



## Planning and Land Use Committee Report

### For the Meeting of August 27, 2015

---

**To:** Planning and Land Use Committee      **Date:** August 13, 2015  
**From:** Jim Handy, Senior Planner – Development Agreements, Development Services Division  
**Subject:** Development Permit Application No. 000435 for 254 Belleville Street

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000435 for 254 Belleville Street, in accordance with:

1. Plans date stamped July 13, 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 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan, 2012*. 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 920(8) 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.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of commercial, industrial and multi-family residential development, 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 254 Belleville Street. The Application proposes to locate a refrigeration unit at the existing Victoria Clipper Ferry Terminal.

The following points were considered in assessing this Application:

- The proposed refrigeration unit will be used as food storage for a food truck that was approved by Council on April 30, 2015.
- The building will be located in an area where it is largely screened from public view.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to locate a refrigeration unit at the existing Victoria Clipper Ferry Terminal. The proposed refrigeration unit will be used as food storage for a food truck (previously approved) that will be located on the premises.

Specific details include:

- the refrigeration unit will be a converted steel storage container
- the building will have floor area of 14.6m<sup>2</sup> and would be 2.4m in height
- the building will be located inside a secure fenced area used for freight storage.

### **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 in the existing IHT3 Zone, Inner Harbour Commercial District, which allows for a range of uses including docks for ferries and aircraft, accessory facilities for marine related transportation (i.e. parking, ticket offices etc.), retail, offices, restaurants and outdoor storage.

### **Data Table**

The following data table compares the proposal with the existing IHT3 Zone, Inner Harbour Commercial District. There are no variances required to accommodate this proposal.



Zoning Criteria	Proposal	Zone Standard
Site area (m <sup>2</sup> ) - minimum	11,880	n/a
Total floor area (m <sup>2</sup> ) - maximum	1,303	5,940
Height (m) - maximum	2.4 (from grade - the highest point of the building is below the grade of Belleville Street)	0.8 (above Belleville Street)
Site coverage % - maximum	11	n/a
Parking - minimum	35	24
Bicycle parking stalls (minimum)	Nil	n/a

### Relevant History

The proposed refrigeration unit will be used as food storage for a food truck that will be located on the premises. The siting of a food truck at this location was approved by Council on April 30, 2015.

### Community Consultation

The Application does not propose any variances and, therefore, in accordance with the *Community Association Land Use Committee (CALUC) Procedures*, has not been referred to the James Bay Neighbourhood Association Land Use Committee.

### ANALYSIS

The *Official Community Plan, 2012* (OCP) identifies this property within Development Permit Area (DPA) 9 (HC): Inner Harbour. The following Design Guidelines are applicable to the application site:

- *Downtown Core Area Plan*
- *Advisory Design Guidelines for Buildings, Signs and Awnings*
- *The Belleville International Terminal Design Guidelines*
- *Victoria Harbour Plan*
- *Standards and Guidelines for the Conservation of Historic Places in Canada.*

The proposal is consistent with the aforementioned Guidelines on the following basis:

- The proposed development supports the use of the site as an international transportation terminal for ferries.
- The building will be located in an area where it is largely screened from public view.

### CONCLUSIONS

The Application is to locate a relatively small building at the existing Victoria Clipper Ferry Terminal. The building would be used as a refrigeration unit in conjunction with a food truck.

The proposal is consistent with the *Official Community Plan* and the applicable Design Guidelines.

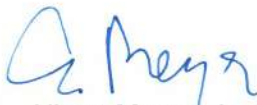
### ALTERNATE MOTION

That Council decline Development Permit Application No. 000435 for the property located at 254 Belleville Street.

Respectfully submitted,



Jim Handy, Senior Planner –  
Development Agreements  
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

