



## Planning and Land Use Committee Report

For the Meeting of July 23, 2015

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**To:** Planning and Land Use Committee                      **Date:** July 9, 2015

**From:** Jim Handy, Senior Planner – Development Agreements

**Subject:** Development Permit Application No. 000429 for C8-1 Dallas Road

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### 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. 000429 for C8-1 Dallas Road, in accordance with:

1. Plans date stamped June 15, 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*. 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 C8-1 Dallas Road (Fisherman's Wharf). The proposal is to construct a small addition to a float home. The following points were considered in assessing this Application:

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

## BACKGROUND

### Description of Proposal

The proposal is to construct a small addition to a float home at Fisherman's Wharf, C8-1 Dallas Road. The addition would be on the second floor of the building and would enclose part of an existing patio area. The addition would be 6m in height and have a floor area of 11m<sup>2</sup>.

### 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 currently in the FWM Zone, Fisherman's Wharf Marine District, which permits float homes.

### Data Table

The following data table compares the proposal with the existing FWM Zone, Fisherman's Wharf Marine District. The Application does not propose any variances to the *Zoning Regulation Bylaw*.

Zoning Criteria	Proposal	Zone Standard
Total floor area (m <sup>2</sup> ) - maximum	11	n/a
Height (m) - maximum	6	7.5



## 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 James Bay Neighbourhood Association Land Use Committee.

## ANALYSIS

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

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property as within DPA 11: James Bay and Outer Harbour. Both the *Fisherman's Wharf Design Guidelines* and the *Buildings Signs and Awnings Advisory Design Guidelines* are applicable and the proposal is consistent with these Guidelines in the following ways:

- the building addition is relatively small in scale and consistent with the design and appearance of the existing float home
- the Application proposes hardie-board siding and metal roofing as finishing materials. This is consistent with exterior finish of the existing building.

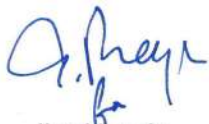
## CONCLUSIONS

The Application proposes an addition to an existing float home which is relatively small in scale and consistent with the Design Guidelines for the area.

## ALTERNATE MOTION

That Council decline Development Permit Application #000429 for the property located at 1 Dallas Road.

Respectfully submitted,



Jim Handy  
Senior Planner –  
Development Agreements  
Development Services  
Division

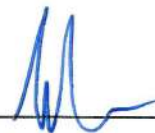


Alison Meyer,  
Assistant Director,  
Development  
Services Division



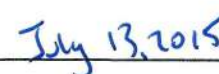
Jonathan Tinney,  
Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:



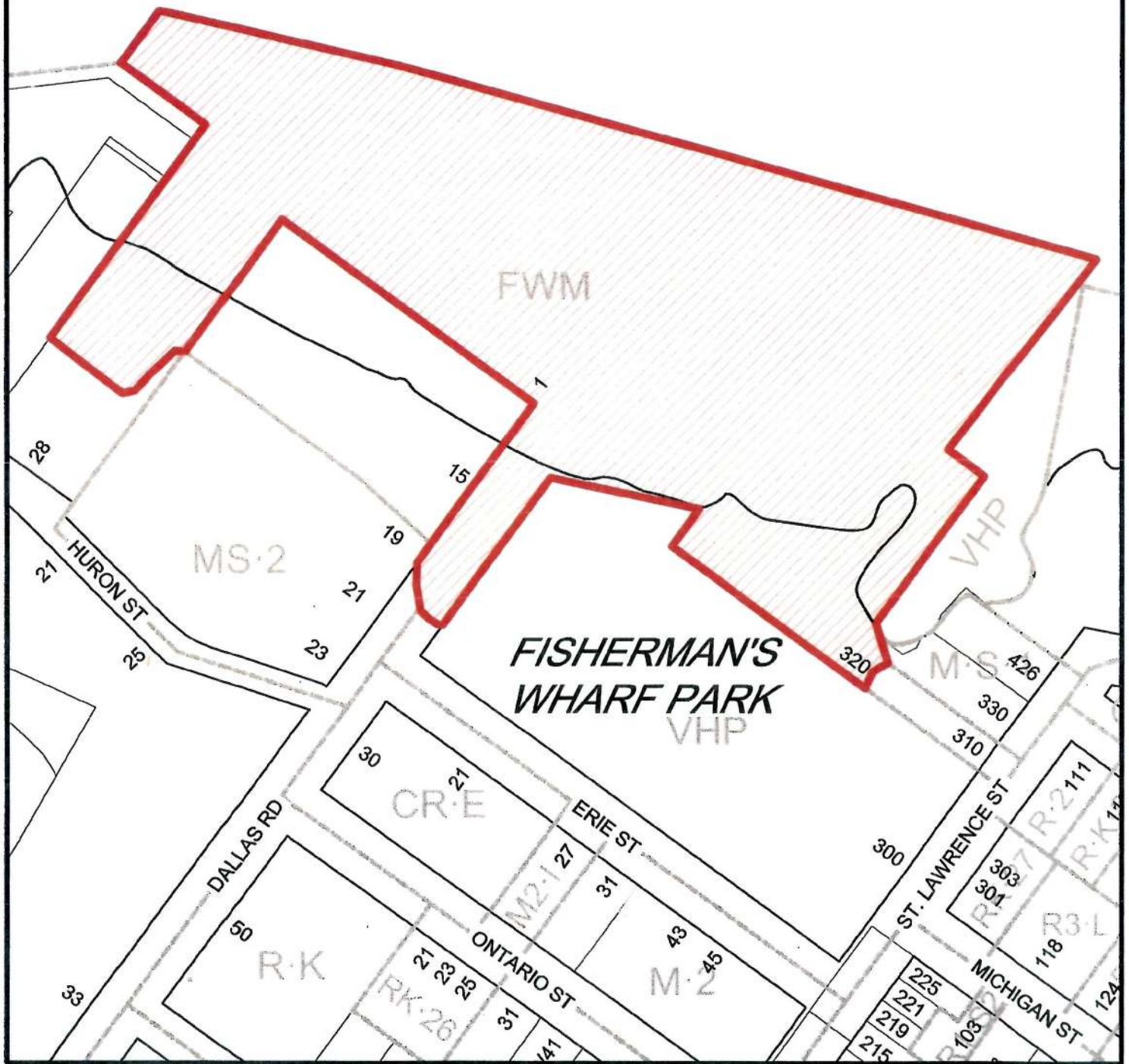
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### **List of Attachments**

