



## Planning and Land Use Committee Report

For the Meeting of April 16, 2015

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**To:** Planning and Land Use Committee **Date:** April 2, 2015

**From:** Jim Handy, Senior Planner – Development Agreements

**Subject:** Development Permit Application No. 000412 for 1908 Store Street

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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. 000412 for 1908 Store Street, subject to receiving written confirmation from the Ministry of Environment that issues related to site contamination have been adequately addressed, to the satisfaction of the Assistant Director, Development Services, in accordance with:

1. Plans date stamped March 23, 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 Director of Sustainable Planning and Community Development."

### 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 1908 Store Street. The proposal is to construct a new warehouse building and reconfigure a property line.

The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan* and the applicable Design Guidelines for Development Permit Area 10B (HC): Rock Bay Heritage.
- The application does not propose any variances from the *Zoning Regulation Bylaw*.
- The issuance of a Development Permit must be subject to receipt of written confirmation from the Ministry of Environment (MOE) indicating that matters relating to potential site contamination have been addressed.

## BACKGROUND

### Description of Proposal

The proposal is for a new warehouse building associated with Capital Iron. The building would stand 7.2m tall with a footprint of 1355m<sup>2</sup> and finished with Galvalume metal cladding.

The building would be set back over 20m from Store Street and, as a result of existing buildings located on the street frontage and a significant grade change towards the waterfront, the building would not be clearly visible from Store Street. The site is currently used for the outdoor storage of goods and is also occupied by several storage buildings, some of which are in poor repair.

The proposal includes 15 new parking stalls and a loading stall consistent with the *Zoning Regulation Bylaw* requirements.

The Application also proposes a subdivision to reconfigure a lot line. The purpose of the subdivision is to ensure the proposed building does not straddle a lot line which is a requirement outlined in the *Zoning Regulation Bylaw* and also necessary to comply with the British Columbia Building Code.

### Sustainability Features

As indicated in the applicant's letter dated March 4, 2015, the following sustainability features are associated with this Application:

- The prefabricated manufactured design approach is a sustainable construction technique and all industrial wastes produced through the manufacture of the building will be recycled.
- The consolidation of existing warehouses used by Capital Iron reduces vehicular movements and, in turn, greenhouse gases.

### Active Transportation Impacts

The Application proposes one new bike rack which supports active transportation.



## Existing Site Development and Development Potential

The site is presently in the M-3 Zone, Heavy Industrial District, which allows for warehouses and a wide range of heavy industrial activities.

### Data Table

The following data table compares the proposal with the M-3 Zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m <sup>2</sup> ) - minimum	4721	n/a
Density (Floor Space Ratio) - maximum	0.29:1	3:1
Total floor area (m <sup>2</sup> ) - maximum	1355	14163
Lot width (m) - minimum	72.6	n/a
Height (m) - maximum	7.2	15
Setbacks (m) - minimum Front (Store Street)	25.69 (proposed building) Nil (existing buildings)	Nil Nil
Rear (west)	8.57	3
Side (north)	10.73	3
Side (south)	30.64	3
Parking - minimum	15	15
Bicycle parking stalls (minimum)		
Class 1	1	1
Class 2	n/a	n/a
Loading Space		
Width (m) – minimum	4	4
Length (m) – minimum	9	9
Setback from street (m) - minimum	27	3

### Community Consultation

The 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 Burnside Neighbourhood Association Land Use Committee.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area (DPA) 10B (HC): Rock Bay Heritage. The following Design Guidelines are applicable to DPA 10B (HC):

- *Downtown Core Area Plan*
- *Advisory Design Guidelines for Buildings, Signs and Awnings*
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development*
- *Standards and Guidelines for the Conservation of Historic Places in Canada.*

The proposal is consistent with the aforementioned Guidelines on the following basis:

- There is a significant grade change from Store Street towards the waterfront and, as a result, the proposed building would only be partially visible from certain vantage points along Store Street.
- To the west, public views of the building would be from Point Ellice Park some 550m from the Application site. From this vantage point, the proposed building would not significantly impact views of the Heritage Conservation Area.
- The height and massing of the building are considered appropriate with respect to the site context.
- Historically the site has been occupied by warehouse buildings with a similar metal cladding finish.
- The proposed new building replaces several existing storage buildings, including temporary steel storage containers, some of which are in poor repair.

