



Planning and Land Use Committee Report

For the Meeting of April 30, 2015

To: Planning and Land Use Committee **Date:** April 16, 2015

From: Jim Handy, Senior Planner – Development Agreements

Subject: Development Permit Application No. 000418 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. 000418 for 254 Belleville Street, in accordance with:

1. Plans date stamped March 20, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. A Section 219 Covenant, in a form satisfactory to the City Solicitor, being registered on title requiring that the food truck be removed from the property after a period of not more than five years or upon completion and occupancy of a new terminal building, whichever occurs first, to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.
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, 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 an addition to the existing Victoria Clipper Ferry Terminal and the siting of a food truck.

The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan, 2012* and the applicable Design Guidelines.
- The applicant is willing to register a Covenant on the title to the property to ensure that the building is removed from the site within five years or upon completion of a new ferry terminal building.

BACKGROUND

Description of Proposal

The proposal is to add 134m² to the existing Victoria Clipper Ferry Terminal in order to accommodate a customer waiting area and washroom facilities and to add a food truck to the site. Specific details include:

- The finishing materials associated with the building addition are consistent with the existing terminal and include corrugated metal siding, wood trellis and awnings.
- The food truck would be in the form of a double-decker bus and would primarily provide services for customers of the Victoria Clipper Ferry.
- The applicant indicates that the ferry operators are in the process of investing in capital upgrades to their vessels and terminal facilities and are committed to the development of a new Belleville International Terminal within the next five to six years. It is anticipated that the new terminal will provide a range of facilities for customers and, at that time, the temporary food service buildings will be removed from the site.

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 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 ²) - minimum	11,880	n/a
Density (Floor Space Ratio) - maximum	0.1:1	0.5:1
Total floor area (m ²) - maximum	1,289	5,940
Floor area – rentals and restaurants (m ²) - maximum	38 (restaurant)	100 (if no public washrooms are provided) 300 (if public washrooms are provided)
Height (m) – maximum	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
Setbacks (m) - minimum		
Front (Belleville Street)	9.8	n/a
Rear (Waterfront)	34.9	n/a
Side (west)	54	n/a
Side (east)	5.2	n/a
Parking - minimum	35	24
Bicycle parking stalls (minimum)	Nil	n/a

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

Development Permit Area and Design Guidelines

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 design of the proposed building addition is consistent with the existing terminal building.
- The proposed food truck is temporary in nature and will be removed from the site after a period of no more than five years.

CONCLUSIONS

The Application is to construct a relatively small addition to the existing Victoria Clipper Ferry Terminal and to locate a food truck on site for a temporary period. The proposal is consistent with the *Official Community Plan* and the applicable Design Guidelines.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000418 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
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