- Zoning Map
- Aerial Map
- Letter from applicant dated June 12, 2015
- Plans dated June 15, 2015.

# VICTORIA HARBOUR



1 Dallas Road  
Development Permit #000429





# VICTORIA HARBOUR



1 Dallas Road  
Development Permit #000429





Sarah Chandler & Peter McMullen  
The Swan, C8-1 Dallas Road  
Victoria, BC, V8V 0B2  
June 12, 2015

Mayor Helps,  
The City of Victoria

Your worship Mayor Helps,

Thank you for consideration of my development permit proposal. We are float home residents of Fisherman's Wharf. We seek your approval to create more living space by building a room over our deck.

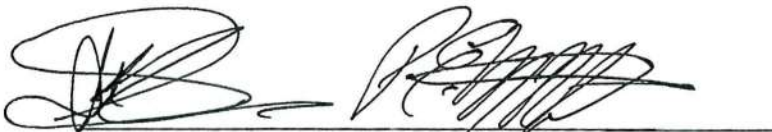
We have been residents at Fisherman's Wharf for two years. During our time at the docks, the Fisherman's Wharf Marine Zone has been established, firmly guaranteeing a permanent place for our community. Having been granted this permanency by the City has given us the confidence to invest in this proposed renovation. Fisherman's Wharf is a major tourist draw for the city and continued investment by all stakeholders (GVHA, City, Homeowners) is essential to maintain the attraction. We have worked with the Greater Victoria Harbor Authority (GVHA) to reduce any impact on tourist operations at Fisherman's Wharf by doing the renovation after the tourist season has ended. The GVHA has been a partner with us as we plan the renovation.

Trip Advisor ranks Fisherman's Wharf as #10 or 150 attractions in the City.

Our proposal is to add an additional 11 square meters (118.3 sqft) of living space on top of an existing second floor deck. The proposal will allow us to have a 'living room' thereby greatly improving our quality of life. The enhanced 'curb' appeal will increase the attraction of the ever increasing number of tourist at Fisherman's Wharf. The GVHA has reviewed the plans and has given us approval vis-à-vis the Fisherman's Wharf Design Guidelines.

