



Planning and Land Use Committee Report For the Meeting of July 9, 2015

To: Planning and Land Use Committee **Date:** June 25, 2015
From: Brian Sikstrom, Senior Planner, Development Services Division
Subject: Development Permit Application No. 000427 for 1284-1298 Gladstone Avenue

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. 000427 for 1284-1298 Gladstone Avenue, in accordance with:

1. Plans date stamped May 14, 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 *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.

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 1284-1298 Gladstone Avenue. The proposal is to modify the rear yard garbage and recycling enclosure with the addition of a shipping container for storage. No variances are requested.

The following points were considered in assessing this Application:

- The addition of the shipping container for storage will improve the function of the existing enclosed garbage and recycling area with minimal visual impacts on the existing property or its neighbours.
- The proposal is consistent with the *Buildings, Signs and Awnings Advisory Design Guidelines*.

BACKGROUND

Description of Proposal

The proposal is to modify the rear yard garbage and recycling enclosure with the addition of a shipping container for storage. Specific details include:

- the container is 3m wide, 6m long and 2.4m tall
- it is painted to match the colour of adjoining fences
- it has a green roof.

Sustainability Features

The proposed green roof is a sustainability feature identified in the applicant's letter dated May 14, 2015.

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 Application.

Existing Site Development and Development Potential

The property is at the northwest corner of Fernwood Road and Gladstone Avenue, across from Fernwood Square and is currently occupied by three adjoining buildings. These buildings were designated Heritage by Council on September 11, 2014. The buildings are comprised of upper-floor apartments with ground-floor commercial uses.

Community Consultation

As this Application does not contain any variances or changes to use or density, a referral to the Fernwood CALUC was not required. However, the applicant has advised that consultation with the immediate neighbours has been undertaken.

ANALYSIS

The proposed shipping container will be screened by the modified enclosure and painted the same colour of the adjoining fences to minimize its visual impact. It will not significantly affect the existing Heritage Designated buildings on the property. The green roof over the storage container will minimize its visibility from the neighbouring property to the north.

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 6B, Small Urban Villages Heritage. The proposal is consistent with the *Buildings, Signs and Awnings Guidelines* referenced in this Development Permit Area.

CONCLUSIONS

The proposed shipping container for storage will improve the function of the existing enclosed garbage and recycling area on the property and have minimal visual impacts. Staff recommend that Council consider its approval.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000427 for the property located at 1284-1298 Gladstone Road.

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:

