



Planning and Land Use Committee Report For the Meeting of August 27, 2015

To: Planning and Land Use Committee **Date:** August 14, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit No. 00155 for 2550 Rock Bay Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00483, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00155 for 2550 Rock Bay Avenue, in accordance with:

1. Plans date stamped July 30, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - Schedule C Section 16 - Required parking spaces relaxed from 8 parking spaces (3 for manufacturing, 2 for offices and 3 for cabinet display and sales) to 5 parking spaces.
3. The Development Variance Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 922 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 Variance Permit Application for the property located at 2550 Rock Bay Avenue. The proposal is in association with a Rezoning Application to permit an expanded range of light industrial/service commercial uses and to renovate the interior of the building. The renovation would extend the second floor area for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor. The addition of professional office use and expanded floor area increases the parking requirement from five stalls to eight stalls.

The following points were considered in assessing this Application:

- The proposed increase in floor area and additional uses may result in an increased parking demand.
- Additional customer parking can be absorbed into the existing street parking.
- Increased employee parking demand will not be accommodated on the street and alternative modes of transportation will need to be considered.
- The provision of a secure bike enclosure, as well as a bike rack as proposed by the applicant, will help mitigate increased employee parking demand.
- The location of the building near major transit routes, as well as convenient access to the Galloping Goose Regional Trail, is a factor that support reduced parking.
- A reduced parking standard for retail sales of furniture may be justified given the larger floor area required for display.

BACKGROUND

Description of Proposal

The proposal is in association with a Rezoning Application to permit an expanded range of light industrial/service commercial uses and to renovate the interior of the building. The renovation would extend the second floor area (by 150m²) for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor. The addition of professional office use and expanded floor area increases the parking requirement from five stalls to eight stalls.

The proposed variance is to reduce the parking requirement from eight to five stalls. The five stalls currently exist in the rear yard of the building with driveway access John Street. Also in the rear yard, the proposal includes the addition of a secure bike enclosure and a two-stall bike rack.

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 site is presently comprised of a two-storey building built in 1946 occupied by a cabinet making manufacturing and furniture sales business. Rear yard parking for five cars is accessed from John Street.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 5, 2015, the Application was referred for a 30-day comment period to the Burnside-Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes a variance, 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

The proposed increase in floor area and additional uses may result in an increased parking demand. Additional customer parking can be absorbed into the existing street parking. However, increased employee parking demand will not be accommodated on the street and alternative modes of transportation will need to be considered. The provision of a secure bike enclosure as well as a bike rack, as proposed by the applicant, will help mitigate increased employee parking demand. The location of the building near major transit routes, as well as convenient access to the Galloping Goose Regional Trail, is also cited by the applicant as a factor that support the provision of reduced parking. Staff note that a reduced parking standard for retail sales of furniture may be justified given the larger floor area required for display.

CONCLUSIONS

The proposed parking variance is relatively minor in nature. Staff recommend that Council consider approving a reduction in the required parking from eight to five stalls.

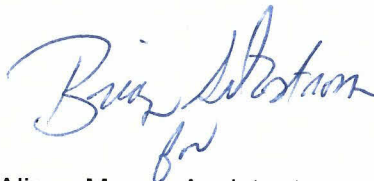
ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00155 for the property located at 2550 Rock Bay Avenue.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services
Division