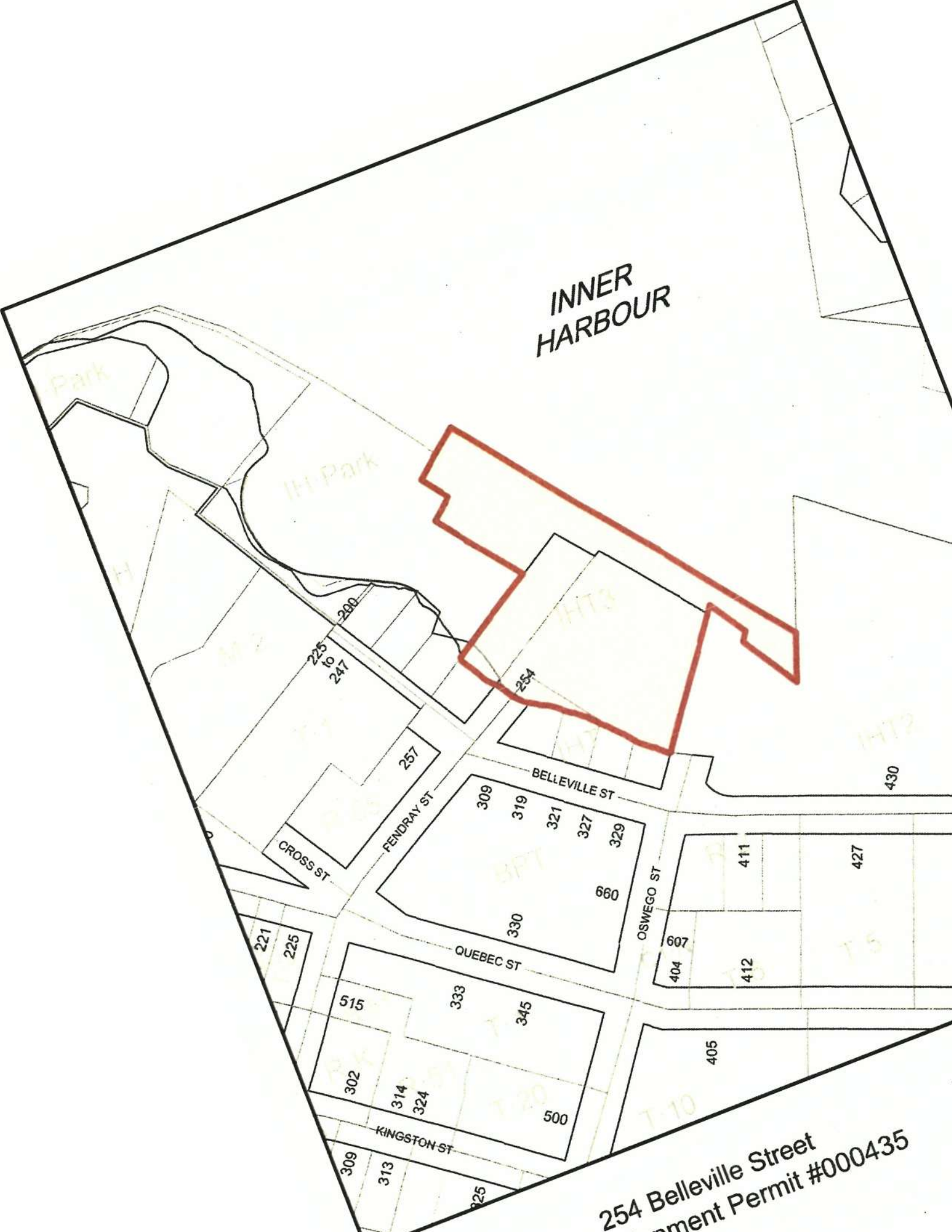
JH:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\DP\DP000435\DP DVP PLUC REPORT TEMPLATE1.DOC