### **Local Area Plans**

The proposal is consistent with the objectives for the Rock Bay District outlined in the *Downtown Core Area Plan* which identify the area as a key employment centre where commercial and light industrial uses are encouraged.

### **Potential Site Contamination**

A Site Profile and Remediation Report has been submitted as part of the Application and has been forwarded to the MOE review. At the time of writing this report, staff were still awaiting comment from the MOE.

Given the above, staff recommend that Council consider approving this Application subject to receiving written confirmation from the MOE indicating that issues related to site contamination have been adequately addressed.

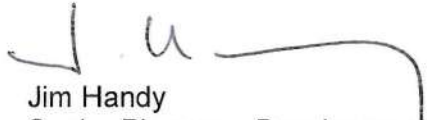
### **CONCLUSIONS**

The Application is to construct a new warehouse building and reconfigure a property line. The proposal is consistent with the *Official Community Plan*, *Downtown Core Area Plan* and the applicable Design Guidelines.

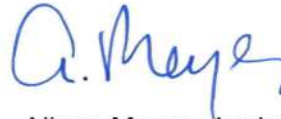
## ALTERNATE MOTION

That Council decline Development Permit Application No. 000412 for the property located at 1908 Store 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 7, 2015

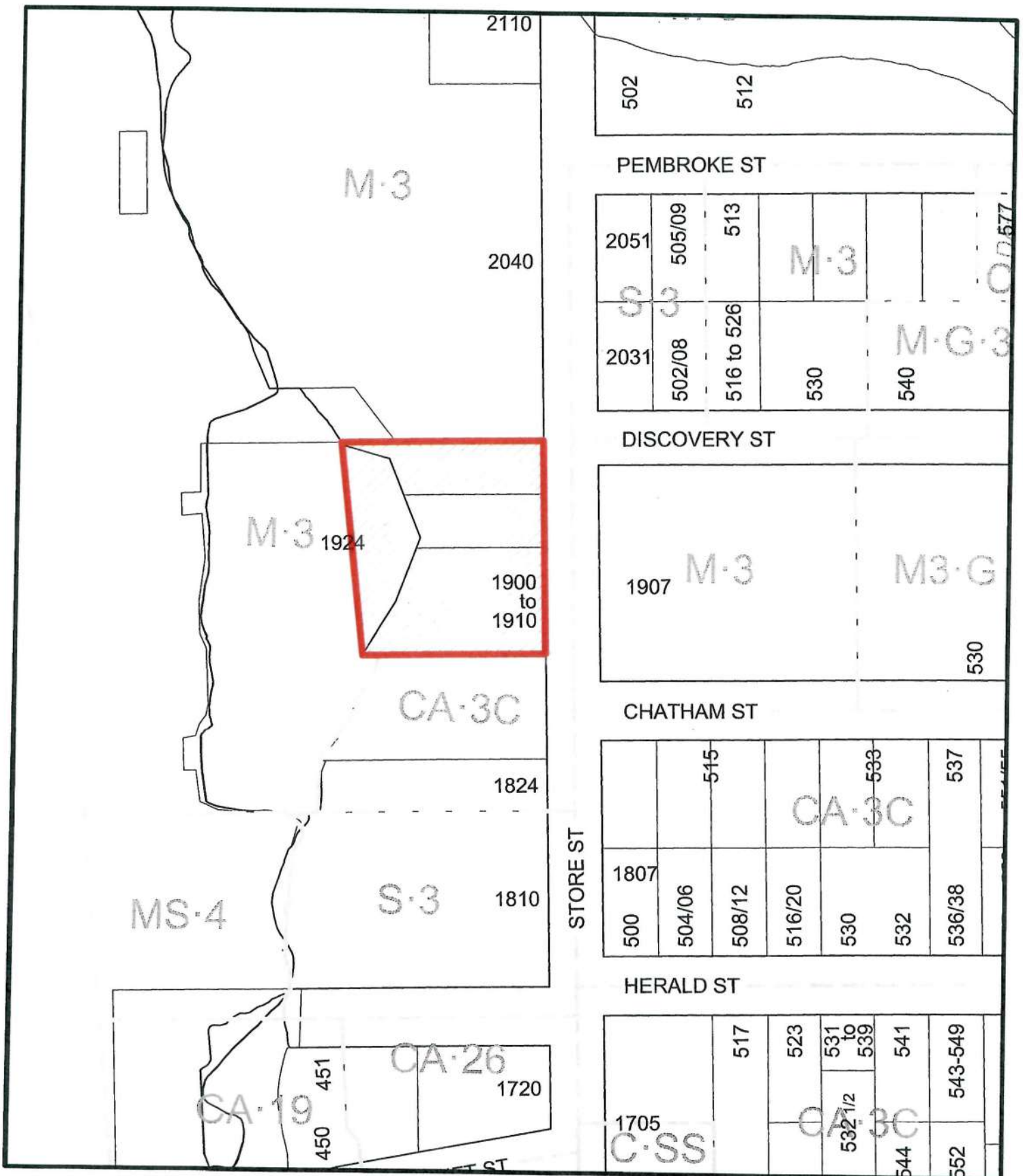
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### List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated March 4, 2015
- Plans dated March 23, 2015

