



## 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. 000423 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. 000423 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 floating public washroom building. 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.
- Public washrooms are identified as a community amenity in the FWM Zone, Fisherman's Wharf Marine District, and, once complete and open to the public, additional density will be permitted at Fisherman's Wharf.

## BACKGROUND

### Description of Proposal

The proposal is to construct a small floating public washroom building at Fisherman's Wharf, 1 Dallas Road. The building would be 4.08m in height and have a floor area of 14.23m<sup>2</sup>. An existing floating public washroom building would be renovated and relocated approximately 6m to the east to accommodate the new public washroom building. Once this project is complete there will two public washroom buildings at Fisherman's Wharf. Portable toilets would be provided on site for an interim period of time while the work (which includes the installation of a new holding tank for both buildings) on both the new and existing public washrooms takes place.

### 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.

The FWM Zone allows a total maximum floor area of 1000m<sup>2</sup> for all uses, excluding float homes and live-aboards. However, once the public washroom is provided, this total floor area allowance increases to 2010m<sup>2</sup> with a maximum floor area of 270m<sup>2</sup> allowed for offices and 1740m<sup>2</sup> allowed for retail floor area.

### 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)	619.53 (proposed building, included in total of 619.53 m <sup>2</sup> , is 14.23m <sup>2</sup> )	1000.00
Height from wharf (m) – maximum	4.08	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 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 is relatively small in scale and the design is consistent with the existing public washroom building
- the Application proposes the use of durable materials such as wood siding and metal roof panels
- the building would not obstruct views of the waterfront
- the building would provide additional facilities for visitors to Fisherman's Wharf.

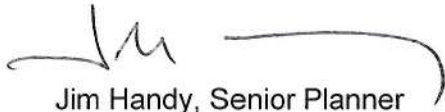
### CONCLUSIONS

The Application proposes a floating public washroom building at Fisherman's Wharf. The proposed building is relatively small and is considered consistent with the relevant guidelines.

## ALTERNATE MOTION

That Council decline Development Permit Application #000423 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  
Department



Andrea Hudson  
Acting Director  
Sustainable Planning  
and Community  
Development  
Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