Alison Meyer, Assistant
Director, Development
Services Division



Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

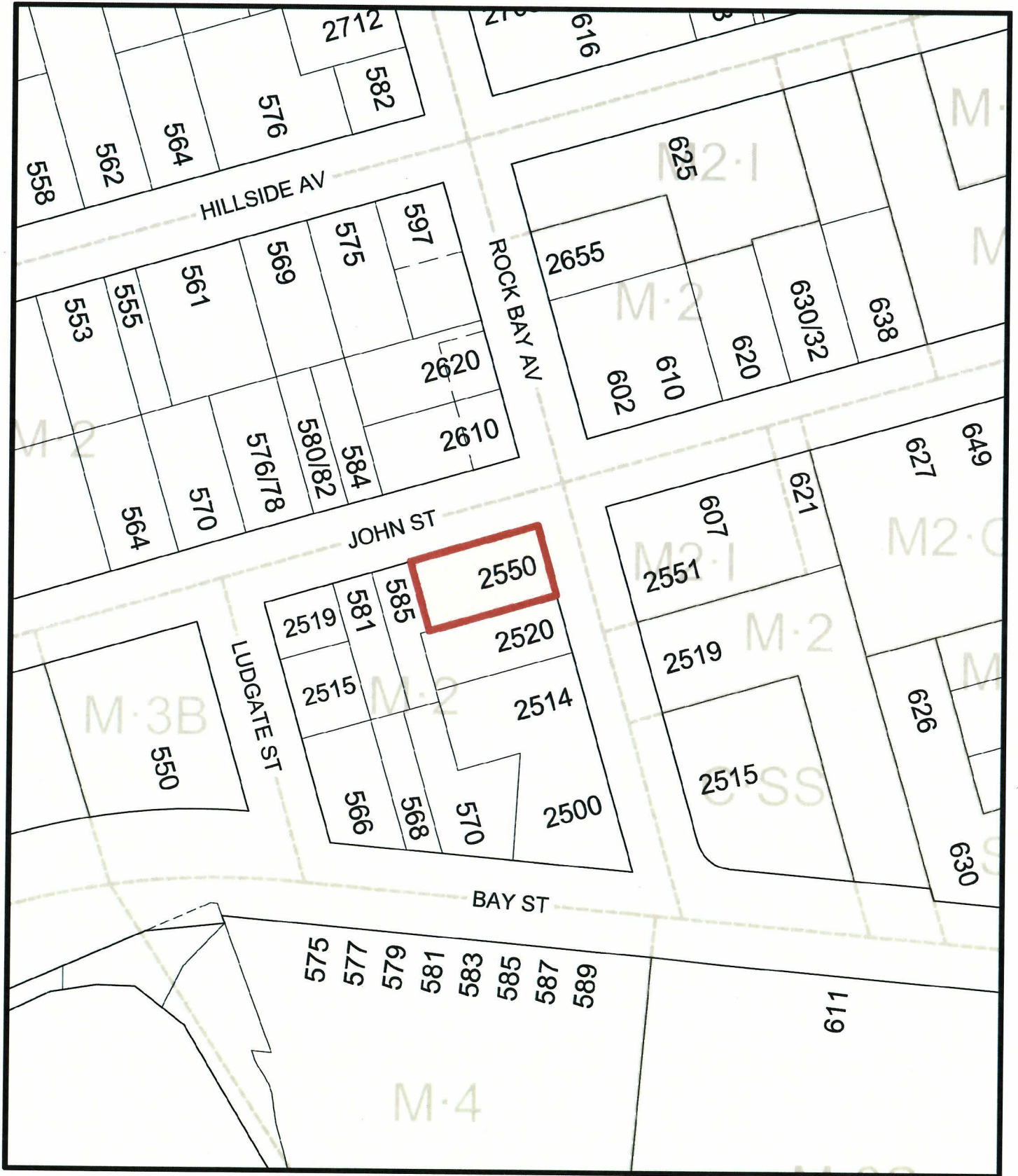


Jason Johnson

Date: August 19, 2015

List of Attachments

- Zoning map
- Aerial Mmap
- Letter from applicant dated July 30, 2015
- Plans dated July 30, 2015.



2550 Rock Bay Avenue
 Rezoning #00483
 Bylaw #





2550 Rock Bay Avenue
Rezoning #00483
Bylaw #



Successful Visions Group Inc

July 30, 2015

City of Victoria
1 Centennial Square
Victoria BC

Attention: Mayor and Council

**RE: Proposal to rezone 2550 Rock Bay Avenue from M-2 to M2-1
Lot A. Plan VIP55947. Section 4. Victoria District. (PID 01 8-1 41 - 293)**

Your Worship and Members of Council,

I wish to gain your approval to rezone my property from M-2 Light Industrial District, to the M2-1 Light Industrial District.

2550 Rock Bay Avenue is located in the industrial neighbourhood of Victoria. The existing building on the property will be retained and would be renovated to extend the existing second floor space to permit professional office space and showroom.

My building was previously three residential lots and has housed only my millwork factory since the 1994 building permit. Currently the millwork factory is located on the ground floor with the business office and showroom as well as some factory production space on a second level. The second floor expansion will add 1,614 square feet which will increase employment opportunities.

This proposal conforms to the OCP notably (Chapter 14) OCP6.13.14.7 and the OCP implementation strategy (2013). This proposal will retain and enhance the employment base in the area.

