permitted:	3.0 : 1.0	
	Proposed:	0.88 : 1.00	
Uses:	Cabinet Maker - Production and Storage		
	Area on 1st floor	2,856.00 s.f.	(265 m2)
	Area on 2nd floor	1,463.00 s.f.	(136 m2)
	Total - Manufacturing	4,319.88 s.f.	(401 m2)
	Cabinet Maker - Office and Showroom (Retail)		
	Area on 1st floor	779.00 s.f.	(72 m2)
	Area on 2nd floor	590.00 s.f.	(55 m2)
	Total - Office and Showroom	1,369.00 s.f.	(127 m2)
	Professional Office		
	Area on 1st floor	75.00 s.f.	(7 m2)
	Area on 2nd floor	1,160.00 s.f.	(108 m2)
	Total - Office	1,235.00 s.f.	(115 m2)

Project Data

Setbacks:

Front Yard (Rock Bay Avenue - East): Required: None
Proposed: None (Existing)

Side Yard (Interior - South): Required: None
Proposed: None (Existing)

Side Yard (John Street - North): Required: None
Proposed: None (Existing)

Rear Yard (Interior - West): Required: 14.00 m (45.9 ')
Proposed: to existing accessory building 0.00 m (0.0 ') (Existing)

Street Intersection Setback Required: Line connecting points 3 m from intersection
Proposed: Line connecting points 3.2 m from intersection

Building Height: Maximum: 15.00 m (49.2 ')
Proposed: 6.84 m (22.4 ') (Existing)

Parking: Required:
for Manufacturing (cabinet maker) 1 stall/140m² - 401/140 = 2.9 = 3 stalls
for Display (cabinet maker) 1 stall/37.5m² - 127/37.5 = 3.4 = 4 stalls
for Office 1 stall/65 m² - 115/65 = 1.77 = 2 stalls
Total required 8 stalls required
Proposed: 5 stalls provided Variance required
(Additional 3 stalls when loading area not in use)

Loading Required - 1 space Provided: 1 space (Existing)

Bicycle Parking: Manufacturing: 80% Class 1 / 20% Class 2 1 space/950 m² industrial = 328/ 950 = 1
Retail: 50% Class 1 / 50% Class 2 1 space/205 m² Retail = 150 / 205 = 1
Office: 50% Class 1 / 50% Class 2 1 space/205 m² Office = 115 / 205 = 1
Required: 6 required as minimum as per Bylaw
Proposed: 5 Class 1 spaces and 2 Class 2 spaces

Outline

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- Project Information

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