May 20, 2015

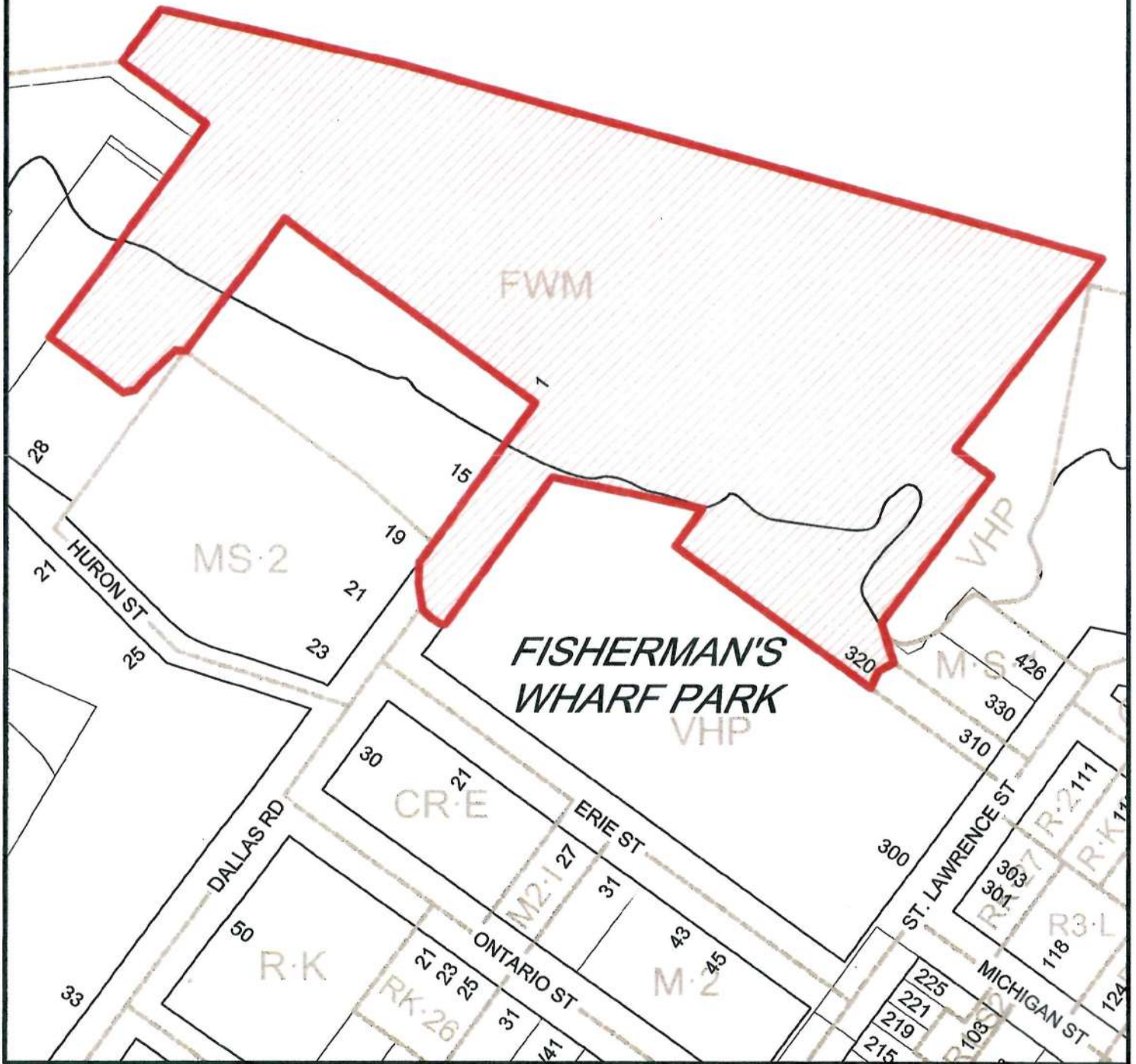
JH:aw

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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 October 16, 2015.

# VICTORIA HARBOUR



1 Dallas Road  
Development Permit #000424





# VICTORIA HARBOUR



1 Dallas Road  
Development Permit #000424





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MAIBC, MRAIC, LEED AP



5 May 2015

will@iredale.ca

Mayor and Council  
City of Victoria  
1 Centennial Square,  
Victoria, BC V8W 1P6

**Re: Fisherman's Wharf – new floating washroom**

Dear Mayor Helps and Council members,

The purpose of this Development Permit application is to increase the washroom facilities available to people visiting Fisherman's Wharf. We would like to renovate the existing floating washroom building, and add an additional matching floating washroom building beside it. A new holding tank underneath the walkway will serve both buildings, and the existing sewage lift station will be upgraded if needed.

Please see drawings A0 to A4 for specifics.

The need for these proposed facilities is immediate, so in the interim portable toilets will be made available. See the drawing titled "Proposed Temporary Washrooms at Fisherman's Wharf."