Location and Background

My property is located in the Rock Bay Industrial area, approximately two kilometres Northwest of the downtown core of Victoria. The Rock Bay area was originally developed in the 1900's as a residential neighbourhood but has transformed to industrial and service commercial uses over the past 40 years. Presently, only a few of the original residential dwellings remain and the area is generally retained as the core of industrial activity in the area.

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email:svgi@shaw.ca
2550 Rock Bay Ave Victoria BC V8T 4R6

Successful Visions Group Inc

Over the past ten years, development in this area has been a process of evolving from traditional industrial uses towards a diverse service commercial and light industrial base with this occurring mostly on a site by site basis. These sites are becoming more flexible to allow retailing, warehousing, manufacturing, and offices.

My property is situated on the southwest corner of Rock Bay Avenue and John Street, towards the Southern periphery of the neighbourhood. It lies east of Bridge Street, which like Rock Bay Avenue is a north to south arterial route carrying traffic from Gorge Road to Bay Street. Properties lying west of Bridge Street are zoned for more heavy industrial use, whereas the properties along Rock Bay Avenue are more service-commercial in nature.

Rationale

The proposed M2-1 zone is the same as that of the property directly across from my property on Rock Bay Avenue (607 John Street).

My property is currently zoned M-2 Light Industrial District. The current zoning allows virtually all non offensive light industrial land uses, as well as banks, churches, clubs, restaurants and retail sales, but does not permit professional offices at present. There are a number of buildings in the neighbourhood that have been rezoned or that are located on a site with pre-existing zoning that permits an office use.

The proposed renovation that is being presented in support of the change in zone, currently envisages a professional office above the existing millwork shop floor. The existing show room and office associated with the millwork factory would be relocated from their current location on a mezzanine level within the building, to a full 2nd storey over the currently double height millwork shop floor.

As part of the proposal, the density of the site (measured as Floor Space Ratio) would increase by approximately 25% of the site area (from 0.62 : 1 to 0.88 : 1). This is still well below the permitted Floor Space Ratio of 3.00 : 1.0, for both the M2 and M2-1 zones.

The proposal does not require a change to the Official Community Plan.

Diversifying the possible uses of the building and encouraging professional office use in the neighbourhood, I believe is a positive aspect of the project. At present there are a number of retail and manufacturing businesses selling and /or producing millwork, furniture, and architectural fittings in the vicinity. Several professional offices and design firms have also taken up residence in nearby buildings that already had the appropriate zoning, or were purposely rezoned in order to accommodate them. There are also a number of businesses that make the

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email:svgi@shaw.ca
2550 Rock Bay Ave Victoria BC V8T 4R6

Successful Visions Group Inc

neighbourhood a desirable area in which to set up a business with restaurants, brewpubs, cafes etc., making it a desirable location for employees and business owners alike.

Transportation

The property is located within 1 block of two major transportation arteries and within ¼ mile of a third, all of which are major public transit routes, (BC Transit Route #11, (Gorge Road), #14 (Bay Street), as well as all major routes on Douglas Street going North). The site also has relatively convenient access to the Galloping Goose Regional Trail and various trails that connect with it. Access to the trail is possible from nearby adjacent streets leading to Selkirk Waterfront, or by continuing across the Bay Street Bridge to the trail running alongside the Railyards development in Vic West.

In support of our 2 or 3 stall parking variance accompanying this rezoning application we offer the following rationales: a) our 4 corner location has approx. 25 free street parking spots of 1-2 hours; b) our loading zone is minimally used with 8 spots easily accessed; c) there are 5 class 1 + 2 class 2 bicycles stalls; d) the nature of our retail sales 0 to 1 visitor per day could perhaps allow for a relaxed calculation of 1 space per 65m² of floor area thus requiring 2 stalls only for retail.

Heritage

The existing 22 year old building is not heritage; it is adjacent to some older buildings. The proposed renovations do not pose an obstruction, visual or otherwise, to or from any adjacent properties. The exterior envelope of the existing building is not being enlarged in any way.

Sustainability

The proposal is to retain the existing building, expanding floor space only within the existing envelope. Re-zoning the property is increasing the possible uses of the existing structure. I have no desire to remove the existing building and in expanding the possible uses I am extending the usefulness and life of the building.