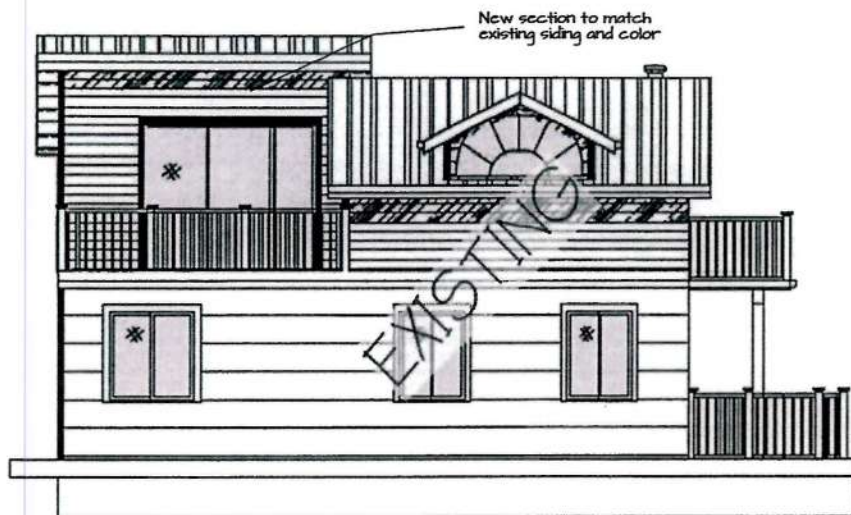
I trust you will find our proposal in line with the spirit of our community and grant us the development permit we seek.