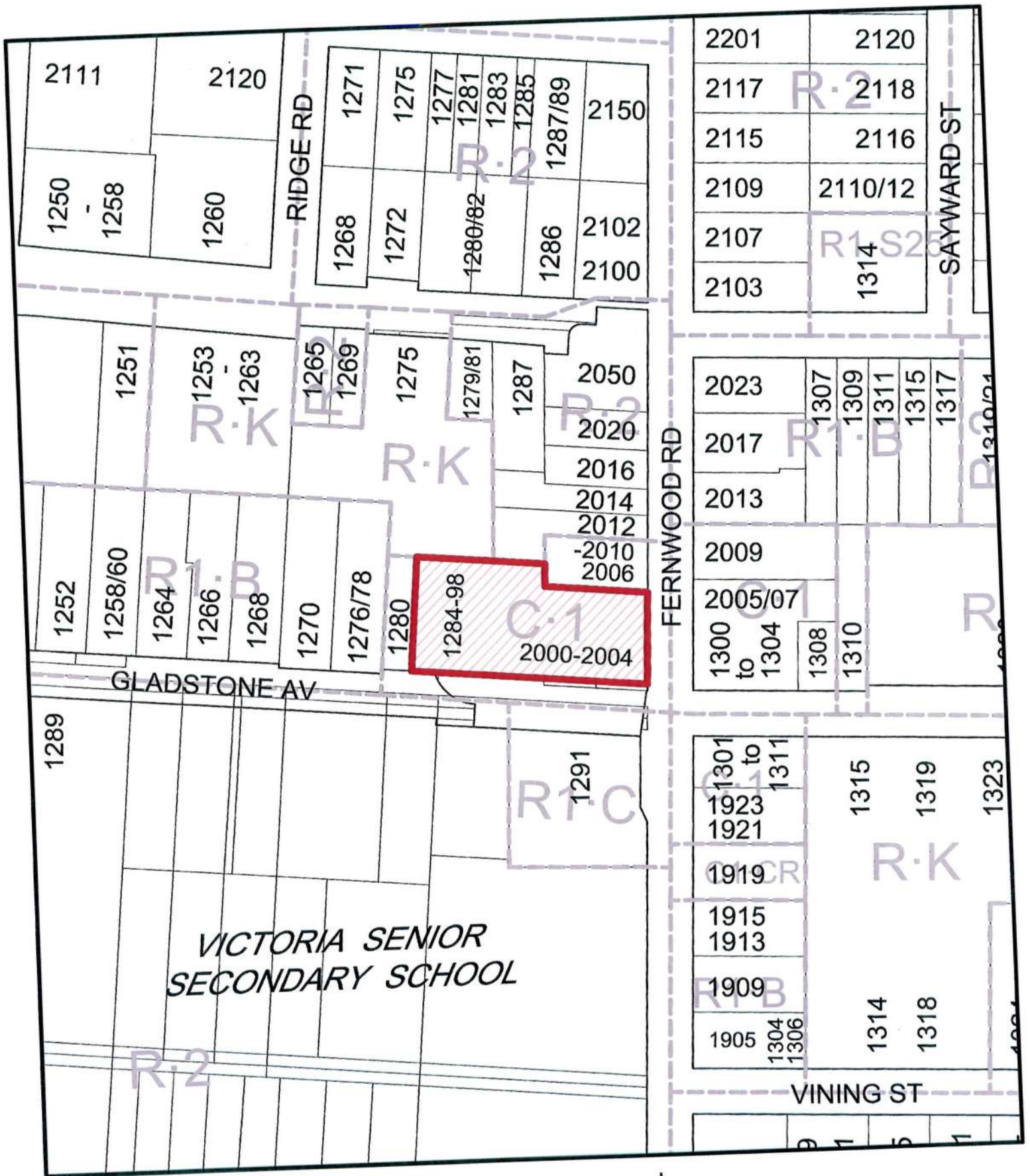
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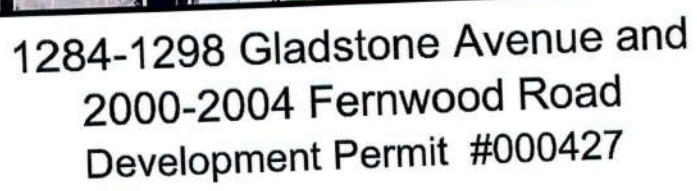
List of Attachments

- Zoning map
- Aerial map
- Letter from the applicant dated May 12, 2015
- Information, plans and photos provided by the applicant dated May 14, 2015.



1284-1298 Gladstone Avenue and
2000-2004 Fernwood Road
Development Permit #000427







**FERNWOOD VILLAGE
APARTMENTS**

1284-1298 Gladstone Ave
2000-2004 Fernwood Rd
Victoria, B.C. v8t1g6

Ron Spence-Owner

Adam Warrington - Caretaker

250-415-0927

May 12, 2015
Honorable Mayor Helps and Council
City of Victoria



Dear Mayor and Council,

I am submitting request for a development permit at Lot A Plan 24752 Springridge. Civic Address is 1280-1298 Gladstone, 2000-2004 Fernwood Rd.

Our plan is to place a shipping container on the north west corner of our lot , which is currently our garbage and recycling enclosure. The enclosure area is @ 21x20 ft (6mx6m) .

The container size would be 10 ft w, 8ft high and 20 ft long. This container would be used for materials storage for building maintenance, a small secured tool storage area and an emergency preparedness locker ,in the event of earthquake.

Our Garbage area previously had a built in lean -to structure that was unsecured, and our property was often taken, or added to, with illegal dumping.

Our intention is to paint the container to the colour of the adjoining fences , and build a green roof garden on the top , to better the view for our north side neighbours (Springridge co-op). The total estimated height would be 8'10 with living green roof. Please refer to plans submitted for aid in imagery. This green roof garden is *not* a deck area.

This plan does not change the size of our current enclosure used, or impede our parking. It also complies with size restriction for outbuilding on our lot.

I humbly ask council to grant our request and welcome any questions regarding the proposed project.