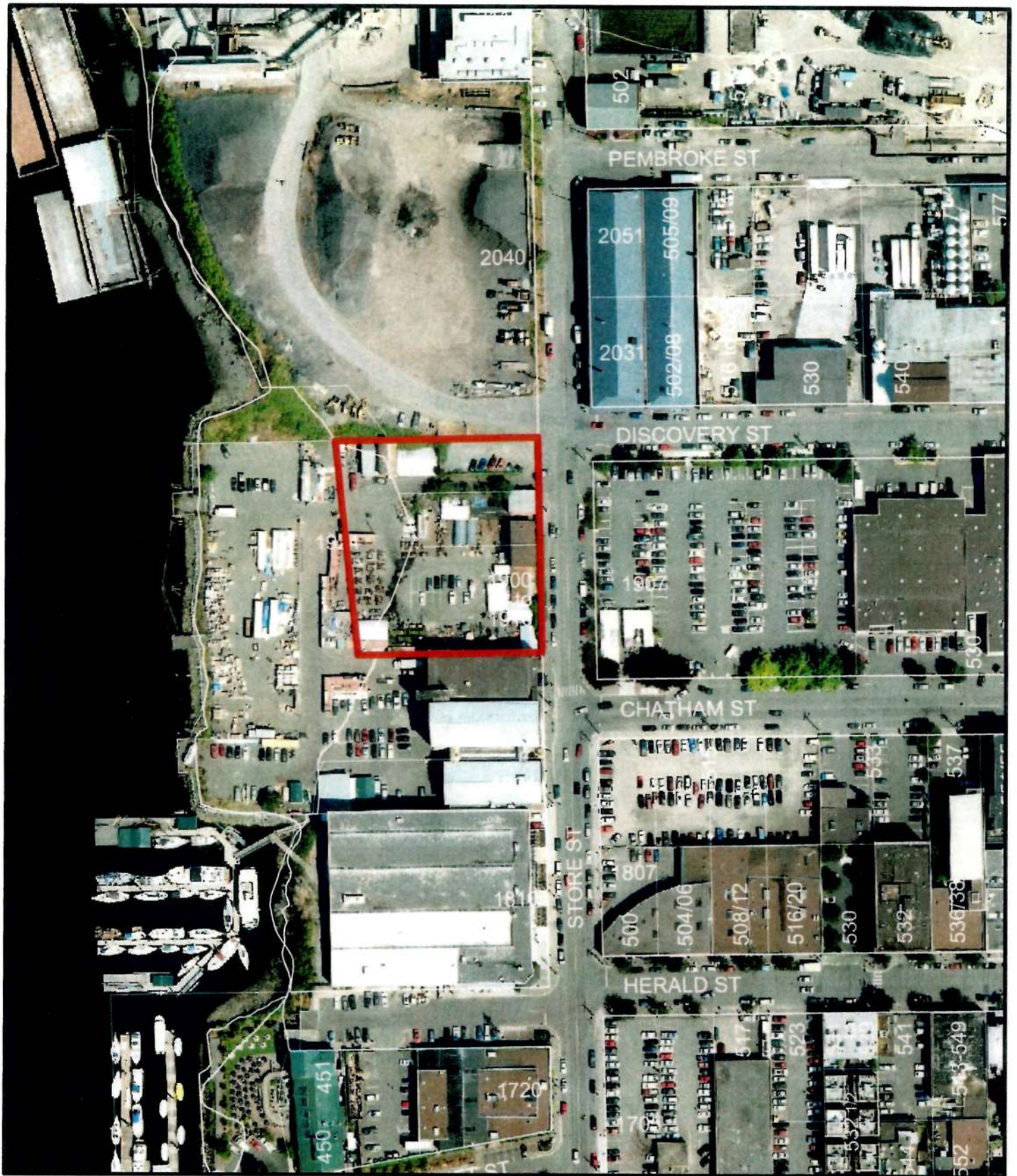




1908 Store Street  
Development Permit #000412







1908 Store Street  
Development Permit #000412



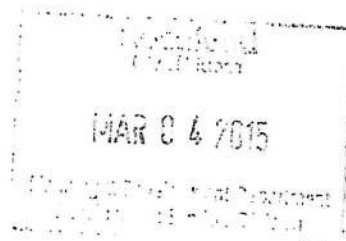




MOORE ARCHITECTURE INC.

March 3 2015

City of Victoria  
City Hall  
1 Centennial Square  
V8W 1P6



Attn: Mayor and Council

Re: Development Application for 1908 Store Street

On behalf of Store Street Holdings Ltd. we are making a Development Permit Application for the construction of a 10,000 sq ft warehouse located at 1908 Store Street.

Store Street Holdings Ltd.'s major tenant, Capital Iron, needs to consolidate their warehousing operations on this M3, industrially, zoned site located on Store Street in the Rock Bay District. Currently Capital Iron has various warehousing operations located in the Regional District and wants to streamline and make more efficient their operations by consolidating these locations into one building located on Store Street. This application is made possible by the recent completion of a new driveway to the lower level of the site and Capital Iron's outdoor retail and garden centre. Not only did the new driveway make access to the site considerably safer for both pedestrians and vehicles and set the stage for future development but also it led to the environmental remediation of that portion of the site.

**Project Benefits:**

The construction of this project will mean that the remaining portion of this site will also be remediated to Ministry of the Environment standards and a Certificate of Compliance issued.

By consolidating Capital Iron operations the new warehousing facility will bring badly needed jobs to the downtown.

By consolidating the operations of Capital Iron the gained efficiency of operations will help to support the financial sustainability and increase the economic viability of this locally owned retail store.

By investing in this site it heralds the start of the renewal of the Rock Bay District.





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### **Neighbourhood:**

The building that is proposed is a pre-engineered, pre fabricated building that will be assembled on site. The owners require the absolutely most cost effective building that can be built allowing the operation of the retail store to be as financially as viable as possible. A pre engineered building meets these requirements. Due to its prefabricated nature of this approach, the building is also readily reuseable, flexible and can be relocated as the site further develops over the next decades.