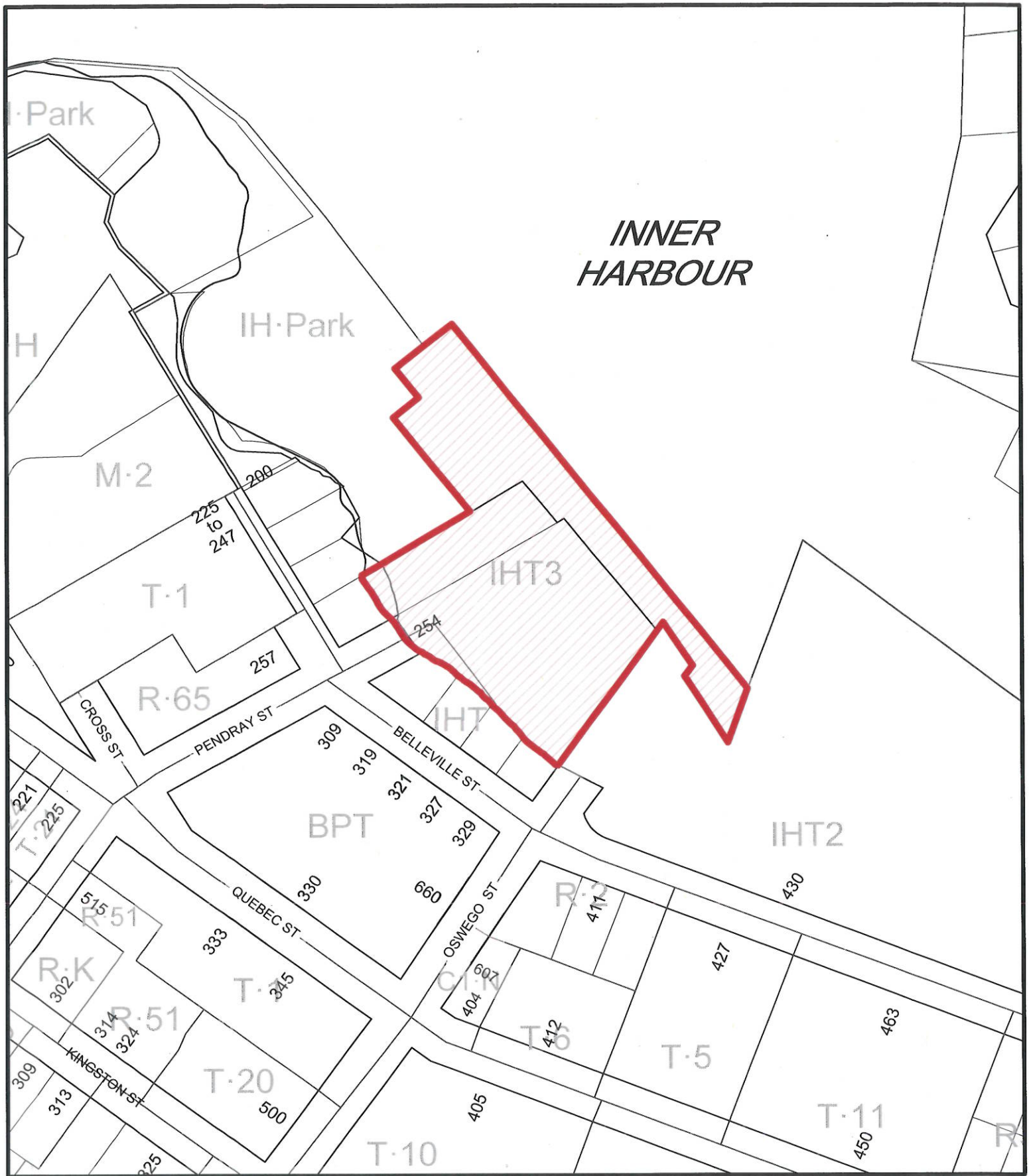
April 21, 2015

JH:aw

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List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated March 20, 2015
- Plans dated March 20, 2015.



254 Belleville Street
Development Permit #000418





254 Belleville Street
Development Permit #000418



March 17, 2015

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



Re: Development Permit Application for Victoria Clipper - 254 Belleville Street, Victoria

Dear Mayor Helps and Council,

Enclosed please find a completed application form, application fee, and plans showing the proposed short-term improvements to the Victoria Clipper terminal at 254 Belleville Street.

Background

The current terminal consists primarily of attached modular units. It is proposed to add two more modular units, connected to the existing terminal, and provide more space to accommodate passengers waiting in the Pre-Inspection Area prior to passing US customs for passengers departing for Seattle. In addition, the Clipper wishes to install a "food truck" to give waiting customers an opportunity to obtain a light food services.

These initiatives are aimed at improving departing passenger experience and customer satisfaction, as this is the last impression visiting passengers experience before leaving Victoria. Clipper Navigation Inc. has undertaken exit surveys of its customers, asking them to rate their experience while visiting Victoria and the service they received. For the most part, responses were very favourable, however, the terminal facility receives the least satisfactory comments. This negative feedback shows that something must be done in the short term to meet the reasonable customer expectations. It is recognized that the proposed improvements are only an interim measure and that a new common-use international marine transportation terminal is the ultimate objective.

Description Of Additional Waiting Area And Washrooms

Currently, the terminal only has enough inside space to accommodate approximately 100 passengers waiting in the pre-inspection area for customs clearance. There are many times during the season when there are more than 300 (people) waiting to clear US customs. The additional modular units will provide space for at least another 100 passengers and will be a big improvement. It still means there will be times when some passengers may have to wait outside before clearing customs.

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Victoria

Vancouver

Calgary

Two modular units will be attached to the existing terminal space and will add approximately 1440 ft.² of additional passenger waiting area and 250 ft.² of relocated washrooms.

The new modular units will connect to and match the existing modular units. Windows will be re-used and located in similar places to where they currently found, along the exterior wall assembly. The feature blue awning will be installed around the perimeter. The relocated washrooms will be connected to the west side of the units and provide articulation in the west wall line. The "bump-out" washroom unit will be further softened by adding ornamental cedar lattice work mirroring the lattice elements on the US Customs trailer. The intention is to place decorative signage on one exterior wall. The plans attached show a placeholder for the new sign that will be designed as an architectural feature and indirectly lit from above. The intention is to engage a local First Nations artist to participate in the design and carving of the sign.

Food Services

The other deficiency most commonly identified by customers is the lack of any confectionery service. There are often times when ticketed passengers have some time before clearing US customs but insufficient (time) to go off-site. To address this lack of service, a double decker food "bus" is planned to be installed and located near the entrance of the Clipper terminal. The existing traffic bollards will be moved slightly to provide safe separation between foot passengers and passenger drop-off points.