Sincerely yours,

Adam Warrington



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FERNWOOD ---ROAD ---Line of monuments ---

PLAN 2302

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PLAN 226

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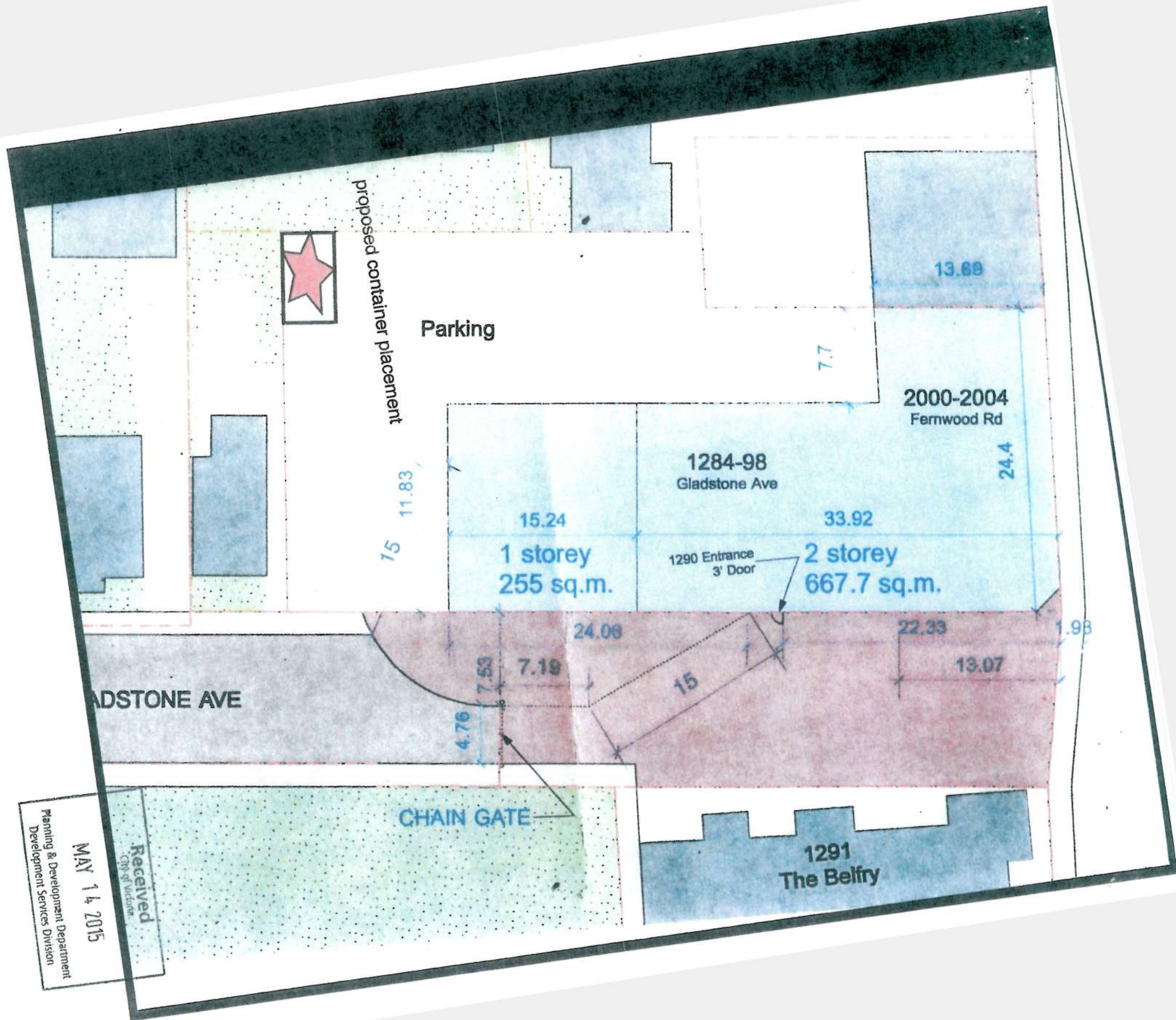
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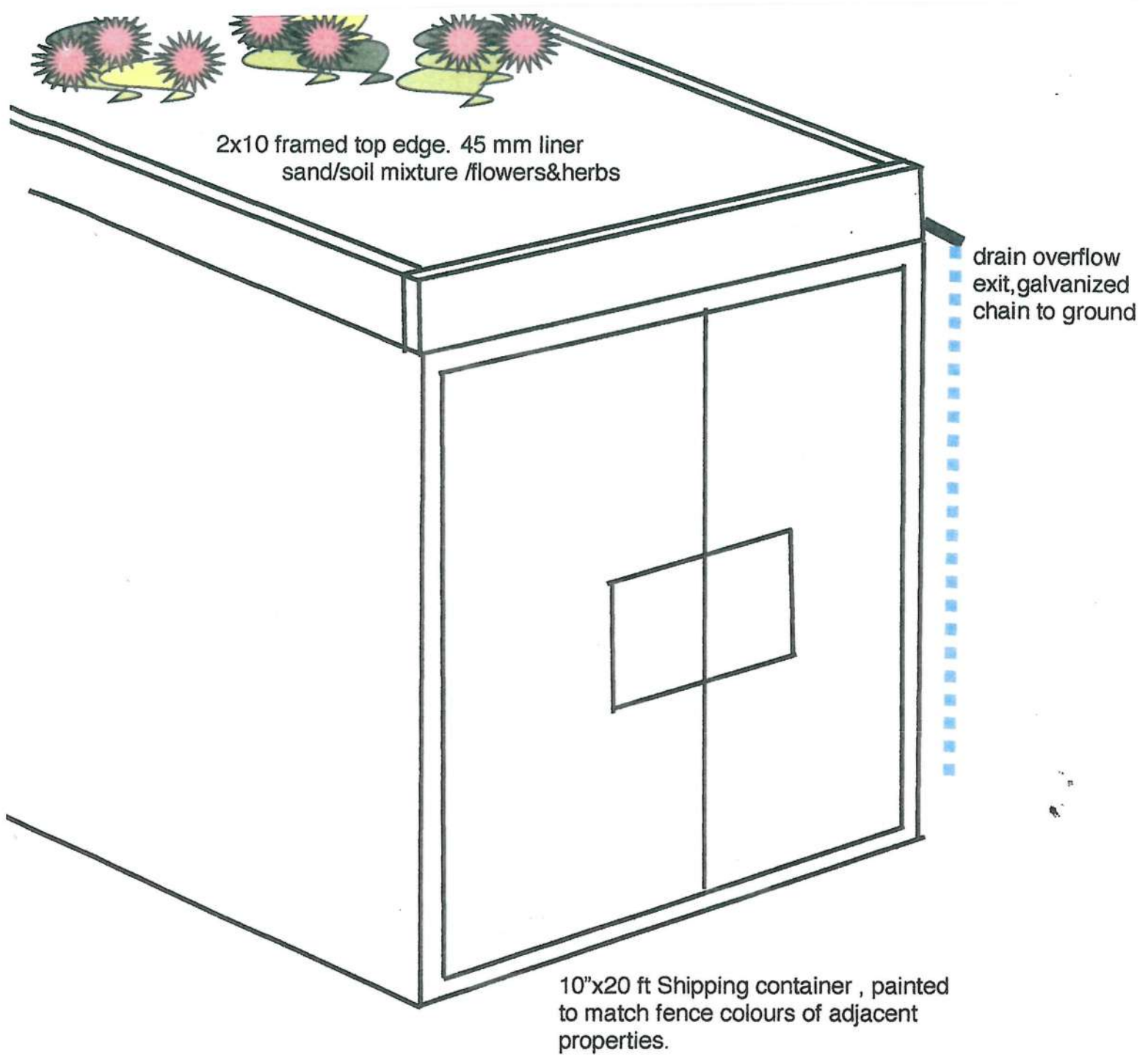
Line of monuments ✓ --- GLADSTONE --- AVENUE