Yours truly,

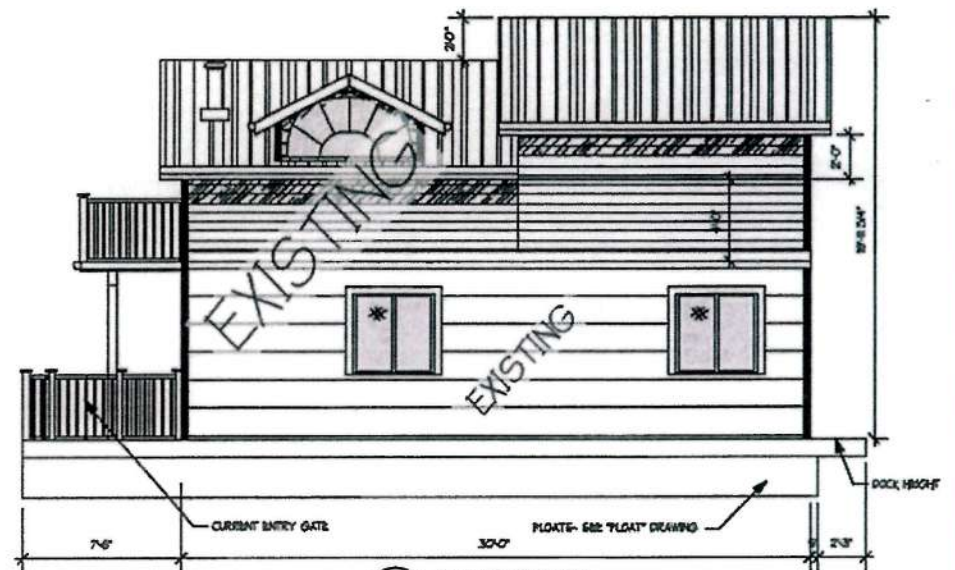


Sarah Chandler & Peter McMullen

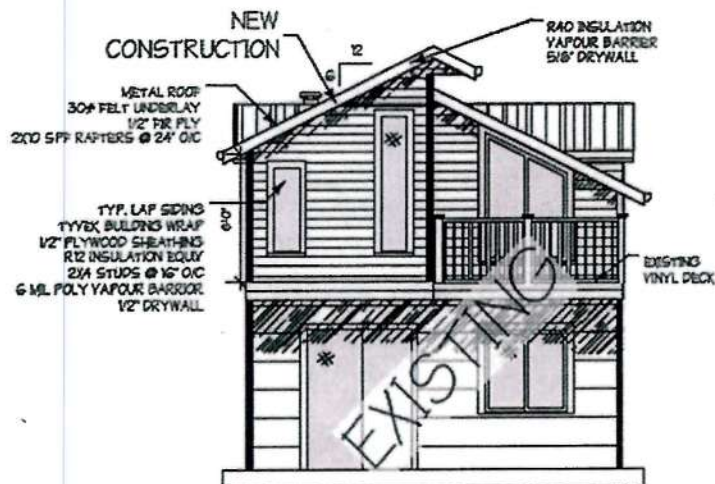




1 WEST ELEVATION  
A2 1 = 3/16"




2 EAST ELEVATION  
A2 1 = 3/16"



3 NORTH ELEVATION  
A2 1 = 3/16"



4 SOUTH ELEVATION  
A2 1 = 3/16"

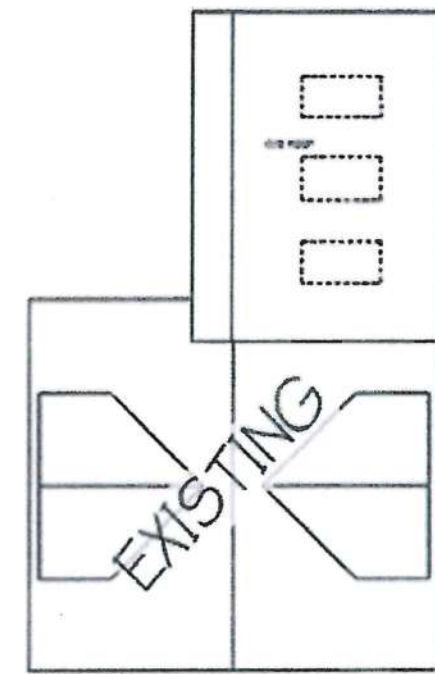
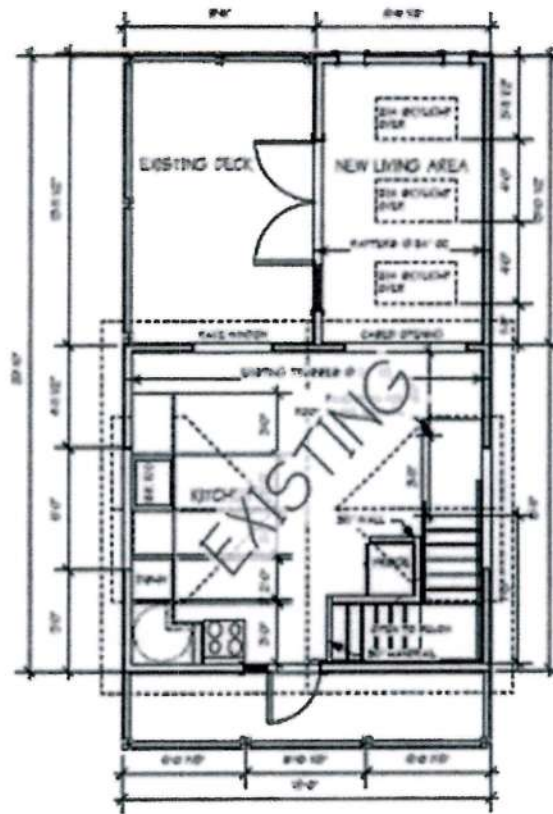
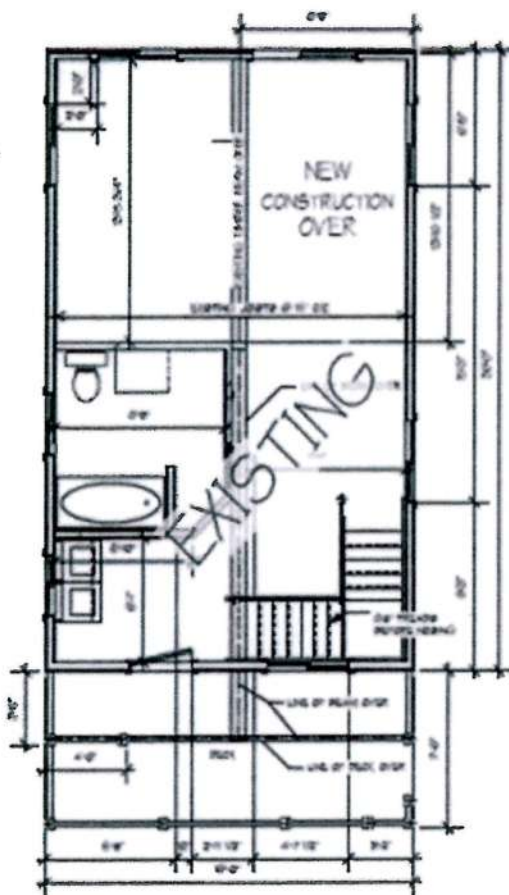
DESIGNED BY JAZ	 <b>JAKE ZAISS DESIGN</b> 250-60-6780
SKETCHED BY JAZ	
APPROVED BY	
DATE APPROVED	
DATE APPROVED	TITLE <b>CHANDLER/MCMULLEN</b> <b>CB - 1 DALLAS RD.</b> <b>VBY 082</b>
DATE APPROVED	DATE <b>11/17/2014</b>
DATE APPROVED	SCALE <b>AS SHOWN</b>
DATE APPROVED	SHEET <b>A2</b>
DATE APPROVED	TOTAL SHEETS <b>2</b>

