



## Planning and Land Use Committee Report

For the Meeting of May 28, 2015

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**To:** Planning and Land Use Committee                      **Date:** May 14, 2015  
**From:** Jim Handy, Senior Planner – Development Agreements, Development Services Division  
**Subject:** Development Permit No. 000424 for 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. 000424 for 1 Dallas Road, in accordance with:

1. Plans date stamped May 5, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. 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 1 Dallas Road (Fisherman's Wharf). The proposal is to construct a small building on a floating dock which would be used primarily as a ticket office for Harbour Ferries. The following points were considered during the analysis of 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 building on a floating dock at Fisherman's Wharf, 1 Dallas Road, which would be used primarily as a ticket office for Harbour Ferries. The building would be 3.8m in height and have a floor area of 17.2m<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.

### Existing Site Development and Development Potential

The subject site is currently in the FWM Zone, Fisherman's Wharf Marine District, which allows for a wide range of marine-related uses in addition to offices, retail and restaurants.

### 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
Site area (m <sup>2</sup> ) – minimum	35,406	N/A
Total floor area (m <sup>2</sup> ) – maximum (for all uses at Fisherman's Wharf excluding float homes and live-aboards)	622.50 (proposed building, included in total of 622.5 m <sup>2</sup> , is 17.2m <sup>2</sup> )	1000.00
Height from wharf (m) – maximum	3.90	6.00

## 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. However, the applicant did voluntarily present the proposal to the CALUC and their subsequent response is attached to this report.

## 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 with in 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 is relatively small in scale and would be located within a group of existing floating commercial buildings
- the Application proposes the use of durable materials such as cedar siding and shingles
- the building would not obstruct views of the waterfront
- the building would support a marine related use in the Victoria Harbour and strengthen Fisherman's Wharf as a destination for tourists.

## CONCLUSIONS

The Application proposes a building on a floating dock which would be used primarily as a ticket office for Harbour Ferries. The proposed building is relatively small in scale and is consistent with the design guidelines for the area.

## ALTERNATE MOTION

That Council decline Development Permit Application #000424 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  
Sustainable Planning and  
Community Development

  
Andrea Hudson  
Acting Director  
Sustainable Planning  
and Community  
Development