### List of Attachments

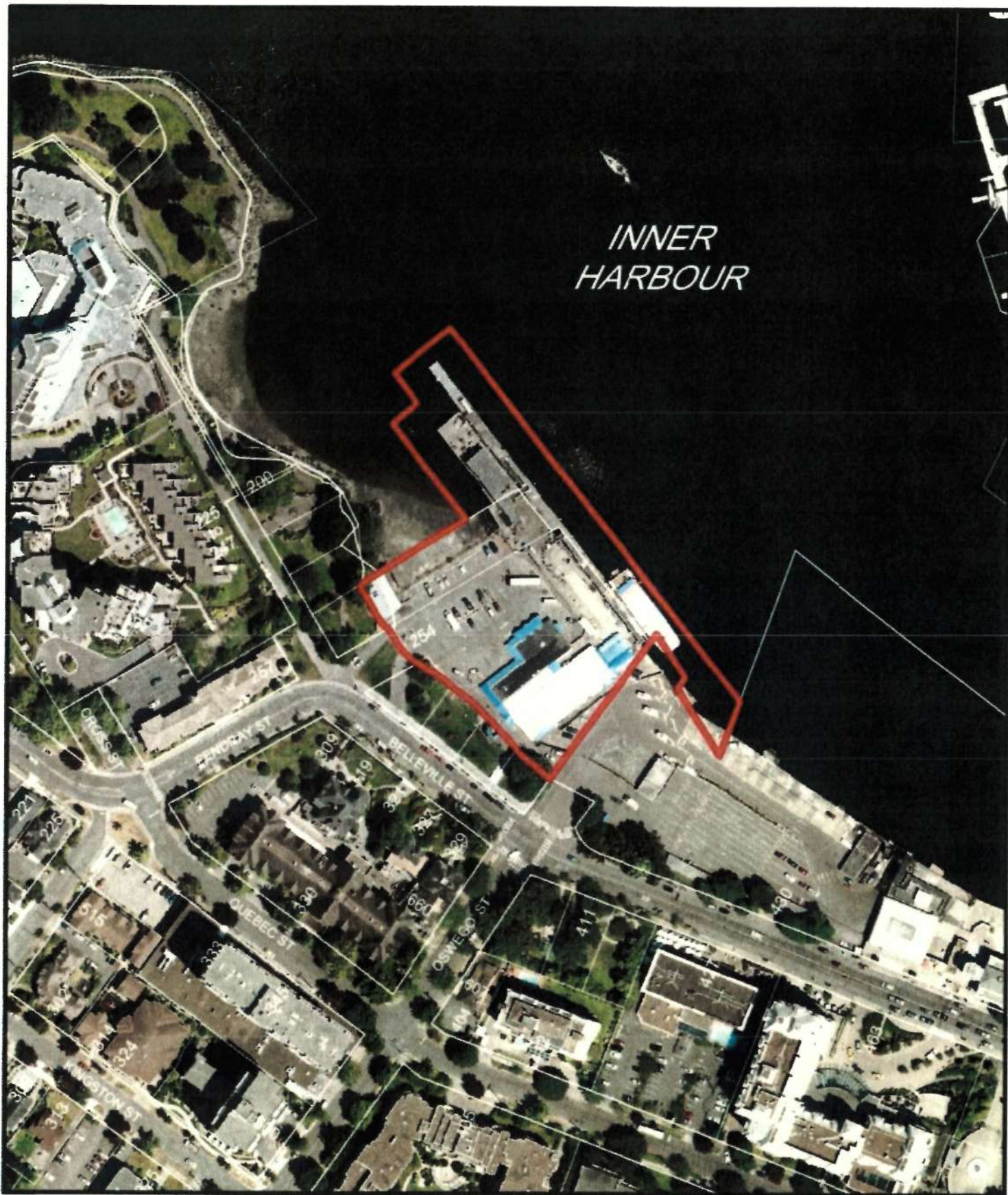
- Zoning map
- Aerial map
- Letter from applicant dated July 13, 2015
- Plans dated July 13, 2015.

INNER  
HARBOUR



254 Belleville Street  
Permit #000435





254 Belleville Street  
Development Permit #000435





July 7, 2015

Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6



**RE: Development Permit - 254 Belleville St.**

Dear Mayor Helps & Council:

In the Spring, Council approved a Development Permit for Clipper Navigation to allow for:

- A short-term addition to the terminal to accommodate passengers waiting to be processed by US Customs and security clearance (to be added in Fall 2015); and
- A food truck to provide limited food services for patrons waiting for passenger service.

Since initial approval by Council, the original concept for the food truck has advanced in a way that has afforded an exciting partnership opportunity with the Songhees Nation.

The food truck will be operated by the Songhees First Nation, and the menu will include authentic local Aboriginal food. Exterior graphics on the truck have been designed by Butch Dick, a respected Songhees artist.

It has been determined that an on-site refrigeration unit is needed to store produce for the truck. The 20' x 8' x 8' unit will be located on the east side of the terminal, inside a secure fenced area already used for freight storage, which is well screened from public view (see attached plans). The unit is free standing and will sit on the paved surface. Its standard metal clad container is similar in colour and appearance to the terminal's exterior cladding.

Attached to this letter is a site plan, as well as elevations illustrating the requested Development Permit for the installation of an on-site refrigeration unit.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Deane Strongitharm".

Deane Strongitharm

Attachments

cc: Merideth Tall, David Gudgel (Clipper Navigation Inc.)  
Svein Haugen (Ministry of Transportation & Infrastructure)

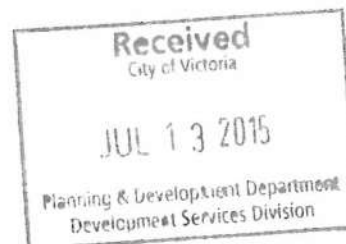
CitySpaces  
Consulting Ltd.