The area around the site is substantially zoned industrial as well as this site and the warehouse use and the building typology is a good 'fit' with the industrial character and activity next door.

### **Design and Development Permit Guidelines:**

The building will be clad in galvanized metal siding using different cladding profiles for the roof and the walls. The galvanized finish was specifically selected over a painted finish to reference the many galvanized clad sheds and buildings that have historically occupied the site and to fit into the purposely eclectic nature of the retailing experience that is universally accepted as Capital Iron - "There's no store like it".

The building was strategically sited to lower its profile and impact by tucking it up against the retaining wall that was constructed to facilitate the new driveway.

### **Transportation:**

The vehicular and bike parking meets Schedule 'C' of the zoning bylaw.

### **Heritage:**

1910 Store Street is on the site of this project. It is a registered building on the City of Victoria Heritage Registry and is untouched and undisturbed as part of this project.



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### **Green Building Features:**

By using a prefab manufactured approach we have used the most sustainable construction technique where all industrial wastes produced through the manufacture of the building are recycled. Factory construction uses the least amount of energy in its production and creates the least amount of waste of any construction technique, keeping the creation of green house gases to a minimum.

Bicycle storage has been provided on site for staff and customers.

The use of Galvalume as the finish for the metal cladding has a very low emissivity coefficient.

The relocation and consolidation of the existing warehouse reduces green house gases by reducing cartage between existing warehousing sites and eliminates transport needs to the site from remote warehousing locations on a daily basis..

### **Infrastructure :**

Existing infrastructure will meet the needs of this project.

### **Lot Boundary Adjustment:**

As part of this Development Permit application Store Street Holdings Ltd. is also applying simultaneously for a lot consolidation and Boundary or property line adjustment and a consolidation of a number of smaller lots on which this warehouse is located. This will permit the orderly remediation of the lands in question and clean up the legacy of past industrial activities on the site. This consolidation will further rationalize the land assemblies in the area and aid this and future developments.

At the heart of the Rock Bay District Objectives is the goal of 'developing an employment based environment' and maintaining existing businesses. Support of this Development Permit Application and Lot Boundary Adjustment by Council will be instrumental in ensuring that this 80 year old retail institution remains the anchor of a rejuvenated and reinvigorated Downtown and Rock Bay District.





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Thank you for your consideration of this application.

Yours truly,

Tom Moore Architect AIBC  
Principal

#### PROJECT INFORMATION

SITE CIVIL ADDRESS:	1908 STORE STREET, VICTORIA BC
LEGAL DESCRIPTION:	LOTS 1, 2, AND 3, OF LOTS 116, 121 TO 133, PLAN 30100, ALL OF VICTORIA CITY
ZONING:	M-3 HEAVY INDUSTRIAL DISTRICT
DP AREA:	DPA 10-B (HC) ROCK BAY HERITAGE
EXISTING BUILDINGS:	2 EXISTING BUILDINGS ON SITE AND TO REMAIN (KNOWN AS 1908 AND 1910 STORE STREET)

**NOTE -** A FEW EXISTING SHEDS BEHIND 1910 STORE STREET ARE TO BE REMOVED FOR THE NEW WAREHOUSE (SEE SHEET A3). THE LOWER PORTION OF THE EXISTING RAMP ADJACENT TO 1910 STORE STREET IS TO BE REMOVED. THE REMAINING PORTION AT THE TOP IS TO BE REINFORCED BY A NEW RETAINING WALL. THE FINISHED GRADE IS TO BE ASPHALT AND TO MATCH THE NEW GRADE ESTABLISHED FOR THE NEW WAREHOUSE.