Sustainability hinges on reducing and re-using resource and the adaptive re-use of an existing building is one way to achieve this.

Sustainable products and materials will be used where possible and where it makes economic sense. The project will not, however, be targeting any particular sustainability verification program (LEED/Built Green). It is the goal of the design office to ensure that the office space will use environmentally preferable materials for finishes and construction. In addition, alternative heating sources will be explored for both the new professional offices and the existing office and showroom of the millwork factory.

Phone: (250) 384-5711 Fax: (250) 361-3914 Email: svgi@shaw.ca
2550 Rock Bay Ave Victoria BC V8T 4R6

Successful Visions Group Inc

new windows and doors be installed throughout for consistency of appearance as well as for the benefits of better energy efficiency.

The existing insulation of the building (where present) will be upgraded to ensure that the overall effective R/RSI values meet or exceed current Building Code and ASHRAE 90.1 requirements. Wherever possible, passive heating and cooling techniques will be utilized for the upgraded building, through the use of expanded areas of glazing, solar shading, high thermal mass materials and finishes within the new spaces.

Infrastructure

The existing infrastructure within the site and off site will not be adversely impacted by the proposal, which is primarily intended to increase the usefulness of the existing building, not to greatly increase the size. As such, an upgrade to the existing infrastructure is not seen as being a major component of this project.

The City of Victoria's Public Works Department is currently upgrading John Street and it is believed that my site is in accordance to the design goal.

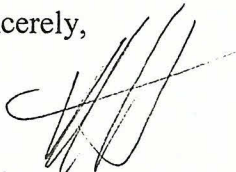
Safety and Security

More business equals more eyes on the street. Flexible operating hours of a diverse group of businesses is no better deterrent to undesirable activities. I believe proposals such as mine increase the amount of legitimate activity and are encouraging the ongoing development of similar properties.

Summary

The proposal is for a modest renovation that will benefit local businesses that wish to operate within the City of Victoria. The rezoning is a requirement for the design office to consider this location for their future office space. It expands the uses of the site and complements the current trend of businesses moving from a light industrial based, to service commercial and professional uses. The proposal is in keeping with the City's Plan for this area to be an ongoing employment district.

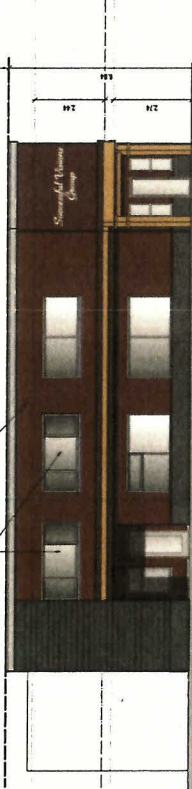
Sincerely,



Marian Dashwood-Jones

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email: svgi@shaw.ca
2550 Rock Bay Ave Victoria BC V8T 4R6

Existing garage front, addition to
existing building height - top of Proposed 18.0m
New driveway ramp finished
New windows to office space