Report accepted and recommended by the City Manager: \_\_\_\_\_

Date: \_\_\_\_\_

  
Jason Johnson

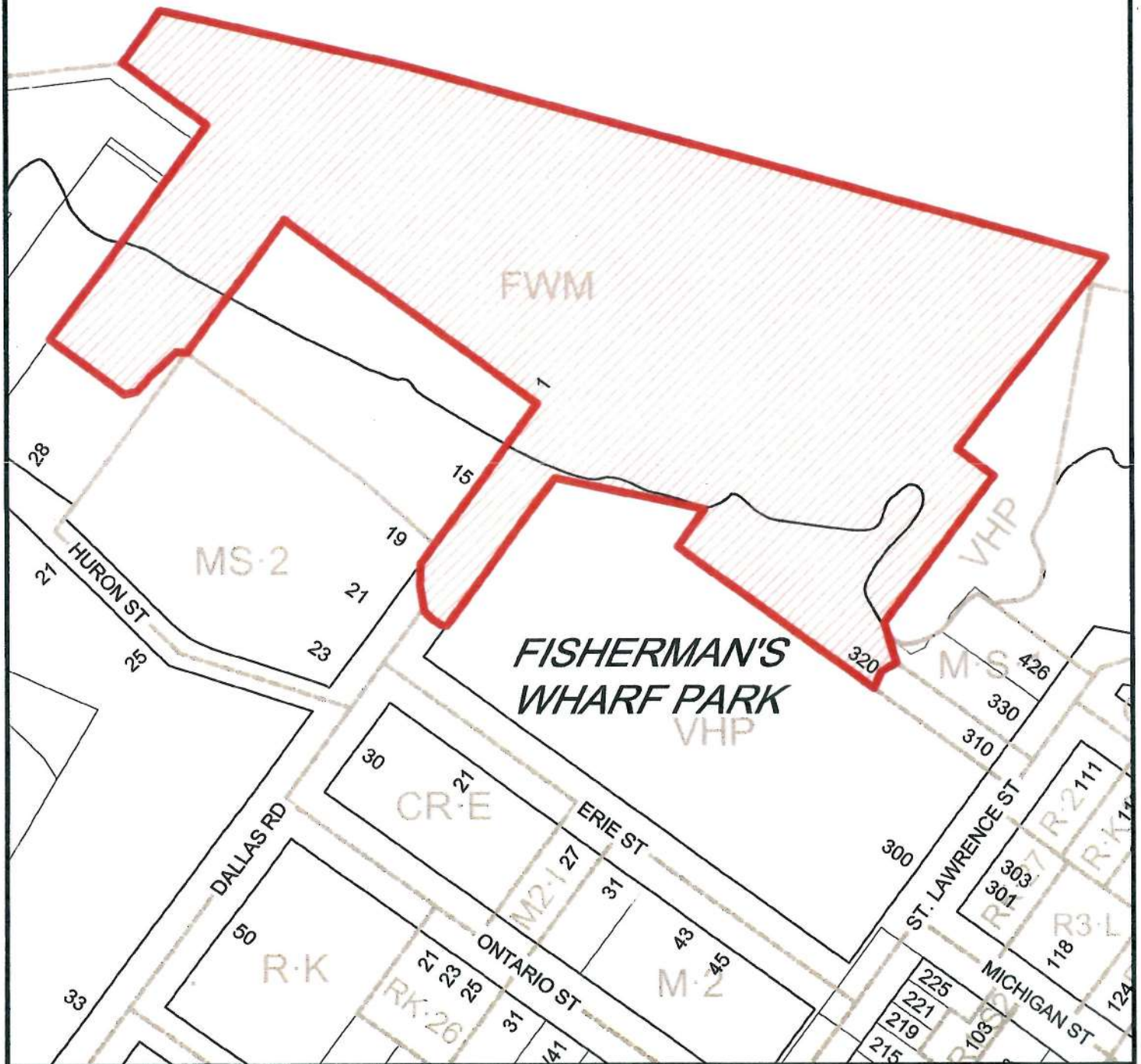
JH:aw

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## **List of Attachments**

- Zoning map
- Aerial map
- Letter from applicant dated May 5, 2015
- Plans dated May 5, 2014
- Letter from James Bay Neighbourhood Association dated May 10, 2015.

# VICTORIA HARBOUR



1 Dallas Road  
Development Permit #000423



# VICTORIA HARBOUR



1 Dallas Road  
Development Permit #000423





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



May 6<sup>th</sup> 2015

Dear Mayor Helps and Council members,

**Re: Fisherman's Wharf – Harbour Ferries floating building**

Please find attached our package/Development Application for the above project.

Development Proposal

The purpose of this Development Permit application is to provide a small building on a floating dock, fixed to our existing float system at Fisherman's Wharf. The buildings intended use is to facilitate the Harbour Ferries business, and offer ticket and small merchandise sales from this building.

Please see drawings 2015-08 (01 & 02) for specifics. If you have any questions please do not hesitate to contact me direct.

GREATER VICTORIA  
HARBOUR AUTHORITY

600-1019 Wharf Street  
Victoria, British Columbia  
Canada V8W 2Y9

Tel: 250-383-8300

Fax: 250-383-8306

Web: [www.gvha.ca](http://www.gvha.ca)

Regards,

Simon Renvoize



1 SITE PLAN OF FISHERMANS WHARF  
Scale: 1:1000

**Scope of Work**  
Install an already constructed building on a floating dock at Fisherman's Wharf. The use of the building is to facilitate the Harbour Ferries operation at the Wharf and activities out of the building may also include ticket sales and merchandise.



3 BUILDING IN CONTEXT  
Scale: NTS



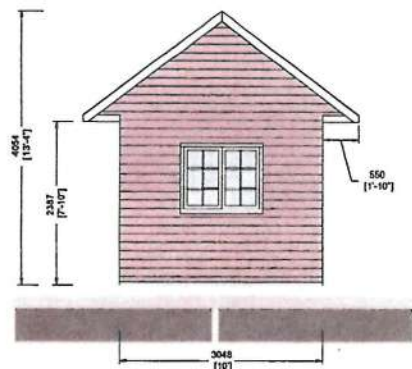
2 PROPOSED BUILDING LOCATION  
Scale: 1:250



