



Planning and Land Use Committee Report

For the Meeting of April 16, 2015

To: Planning and Land Use Committee **Date:** March 27, 2015

From: Brian Sikstrom, Senior Planner

Subject: Development Permit Application No. 000413 for 343 Bay 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. 000413 for 343 Bay Street, in accordance with:

1. Plans date stamped March 9, 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 the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department."

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 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 343 Bay Street. The proposal is to construct a 31m² addition to an existing office building. No variances are required.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives to enhance place character through a high quality of architecture, landscape and urban design in Development Permit Area 10A: Rock Bay.
- The proposal is consistent with the *Official Community Plan, 2012* and the *Burnside Neighbourhood Plan, Revised 2012*.

BACKGROUND

Description of Proposal

The proposal is for construct a 31m² addition to an existing office building. The addition is at the same level as the existing building, shares a ramp allowing for full accessibility is to be finished with the same materials and colours as the existing building with similar awnings over the windows.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified active transportation impacts associated with this proposal.

Existing Site Development and Development Potential

The 1920m² property is currently occupied by Ralmax offices, parking, and concrete and construction services. The total proposed floor area is 1035m².

Under the current M-3C Zone, Bay Commercial & Marine District, the property could be developed at a density of 3:1 Floor Space Ratio (FSR) and with office uses limited to 1040 m². Other permitted uses include all of the uses in the M-3 Zone, Heavy Industrial District, including warehouses, wholesale and retail as an accessory use.

Community Consultation

The Application does not propose any variances and, therefore, has not been referred to the Burnside Neighbourhood Association Land Use Committee. This is consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Applications*.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property with in DPA#10A, Rock Bay.

The Development Permit Area enables Council to review and approve the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures. The objectives of the designation include enhancing place character through a high quality of architecture, landscape and urban design.

The exterior design of proposed office building addition is in keeping with the appearance of the building.

Local Area Plans

The proposal is within the Marine Industrial Place Designation of the *Official Community Plan, 2012* and is consistent with place character features which include primary processing, marine industrial, marine warehousing, shipping, bulk materials handling, other marine industrial uses and accessory offices.

The applicant has been requested to provide a statutory Right-of-Way of 3.71m on Bay Street for future transportation improvements, e.g. bikeway.

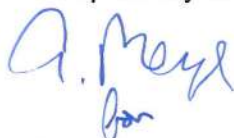
CONCLUSIONS

The proposal is consistent with Marine Industrial Place Designation of the *Official Community Plan, 2012* and is in keeping with the appearance of the existing building.

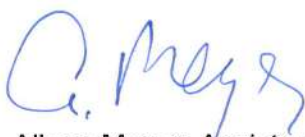
ALTERNATE MOTION

That Council decline DP Application No.000413 for the property located at 343 Bay Street.

Respectfully submitted,

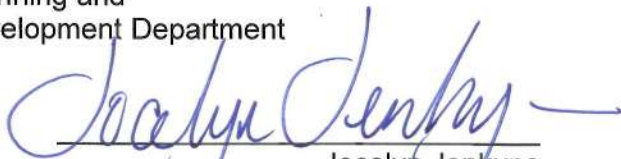


Brian Sikstrom
Senior Planner
Development Services Division



Alison Meyer, Assistant Director
Development Services
Sustainable Planning and
Community Development Department

Report accepted and recommended by:



Jocelyn Jenkyns

Date:

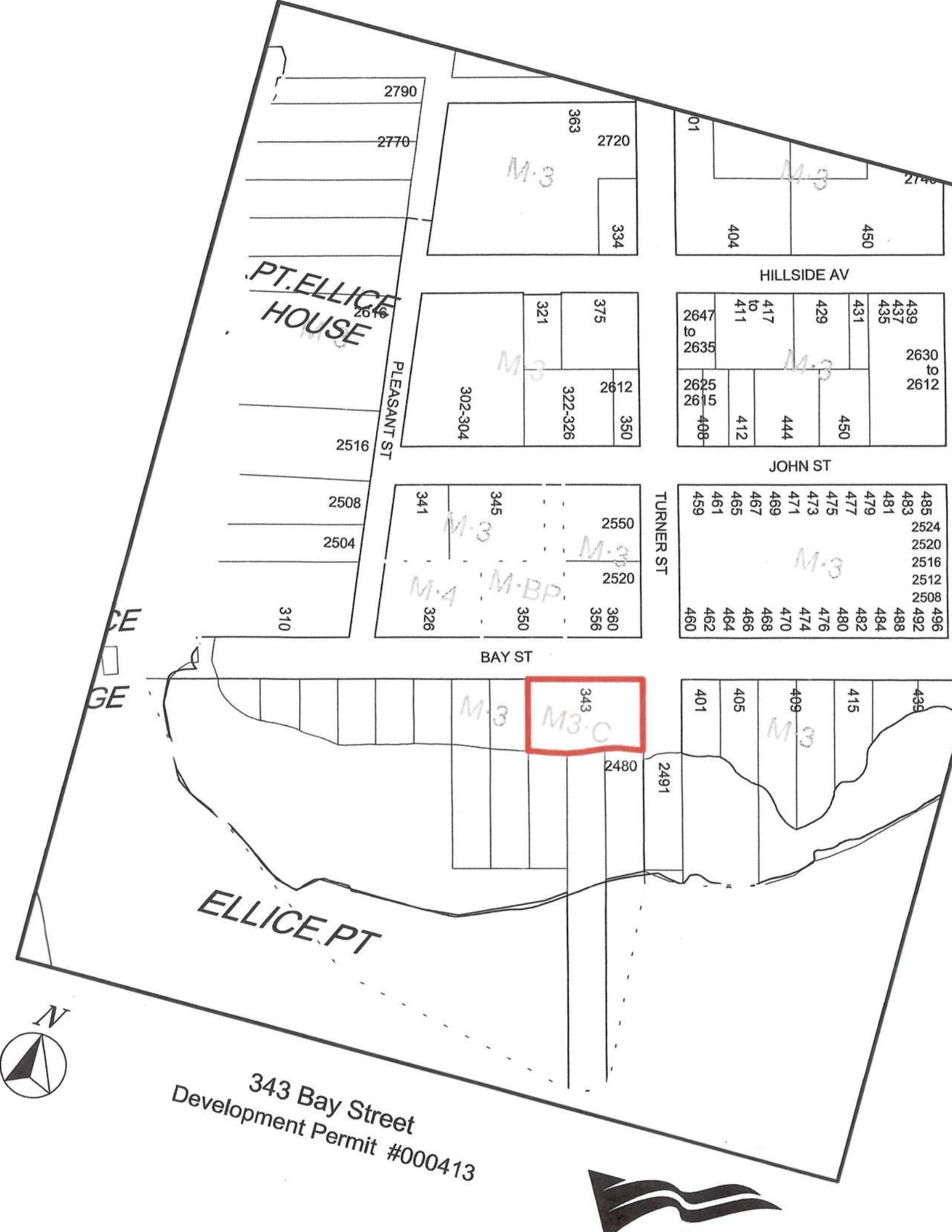
April 9, 2015

BMS:aw

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List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated March 11, 2015
- Plans dated March 9, 2015.



343 Bay Street
Development Permit #000413



343 Bay Street
Development Permit #000413



11 March 2015

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



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Victoria, BC V8V 3K3
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www.dhk.ca

RE: 343 ^{Bay}Government Street - Development Permit

Dear Mayor & Members of Council:

On behalf of our client, Ralmax Properties Ltd, we are pleased to submit this application for a development permit for the above named property.

The owners wish to construct a small addition on the west side of the existing mixed use building on Bay Street building. This addition will add approximately 31.4 square meters to the site. The purpose of the addition is to provide space for two new office to accommodate an increase in administrative staff. The floor of the addition will be at the same level as the existing building, and will share the same ramp allowing for full accessibility to the addition.

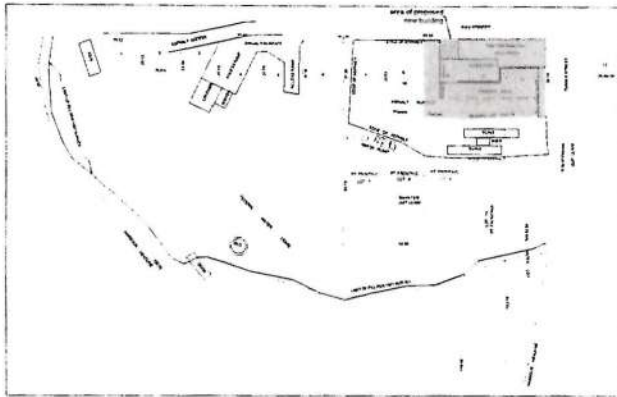
The new addition will be finished with the same materials and colour palette as the existing building and will include similar awnings over all the windows.

The project meets all requirements for vehicle and bicycle parking and no variances are required.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Peter de Hoog'.