LOT CONSOLIDATION AND BOUNDARY ADJUSTMENT. EXISTING LOTS WILL BE CONSOLIDATED AND WEST BOUNDARY WILL BE MODIFIED (SEE A1 AND A2)

DENSITY:	
ORIGINAL LOTS AREA	3,651 MP
PROPOSED LOT AREA AFTER ADJUSTMENT	4,721 MP
EXISTING BUILDING AREA	77 MP (1910 STORE ST.) + 107 MP (1908 STORE ST.) + 135 MP (COVERED SHEDS)
NEW WAREHOUSE BUILDING AREA	929 MP
SITE COVERAGE (WITH NEW LOT BOUNDARY)	1,248 MP / 4,721 MP = 26%
FSR	1,355 MP / 4,721 MP = 0.29 : 1 (PERMITTED BY ZONING)
	ALLOWABLE FSR FOR ZONING = 3.8 : 1

**NEW WAREHOUSE BUILDING HEIGHT**

NEW WAREHOUSE SETBACK **NO SETBACK IS DISCLOSED BY TOWN**

PARKING PROVIDED FOR THE SITE

#### BICYCLE RACK FOR NEW WAREHOUSE

BC BUILDING CODE (2012) SUMMARY - PART 3

BUILDING AREA: 929 m<sup>2</sup>

NO. OF STOREYS:

MAJOR OCCUPANCY CLASSIFICATIONS: GROUP F, DIVISION 3, LOW-HAZARD INDUSTRIAL OCCUPANCIES

**BUILDING CLASSIFICATION:**

**CONSTRUCTION TYPE:**

FLOOR AREA: 929 M<sup>2</sup> (10,544 X 30.5 M)

**OCCUPANT LOAD:**

NO. OF EXITS.

**WATER CLOSETS:**

1008 STORE STREET - 1 SPACE PER 65 M<sup>2</sup> FOR OFFICE USE  
1910 STORE STREET - 1 SPACE PER 37.5 M<sup>2</sup> FOR RETAIL USE  
NEW WAREHOUSE - 1 SPACE PER 93 M<sup>2</sup> FOR WAREHOUSE  
LOADING SPACE - 4 X 9 M LOADING SPACE  
TOTAL 15 PARKING STALLS AND 1 LOADING SPACE WILL BE  
AND EXISTING BUILDINGS AS PER ZONING REQUIREMENT

**ZONING REQUIRED**

PROVIDED ON SITE

1 COVERED AND SECURED BICYCLE RACK WILL BE PROVIDED ON SITE AS PER ZONING REQUIREMENT

GROUP F, DIVISION 3, 1 STOREY  
BUILDING IS PERMITTED TO BE OF HEAVY TIMBER CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION

TO MEET 30-M MAXIMUM TRAVEL DISTANCE REQUIREMENT:

ROOM IS PROPOSED INSIDE THE NEW WAREHOUSE. CAPITAL IRON WAREHOUSE IS PRIMARILY FOR STORAGE PURPOSE AND DOES NOT SERVE OTHER OCCUPANCIES. NO INCREASE THE OVERALL OCCUPANT LOAD OF THE SITE. THE WAREHOUSE CAN USE THE WATER MAIN LOCATED AT 1908 STORE STREET, AS WELL AS SHROOM FACILITIES INSIDE THE CAPITAL IRON STORE (1900 STORE STREET), WHICH HAVE PROVIDED THE REQUIRED OF WATER CLOSETS AS PER BUILDING CODE.

[illegible]

The three main elements can be separated for all materials. In HCT, the following separation of elements that is applied to these A-chains, using various dyes:

15A

Capital Iron  
New Warehouse  
1908 Store Street  
Victoria, B.C.