Sincerely,

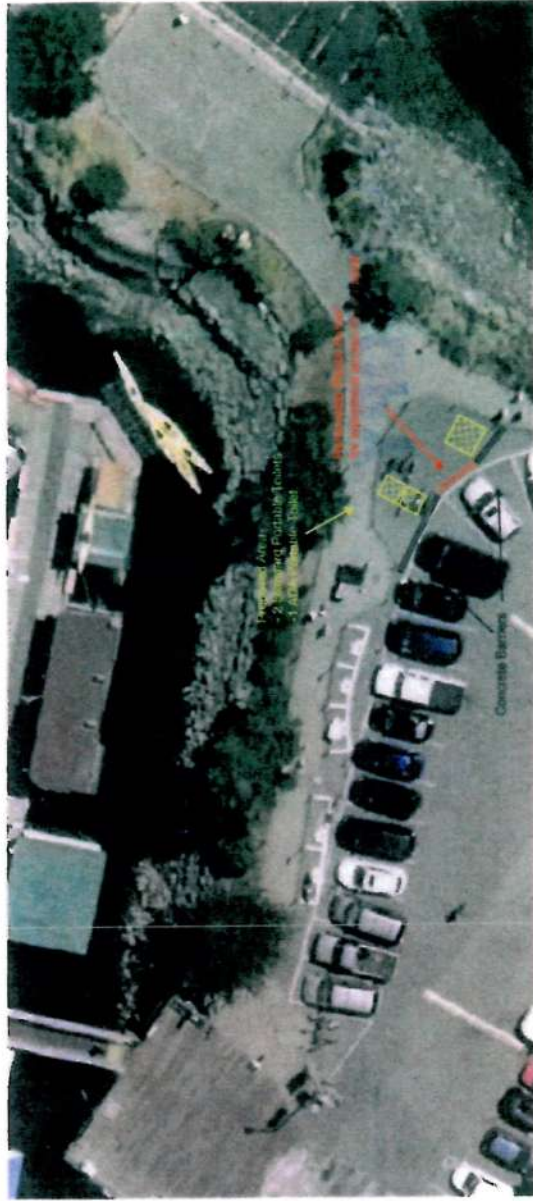
Will King, Architect AIBC  
Associate

**IREDALE GROUP  
ARCHITECTURE**





1.1 Site Map - Fisherman's Wharf, Victoria



1.2 Proposed Area

		<b>Project Name:</b> Proposed Temporary Washrooms at Fisherman's Wharf <b>Location:</b> Fisherman's Wharf Site Location <b>Project Number:</b> 2015.04 <b>Date:</b> 01	
<b>Client:</b> Victoria, BC 600-3103 (toll-free) 250-358-3300	<b>Project Manager:</b> <b>Project Engineer:</b> <b>Project Designer:</b>	<b>Project No.:</b> 2015.04 <b>Revision:</b> 01	<b>Project Status:</b> <b>Project Phase:</b>



## Fisherman's Wharf New Floating Washroom

### REGISTERED OWNER:

Grater Victoria Harbour Authority  
202 - 468 Belleville Street  
Victoria, BC  
V8V 1W9

### LEGAL DESCRIPTION:

LOT A OF THE BED OF VICTORIA HARBOUR VICTORIA  
DISTRICT PLAN VIP73551

### SCOPE OF WORK:

Renovate existing floating washroom building and add a second floating washroom building, complete with shared holding tank. Upgrades to sewage lift station as required. These changes will increase the capacity of these publicly accessible washroom facilities from 3 toilets to 6 toilets plus 2 urinals.



### ARCHITECTURAL:

WILL KING  
IREDALE GROUP ARCHITECTURE  
16 BASTION SQUARE  
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Seal

Issued for Development  
Permit Application

Project Title:

**Fisherman's Wharf  
New Floating Washroom**

Sheet Title:

**Cover Sheet**

Partner in Charge:  
RHI

Project ID:  
15024

Drawn By:  
GMV

Sheet No.

Reviewed By:  
WK

**A0**

Date:  
May 5, 2015



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Seal

Issued for Development  
Permit Application

Project Title:

**Fisherman's Wharf  
New Floating Washroom**

Sheet Title:

**Location plan**

Partner in Charge:  
RHI

Project ID:  
15024

Drawn By:  
GMV

Sheet No.

Reviewed By:  
WK

**A1**

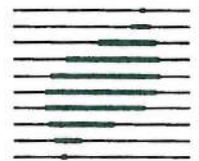
Date:  
May 5, 2015



1

**Location Plan**  
Scale: 1:200





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Seal

Issued for Development  
Permit Application

Project Title:

**Fisherman's Wharf  
New Floating Washroom**

Sheet Title:

**Perspectives**

Partner in Charge:  
RH

Project ID:  
15024

Drawn By:  
GMV

Sheet No.

Reviewed By:  
WK

**A2**

Date:  
May 5, 2015



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Seal

Issued for Development  
Permit Application

Project Title:

**Fisherman's Wharf  
New Floating Washroom**

Sheet Title:

**Plan**

Partner in Charge:  
RHI

Project ID:  
15024

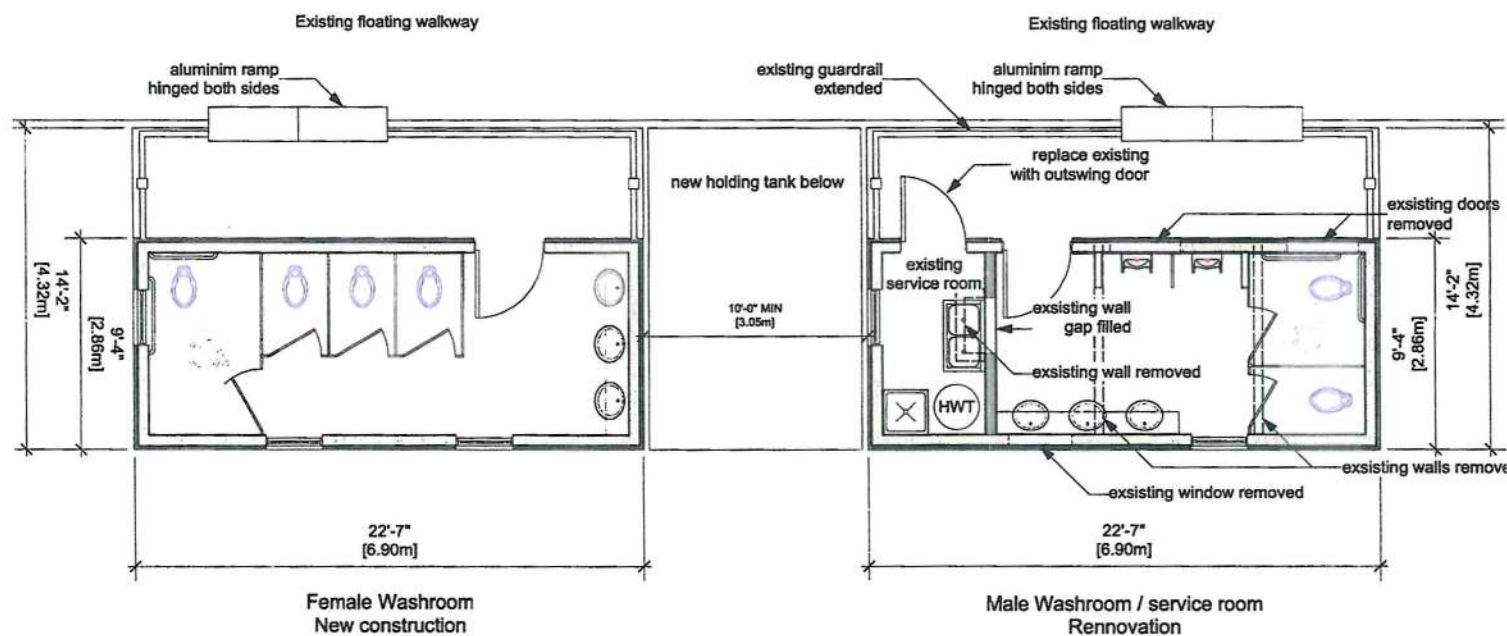
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Sheet No.

Reviewed By:  
WAK

**A3**

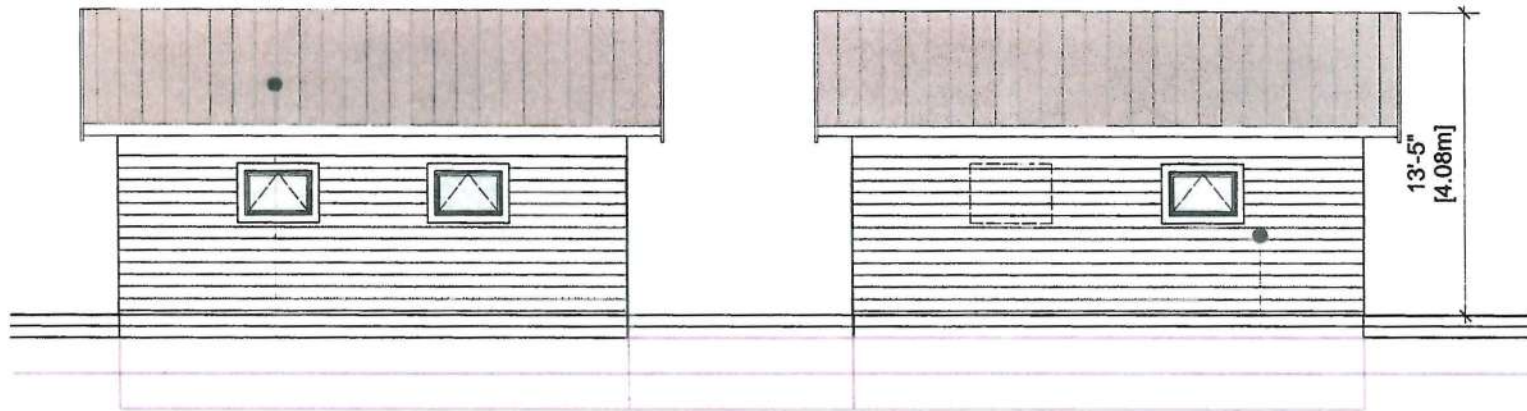
Date:  
May 5, 2015



1 Plan  
Scale: 3/16" = 1'-0"







metal roof

1 South Elevation  
Scale: 3/16" = 1'-0"

wood guardrail

painted wood siding



2 North Elevation  
Scale: 3/16" = 1'-0"

0 5 10 15 20 25 FT



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Seal

Issued for Development  
Permit Application

Project Title:

**Fisherman's Wharf  
New Floating Washroom**

Sheet Title:

**Elevations**

Partner in Charge:  
R-H

Project ID:  
15024

Drawn By:  
GMV

Sheet No.

Reviewed By:  
WAK

**A4**

Date:  
May 5, 2015