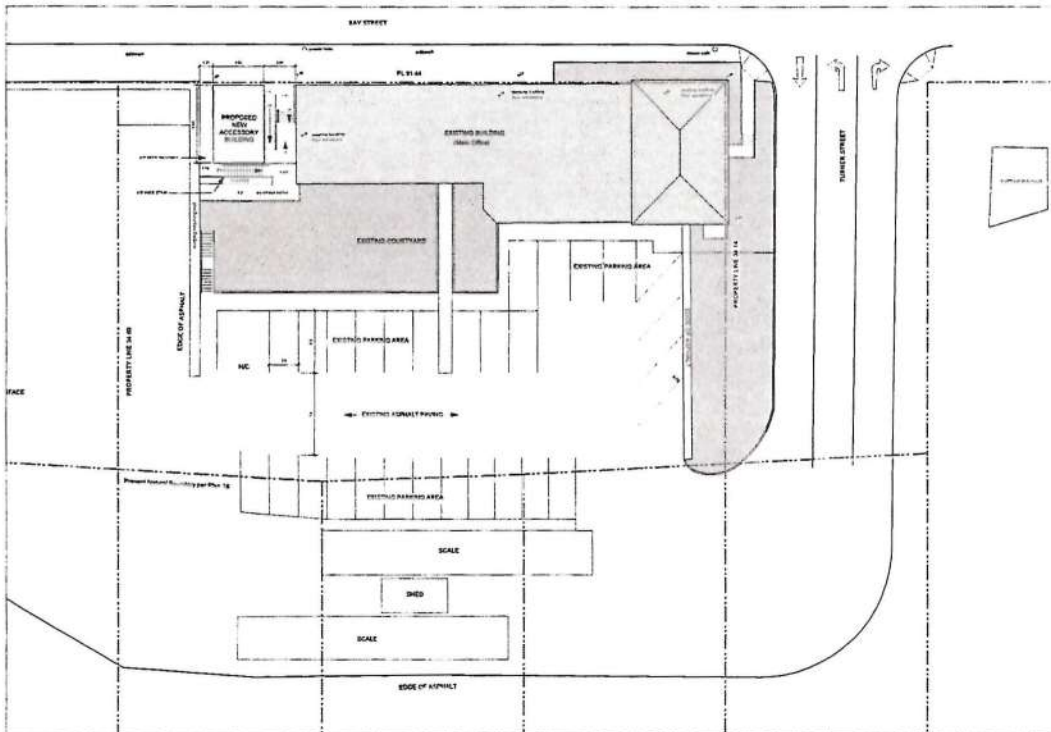
Peter de Hoog Architect AIBC MRAIC
de Hoog & Kierulf architects