5th Floor  
844 Courtney St.  
Victoria BC  
V8W 1C4  
250.383.0304 Tel  
866.383.0304 Toll-free  
250.383.7273 Fax  
www.cityspaces.ca

Victoria

Vancouver

Calgary





CITY SPACES

CitySpaces Consulting  
5th Fl - 544 Courtney St.  
Victoria, BC  
250.383.0304

PROJECT  
Clipper Terminal  
Refrigeration Unit  
Development Permit

SCALE  
1:400 on 11"x17"

DRAWN BY  
EP

DATE  
09.07.2015

DESCRIPTION  
Site Plan

**Received**  
City of Victoria

JUL 13 2015

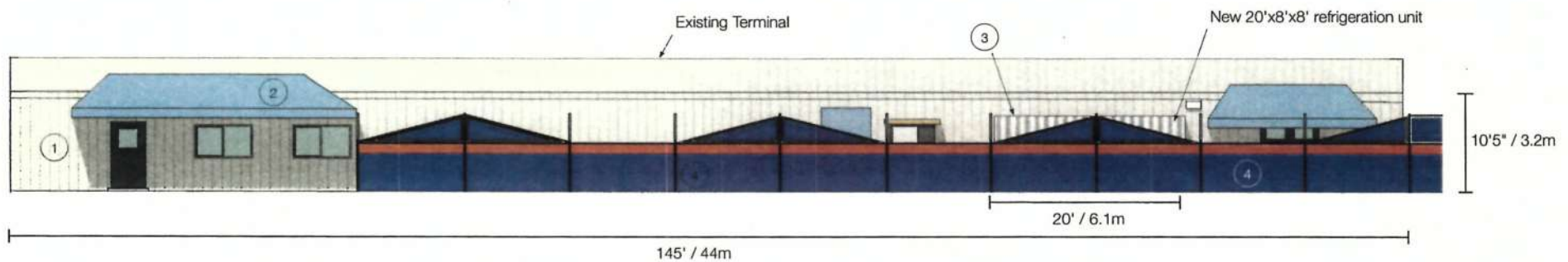
Planning & Development Department  
Development Services Division

**A0.1**



MATERIALS

- ① Existing Corrugated Metal Siding
- ② Existing Awning
- ③ Matching Metal Siding
- ④ Existing Fencing



CITY SPACES

CitySpaces Consulting  
5th Fl – 544 Courtney St.  
Victoria, BC  
250.383.0304

PROJECT  
Clipper Terminal  
Refrigeration Unit  
Development Permit

SCALE  
1:120 on 11"x17"

DRAWN BY  
EP

DATE  
09.07.2015

DESCRIPTION  
East Elevation

Received  
City of Victoria

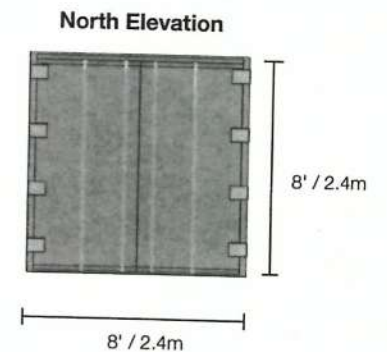
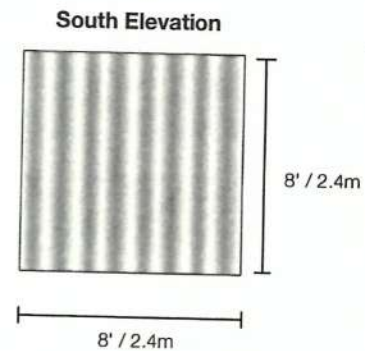
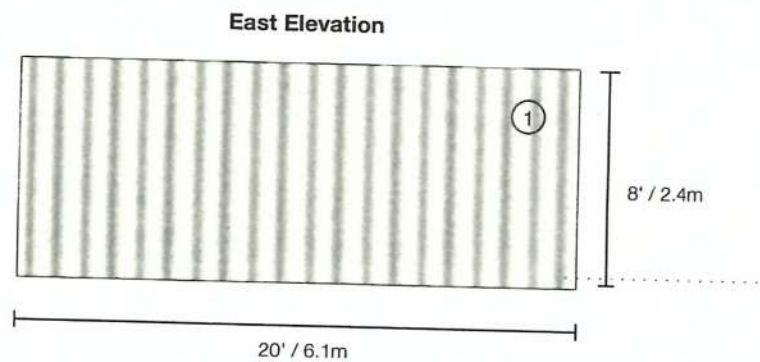
JUL 13 2015

Planning & Development Department  
Development Services Division

A0.2

**MATERIALS**

① Metal Siding



**Received**  
City of Victoria

**JUL 13 2015**

Planning & Development Department  
Development Services Division

CITY SPACES

CitySpaces Consulting  
5th Fl - 544 Courtney St.  
Victoria, BC  
250.383.0304

PROJECT  
Clipper Terminal  
Refrigeration Unit  
Development Permit

SCALE  
1:50 on 11"x17"

DRAWN BY  
EP

DATE  
09.07.2015

DESCRIPTION  
Refrigeration Unit Elevations

**A0.3**





East Side



North Side

Interior of Refrigeration Unit



**Received**  
City of Victoria

**JUL 13 2015**

**Planning & Development Department  
Development Services Division**