Received  
City of Victoria

JUN 12 2015

Planning & Development Department  
Development Services Division





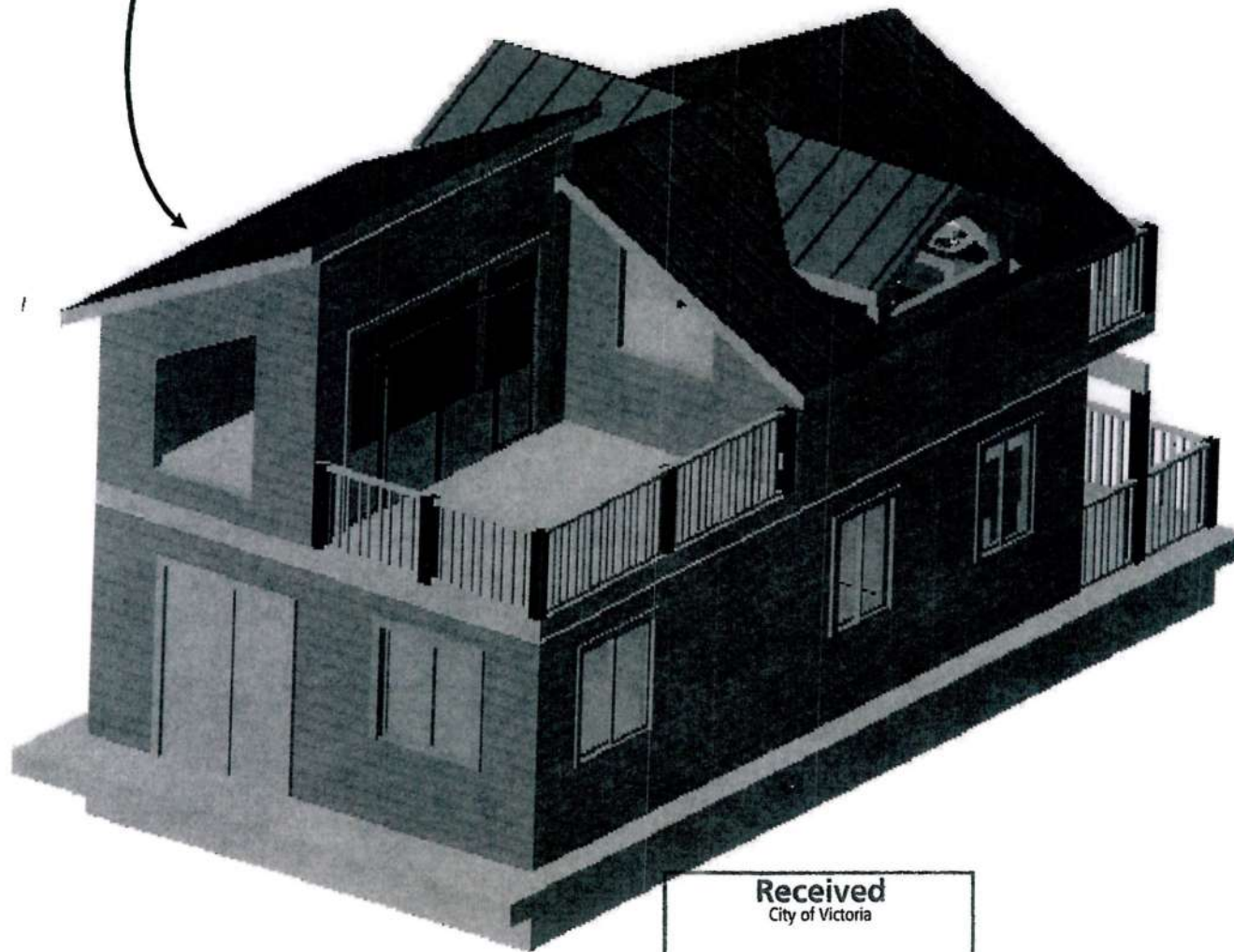
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JUN 12 2015

Planning & Development Department  
Development Services Division

Author: JAZ	JAKE TAISS DESIGN 3000 RDS
Reviewer: JAZ	
Checker:	CHANDLER/MCMULLEN CO-1 DALLAS RD. VDV 002
Project Reference:	DATE: JAN 29/2014
Appraised:	DATE: AS SHOWN
Appraiser: MCMULLEN, CHANDLER	DATE: FEB 19/2
	MAP: A1

Proposed Renovation: C8 -1 Dallas Road (Fisherman's Wharf)



**Received**  
City of Victoria

JUN 12 2015

Planning & Development Department  
Development Services Division



June 11, 2015