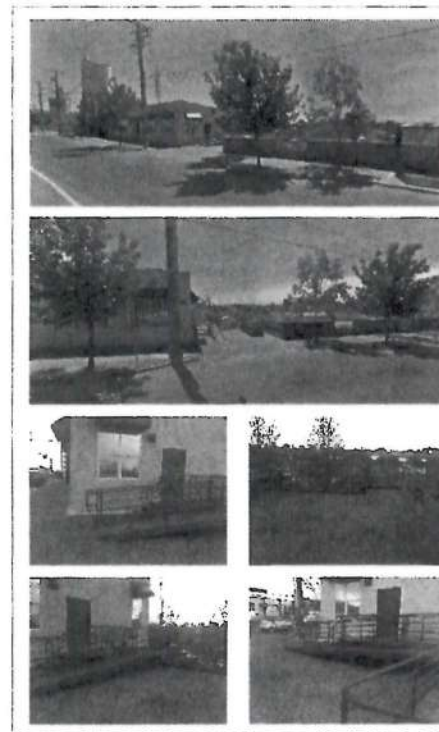
1 Site Key Plan
A01 Scale: 1:1000



2 Aerial Site Context
A01 Scale: 1:500



3 Site Plan Existing
A01 Scale: 1:200



4 Site Photos
A01 NTS

PROJECT DESCRIPTION

CIVIC ADDRESS:
343 BAY STREET, VICTORIA, B.C.
LEGAL DESCRIPTION:
LOT A, SECTION 4, VICTORIA,
VIR00090

REGISTERED OWNER
Raimax Properties Ltd.
343 Bay Street
Victoria, B.C.
V8T 4P5

ARCHITECT
de Hoog & Kierulff architects
977 Fort Street
Victoria, B.C.
V8V 3K3

Peter de Hoog
tel: 458-3367
fax: 458-3397

VICTORIA ZONING BYLAW SUMMARY

ZONING:
EXISTING: M-3C - BAY COMMERCIAL & MARINE DISTRICT
BUILDING DESCRIPTION:
3 STOREY OFFICE AND INDUSTRIAL BUILDING
SITE AREA: 1930 m²
TOTAL FLOOR AREA:
PERMITTED: 1260 m²
EXISTING: 529 m² office + 445 m² industrial + 93 m² warehouse
= 1067 m²
PROPOSED: 32 m² (additional) office
TOTAL: 1067 m²
COMMERCIAL FLOOR AREA: 0 m²
DENSITY:
PERMITTED: 1.0 : 1 FSR 2760 m²
PROPOSED: 0.50 : 1 FSR 1067 m²
SITE COVERAGE:
EXISTING: 32%
PROPOSED ADDITION: 1.67%
TOTAL: 44%
OPEN SITE SPACE:
EXISTING: 30%
PROPOSED: 18%
HEIGHT OF BUILDING:
PERMITTED: 15.0m
EXISTING: 8.45m
PROPOSED: 4.75 m
NUMBER OF STOREYS: 3 STOREYS WITH BASEMENT
PARKING:
REQUIRED:
529 m² office at 1/65 m²: 8 spaces
445 m² industrial at 1/40 m²: 3 spaces
93 m² warehouse at 1/93 m²: 1 space
= 12 stalls
PROVIDED: 16 stalls existing
BICYCLE PARKING:
REQUIRED: 1025 m² office space
PROPOSED: 1 additional space for 32 m² addition
MAIN FLOOR SETBACKS:
FRONT: required 0.0 m provided 0.0 m (Bay Street)
SIDE: 0.0 m 8.6 m (West)
SIDE: N/A N/A (Turner Street)
REAR: 0.0 m 3.1 m (South)
COMBINED: N/A

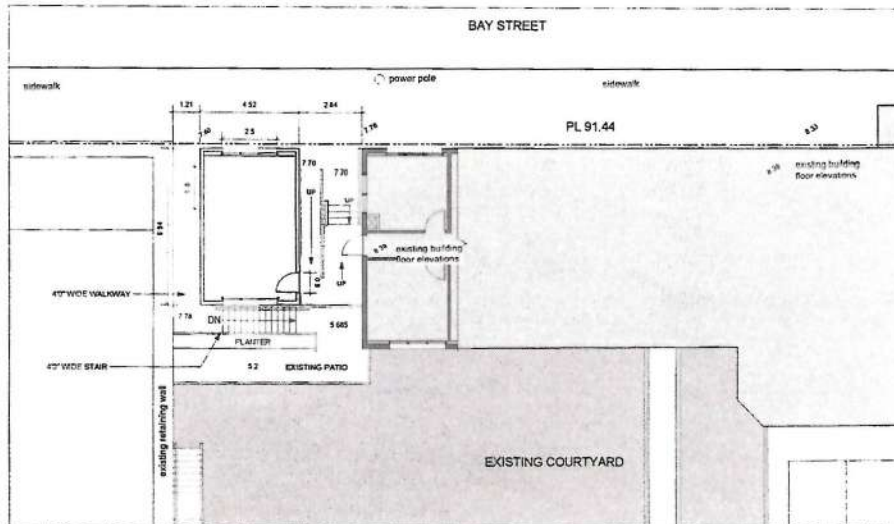


ST.	IN. MAX. DIST.	PROPOSED FOR DEVELOPMENT
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de Hoog & Kierulff architects

Raimax Office Addition
343 Bay Street, Victoria, BC

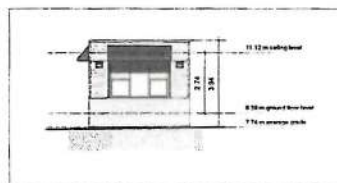
Context and Site Plans
A01 00



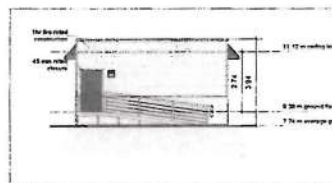
1 Proposed New Building Plan
Scale: 1:100



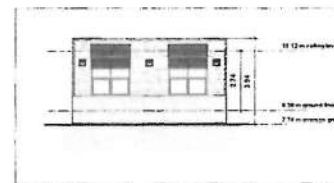
2 North Elevation - Streetscape
Scale: 1:100



3 South Elevation
Scale: 1:100



4 East Elevation
Scale: 1:100



5 West Elevation
Scale: 1:100

NO.	DATE	REVISION	BY	CHECKED BY
1	2018-01-01	Initial Design	de Hoog & Kierulff	
2	2018-01-15	Revised Per Development Permit	de Hoog & Kierulff	
3	2018-02-01	Final Design	de Hoog & Kierulff	

de Hoog & Kierulff architects

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Railmax Office Addition
343 Bay Street, Victoria BC

Proposed Addition

A02 00