3 East Elevation - Rock Bay Avenue
Scale: 1/8"

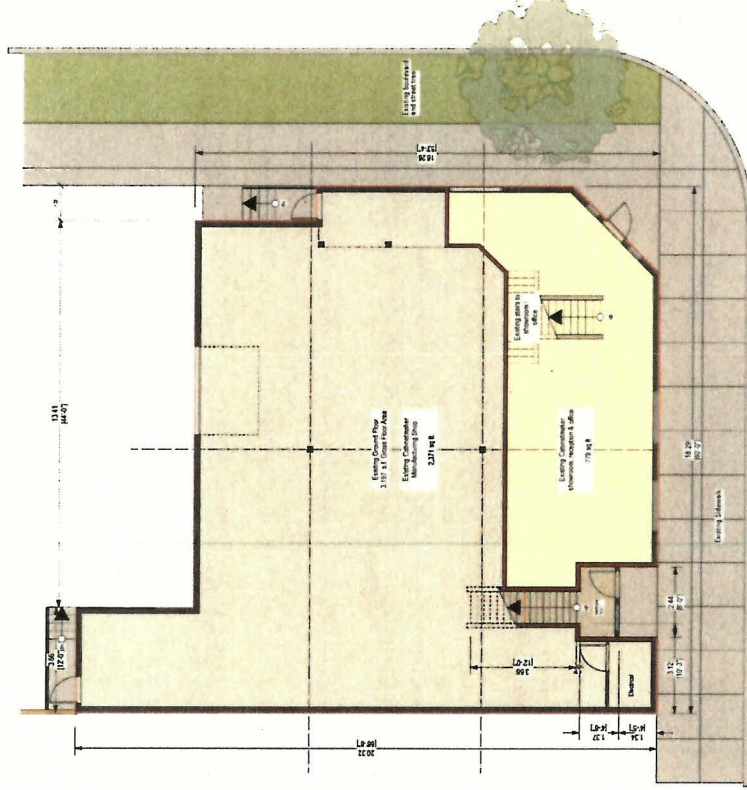


4 North Elevation - John Street
Scale: 1/8"

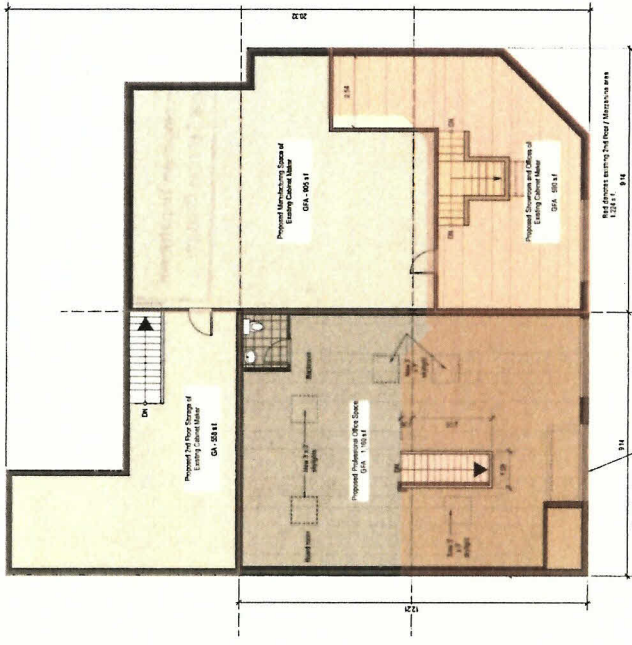
Average Elevation Scale: 1/8"

Existing building height - top of Proposed 18.0m
New driveway ramp finished
New windows to office space