The food "bus" will allow for light meals to be purchased from a kiosk area on the north side of the "bus". The upper level of the double-decker bus will provide limited space for passengers to sit and eat, or purchased goods can be consumed elsewhere while waiting to clear customs. There is no room to accommodate a canteen of any sort within the current or expanded terminal.

Timing

The buildings are modular trailer units have no foundation and can be installed relatively easily. The intention has been to install them prior to the 2015 summer season. However, given the coordination with US Customs and related mechanical adjustments, timing for doing the work will likely get pushed back to the Fall 2015. It is strongly desired to have the food "bus" up and running for late Spring 2015. The ability to move this through the Development Permit Process to meet the summer season would be greatly appreciated.

Longer Term Vision

Clipper Navigation is entering a new phase in its 28-year history. They are in the process of investing in capital upgrades to their vessels and terminal facilities along with other aspects of the operations, with an emphasis on passenger convenience and satisfaction.

The proposed terminal improvements are an important and necessary short-term measure, which will improve service to its customers; however, it is an interim measure. The Clipper, along with Black Ball Ferry Line, are committed to the development of a new Belleville International Terminal.

While a new terminal has been long discussed, the Clipper has renewed anticipation that with: a commitment from the ferry operators; the positive responses received from the City; the Province placing management of the property under the Ministry of Transport and Infrastructure; and the endorsement and support from other groups and agencies; that a new common-use terminal can come to fruition within the next five or six years.

Thank you for your timely consideration of this Development Permit Application. Please feel free to contact the undersigned should you have any questions.

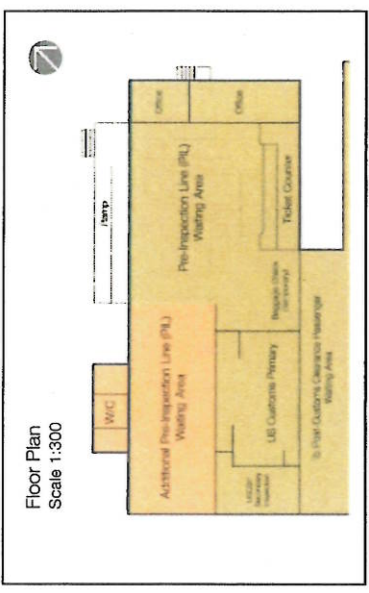
Sincerely,

A handwritten signature in dark ink, appearing to read "Deane Strongitharm", with a horizontal line extending from the end of the signature.

Deane Strongitharm
CitySpaces Consulting Ltd.

cc. Merideth Tall, Darrel Bryant, David Gudgel – Clipper Navigation Inc.
Svein Haugen – Ministry of Transportation and Infrastructure





Project Information Table	
Zoning (existing)	IHT3
Site Area (m²)	11,880
Total Floor Area (m²)	1,289
Floor Space Ratio	0.11
Site Coverage %	11%
Height of Building (m)	4m
Number of Storeys	1

CITY SPACES

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

PROJECT
Clipper Terminal

SCALE
1:400 on 11"x17"