MA

MOORE ARCHITECTURE INC

**MAJOR ST:** 24  
**MINOR ST:** 24  
**CHECKED ST:** 24

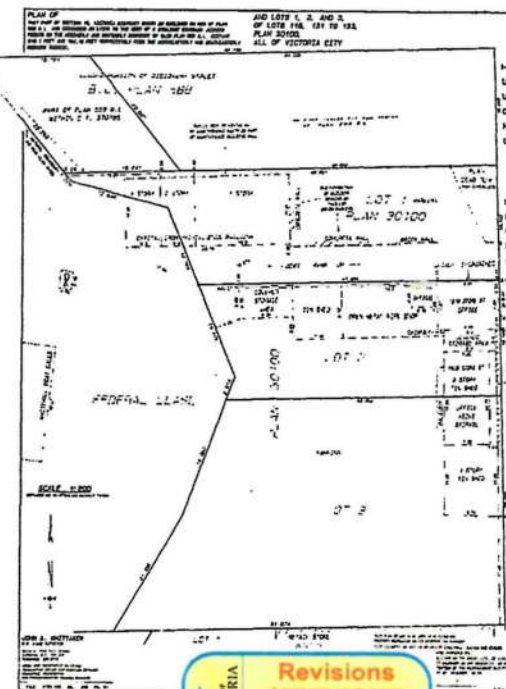
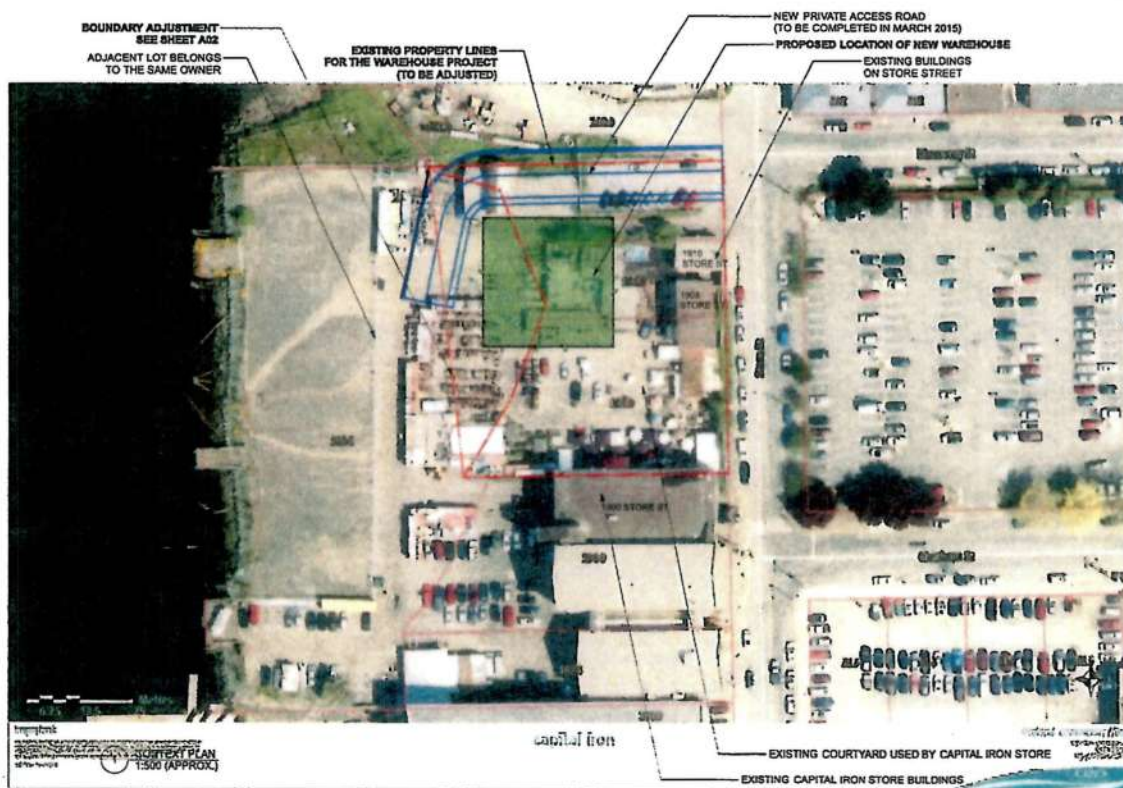
• 270 964 8181  
 • [info@woodcarvings.com.au](mailto:info@woodcarvings.com.au)  
 • [www.woodcarvings.com.au](http://www.woodcarvings.com.au)  
 • 721 DENALI ST., VICTORIA 30

DATE	05/29/2014
POST DATE	
NO.	41 F00000

**CONTEXT PLAN +  
PROJECT INFO**

PROJECT NO.	CLASSING NO.
12-102A	A01

COPIES OF THESE  
PAGE NUMBERS SHOULD BE AT ALL TIMES IN THE HANDS  
OF THE PERSON TO BE USED FOR THE FIDELITY OF THE  
AFFIRMATION AND ASSURED FROM THE SUSPECTS' RIGHTS  
AND REPRESENTATION.