3 East Elevation - Rock Bay Avenue
Scale: 1/8"



1 First Floor Plan - Area = 3,180 s.f.
Scale: 1/8"



2 Proposed Second Floor Plan - Area = 3,324 s.f.
Scale: 1/8"

2550 ROCK BAY AVENUE

PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT
City of Victoria

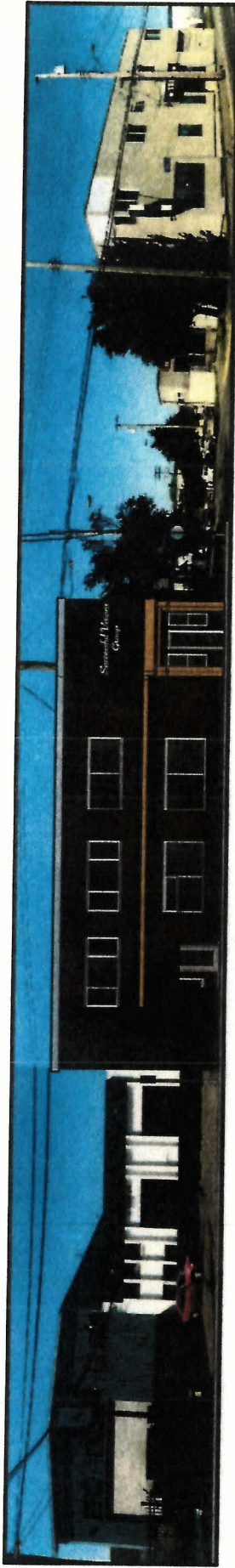
JUL 30 2015

Planning & Development Department
Development Services Division

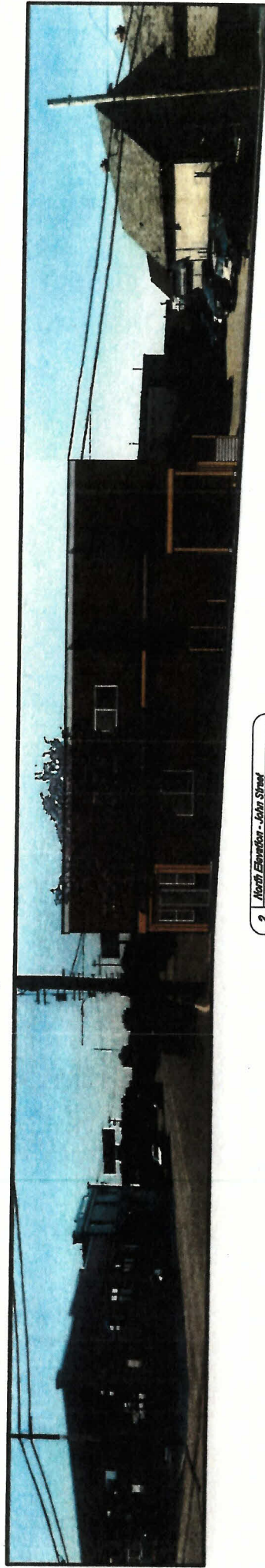
A2

Date: June 2015 Planning - 30 July 2015 for DMP

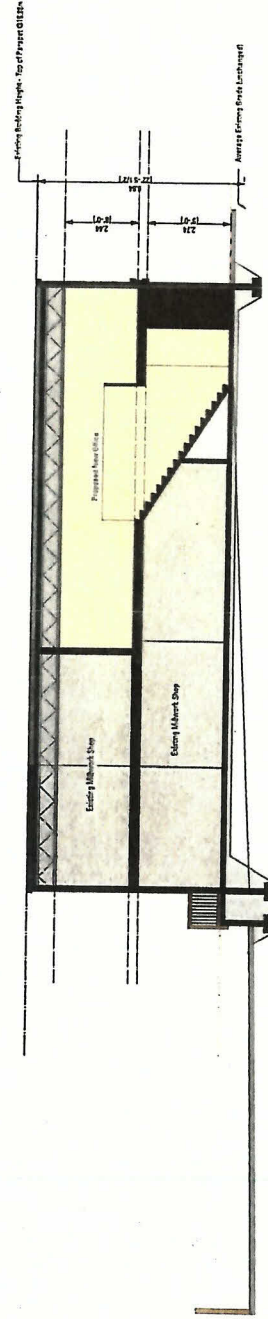
Joe Newell JN
architects inc.
115 VICTORIA STREET, VICTORIA, BC V8W 1A5
P: (250) 382-4340, F: (250) 382-5703
www.joewellarchitect.com



3 East Elevation - Rock Bay Avenue
Scale: 1/8"



2 North Elevation - John Street
Scale: 1/8"



1 Building Section
Scale: 1/8"

2550 ROCK BAY AVENUE

PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT

Received
City of Victoria

A3

June 24, 2015

JUL 30 2015

Planning & Development Department
Development Services Division

JUL 30, 2015

Received
City of Victoria

site area 625 square metres



JOHN STREET

ROCK BAY AVENUE

Commercial Building
No. 2550

Lot 4
Plan 5387

This plat was prepared for the exclusive use of our client.

Glen Ufford
 Land Surveying Inc.
 1030 North Park Street
 Victoria, B.C.
 V8T 1C8
 tel 250-365-1712
 email glen@victoriainsurvey.com

This plan was prepared for the exclusive use of our client.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the written consent of the signatory.

This signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of a decision, made, or actions taken based on this document.

B.C. Land Surveyor's
Site Plan of:

Lot A, Section 4, Victoria
District, Plan WP55947

All distances are in metres

Civic address 2550 Rock Bay Avenue
Victoria, B.C.
Parcel Identifier Number 018-141-293

Annexed to title.
easement 109249C
easement 109250C
easement 109251C

Legend

- Denotes spot elevation
- Denotes utility pole
- d = diameter
- Denotes tree & species
(trees not plotted to scale)
- not all trees located
- Deviations are GEODETIC

This drawing is prepared to assist with planning/design and permitting and is not to be used for any other purpose.

© This document is not valid unless originally signed and sealed or electronic signature is attached.



Glen Mitchell
P2GT7R

c.c.a. en-Glen Mitchell
P2GT7R en-BC Land
Surveyors, can verify ID
at www.furcra.com/
LAW@fmcna-P2GT7R

Certified correct this 9th day of June, 2015