4 PROPOSED HARBOUR FERRIES BUILDING TO BE USED  
Scale: NTS

## PROJECT INFORMATION TABLE

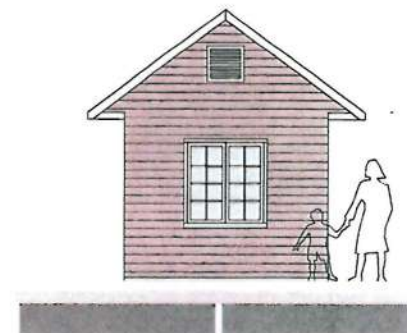
Registered Owner	Greater Victoria Harbour Authority, 600-1019 Wharf Street Victoria BC V8W 2Y9
Land Title District	Victoria
Title Number	EX124909
From Title Number	ET38547
Taxation Authority	City of Victoria
Description of Land; Parcel Identifier	025-392-247
Legal Description	LOT OF VICTORIA HARBOUR VICTORIA DISTRICT PLAN VIP 73551
Legal Notifications	May be affected by a permit under Part 26 of the local Govt Act, see CA4201103
Legal Notifications	Notice of Interest, Builders Lien Act (S.3(2)). See EV153559
Legal Notifications	May be affected by a permit under Part 26 of the local Govt Act, see FB378884
Zone (Existing)	James Bay
Site area (m <sup>2</sup> )	35,406m <sup>2</sup>
<b>BUILDING</b>	
Total building floor area (m <sup>2</sup> )	17.2m <sup>2</sup>
Commercial building Floor area (m <sup>2</sup> )	17.2m <sup>2</sup>
Floor Space ratio	
Floating dock area (m <sup>2</sup> )	28.4m <sup>2</sup>
Site Coverage %	
Open Site Space %	
Height of Building (m)	3.8m
Number of storeys	1
Parking Stalls (number) on site	N/A
Bicycle parking number (storage and rack)	0
<b>BUILDING SETBACKS (m)</b>	
Front yard	N/A
Rear yard	N/A
Side yard (indicate which side)	N/A
Side yard (indicate which side)	N/A
Combined side yards	N/A
<b>RESIDENTIAL USE DETAILS</b>	
Total number of units	N/A
Unit type, e.g. 1 bedroom	N/A
Ground orientated units	N/A
Minimum unit floor area (m <sup>2</sup> )	N/A
Total residential floor area (m <sup>2</sup> )	N/A
<b>MATERIALS TABLE</b>	
Building structure	50 x100 timber frame
wall coverings	cedar
building floor	timber boards
sub floor construction	timber float
dock flotation	styrofoam insulated billets
doors	timber painted 'white' door
windows	Double glazed plastic window
roof structure	50x150mm timber
roof coverings	cedar shingles
fascia	cedar
soffit	cedar
trims	cedar
Painting - walls	brown stain
Painting - fascias	brown stain
Painting - doors	white
Painting - windows	white
Power supply	Connected to existing service 50/100amp
Fresh water supply	N/A
Waste water	N/A
Telephone/ data	Telephone/ data to be installed



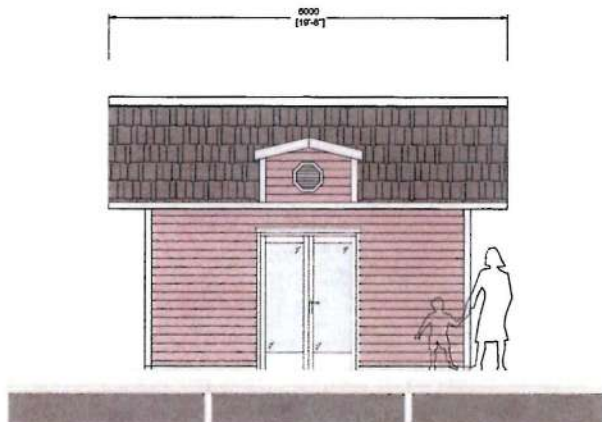
5 EAST FACING ELEVATION  
Scale: 1:100



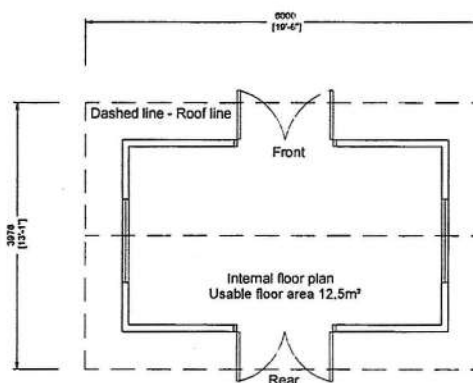
6 NORTH FACING ELEVATION (FRONT ENTRANCE)  
Scale: 1:100



7 WEST FACING ELEVATION  
Scale: 1:100



8 SOUTH FACING ELEVATION (REAR ENTRANCE)  
Scale: 1:100



9 FLOOR PLAN  
Scale: 1:100



Building - cedar siding



Roof detail



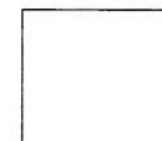
Gable end detail



Roof - cedar shakes



Windows - vinyl



10 CONSTRUCTION MATERIALS



## James Bay Neighbourhood Association

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234 Menzies St  
Victoria, B.C.  
V8V 2G7

[www.jbna.org](http://www.jbna.org)

Mayor and Council  
#1 Centennial Sq.  
Victoria BC

May 10<sup>th</sup> 2015

**Re:** Addition business float building at Fisherman's Wharf

At JBNA July 9<sup>th</sup>, 2014 General Meeting, Sonterra Ross, COO, GVHA presented a proposal by Harbour Ferries to relocate a 300 sq. ft. float/building to Fisherman's Wharf that would be used to sell t-shirts and other tourist items. The float building conforms to design guidelines of the Fisherman's Wharf master plan. A previous letter on this matter dated Aug. 18<sup>th</sup>, 2014 was sent to Mayor and Council but an updated letter was requested by City staff.

The comments from those in attendance at the July, 2014 JBNA General Meeting were favourable and included mention that this building would be a positive usage and would complement other business at Fisherman's Wharf.

This meeting and review conformed to the GVHA – JBNA MOU regarding developments at Fisherman's Wharf.

Tom Coyle, Land Use Chair, JBNA