2 SURVEY INFO  
NTS

## Revisions

Submitted papers, including abstracts, submitted by the previously submitted paper.

Received Date:  
March 23/15









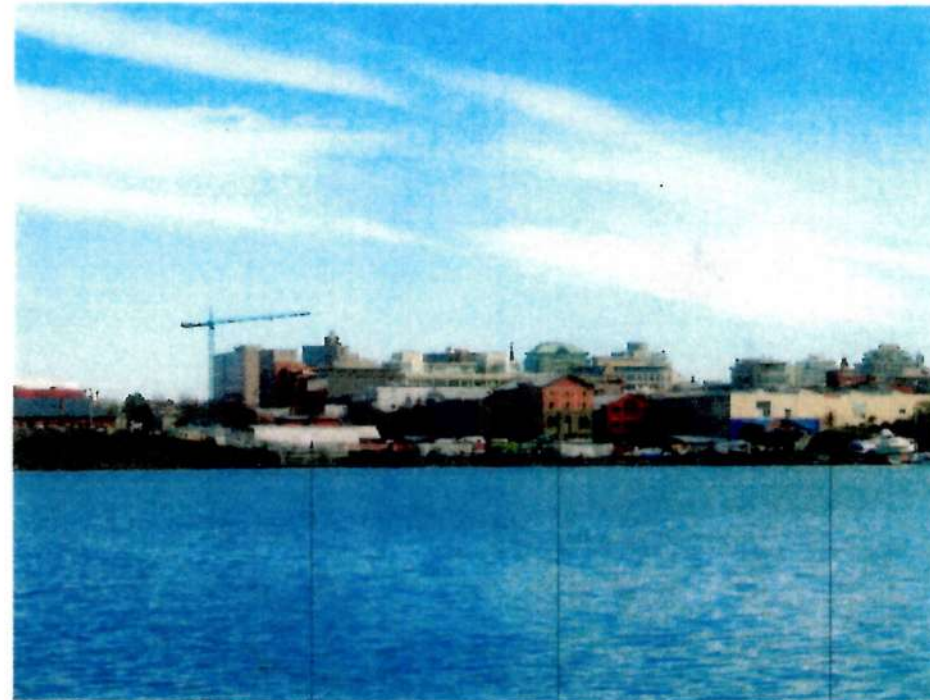




1. ORIGINAL VIEW



CONTEXT MAP



PROPOSED WAREHOUSE

CAPITAL IRON STORE

VALUE VILLAGE

2. VISUALIZATION VIEW FROM ACROSS THE GORGE

ISSUES	
DATE	DESCRIPTION
2015-05-01	DEVELOPMENT PERMIT APPLICATION REVIEW
<p>The City of Victoria is the responsible authority for all development. The City will be responsible for the review and approval of the development permit application.</p>	
<p>NOTE: NEW INFORMATION</p>	
<p>DATE:</p>	

Capital Iron  
New Warehouse

1908 Store Street  
Victoria, B.C.



MOORE ARCHITECTURE INC.

DESIGNER: DT	DATE: 2015-05-01
REVIEWER: DT	DATE: 2015-05-01
CHECKER: DT	DATE: 2015-05-01
SCALE: 1/8" = 1'-0"	DATE: 2015-05-01
PROJECT: 12-102A	REVISION: A05

PROJECT: 12-102A  
REVISION: A05