DRAWN BY
EP

DATE
18.03.2015

DESCRIPTION
Site Plan

A0.1

MATERIALS

1

Existing Corrugated Metal Siding

2

Existing Awning

3

New Matching Awning

4

Reuse of Existing Metal-frame Windows

5

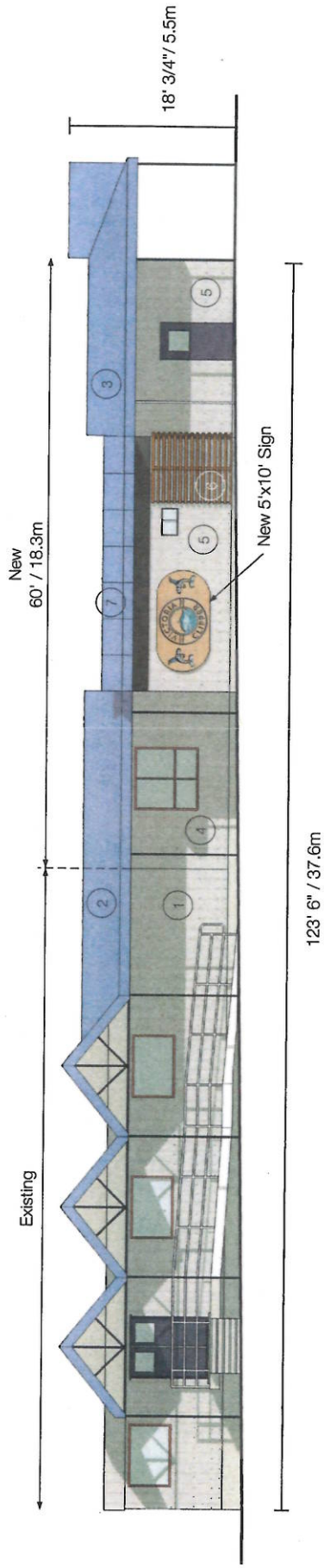
Matching Metal Siding

6

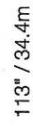
Wood Trellis

7

New Matching Awning on Bathroom Extension



7 New Matching Awning on Bathroom Extension



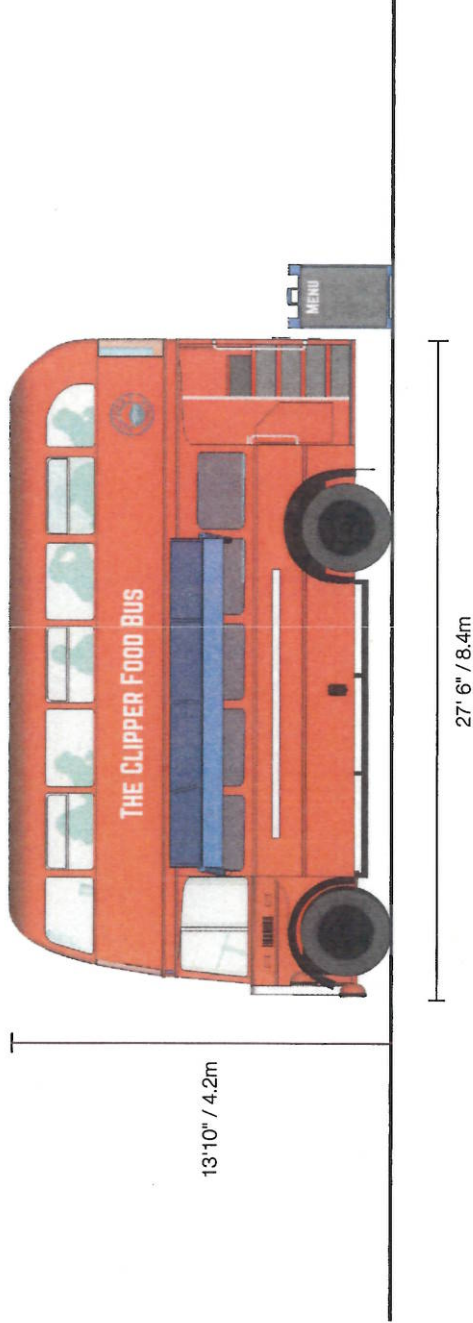
COLOURS



Double Decker Red



Clipper Awning Blue



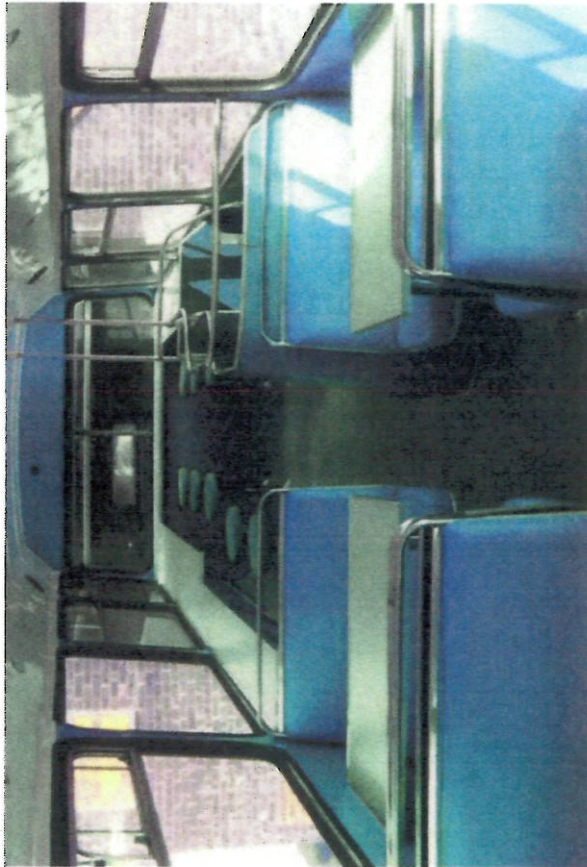
COLOURS

- Double Decker Red
- Clipper Awning Blue



13'10" / 4.2m

27' 6" / 8.4m



Example of Converted Bus Interior



Example of Converted Bus Exterior