Line of moments

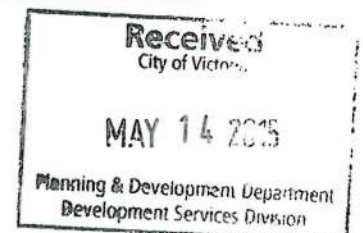
---GLADSTONE---AVENUE

Line of moments





FERNWOOD VILLAGE
APARTMENTS GREEN ROOF
STORAGE CONTAINER/
EARTHQUAKE
PREPAREDNESS

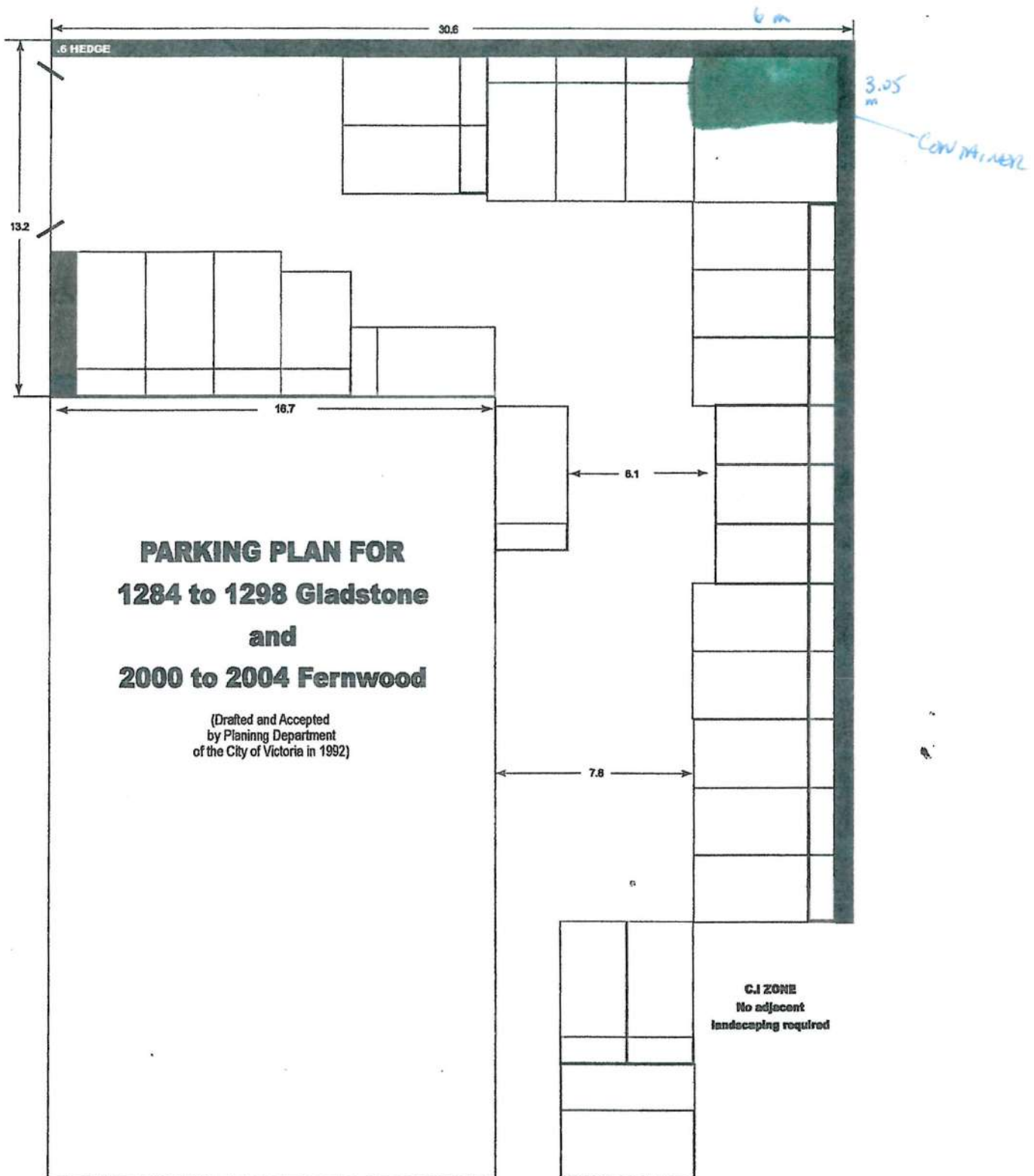




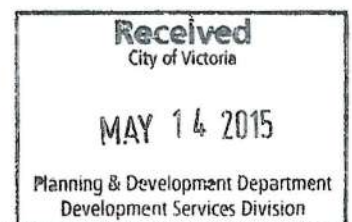
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MAY 14 2015

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PARKING SITE PLAN
LOT A PLAN 24752 SPRINGRIDGE
CITY OF VICTORIA





NORTH VIEW

DSC_0339



INTERIOR STORAGE

DSC_0340



WEST PROPERTY VIEW

DSC_0342



WEST PROPERTY LINE

DSC_0343



EAST ENTRANCE VIEW

DSC_0344



ADJASCENT NEIGHBOURS VIEW FROM
TOP FLOOR