



## Planning and Land Use Committee Report

### For the Meeting of February 19, 2015

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**To:** Planning and Land Use Committee **Date:** January 27, 2015  
**From:** Brian Sikstrom, Senior Planner, Development Services Division  
**Subject:** Development Permit Application # 000400 for 2546 Government 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 # 000400 for 2546 Government Street, in accordance with:

1. Plans date stamped December 29, 2014.
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 *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 Sections 920(8) and (9), where the purpose of designation is the establishment of objectives for the form and character of a commercial, industrial and multi-family 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 but may not include requirements regarding the particulars of the landscaping or of the 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 2546 Government Street. The proposal is to construct an addition and porte coche to an automobile dealership. No variances are required.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives to enhance the place character of established areas in Development Permit Area 16: General Form and Character.
- The proposal is consistent with the *Official Community Plan, 2012* and the *Burnside Neighbourhood Plan, Revised 2012*.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct an addition and porte coche to an automobile dealership. Specific details include:

- addition of 84.2m<sup>2</sup> of floor area and a porte coche to the building fronting on John Street
- addition of a new glass overhead door with canopy to the Smart Car building which is located along the west property line
- proposed materials would match those of the existing buildings, e.g. metal and glass curtain wall.

### **Sustainability Features**

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

### **Existing Site Development and Development Potential**

The site is presently occupied by an automotive dealership.

### **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 within DPA #16: General Form and Character.

The Development Permit Area enables Council to review and approve the form and character of commercial, industrial and multi-family residential developments. The objectives of the designation include enhancing place character through high quality of architecture, landscape and urban design.

The form and character proposed exterior changes are in keeping with the appearance of the building.

## Local Area Plans

The proposal is within the General Employment Place Designation of the *Official Community Plan, 2012* and is consistent with place character features which include ground-oriented buildings set close to the sidewalk.

## CONCLUSIONS

The proposal is consistent with the objective of enhancing place character through high-quality architecture in Development Permit 16: General Form and Character.

## ALTERNATE MOTION

That Council decline Development Permit Application #000400 for the property located at 2546 Government Street.

Respectfully submitted,

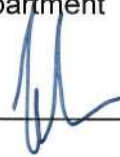


Brian Sikstrom  
Senior Planner  
Development Services Division



Alison Meyer  
Assistant Director  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

Feb. 11, 2015

BMS:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\DP\DP000400\DP DVP PLUC REPORT TEMPLATE1.DOC

## List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated December 23, 2014
- Plans dated December 29, 2014.









2546 Government Street  
Development Permit #000400





23 December 2014

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



977 Fort Street  
Victoria, BC V8V 3K3  
T 250-658-3367  
F 250-658-3397  
[mail@dhk.ca](mailto:mail@dhk.ca)  
[www.dhk.ca](http://www.dhk.ca)

RE: 2546 Government Street - Development Permit

Dear Mayor & Members of Council:

On behalf of our client, 1634488 Ontario Limited, 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 Mercedes Benz showroom building. This addition will add approximately 84.2 square meters to the building. The addition also includes a porte cochere that will extend across to the existing Smart Car showroom building. The purpose of the addition is to provide a weather protected area for customers to drop off vehicles for service. The floor of the addition will be at the same level as the existing entrance driveway, allowing for full accessibility to the service department.

This application also includes the addition of a new glass overhead door with canopy protection for the new vehicle delivery room, located on the lower level of the existing Smart Car showroom building.

Materials of the addition will match those of the existing showroom building.

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

Sincerely yours,

Peter de Hoog Architect AIBC-MRAIC  
de Hoog & Kierulf architects



# Mercedes Benz Renovation Service Reception

2546 Government Street, Victoria, BC

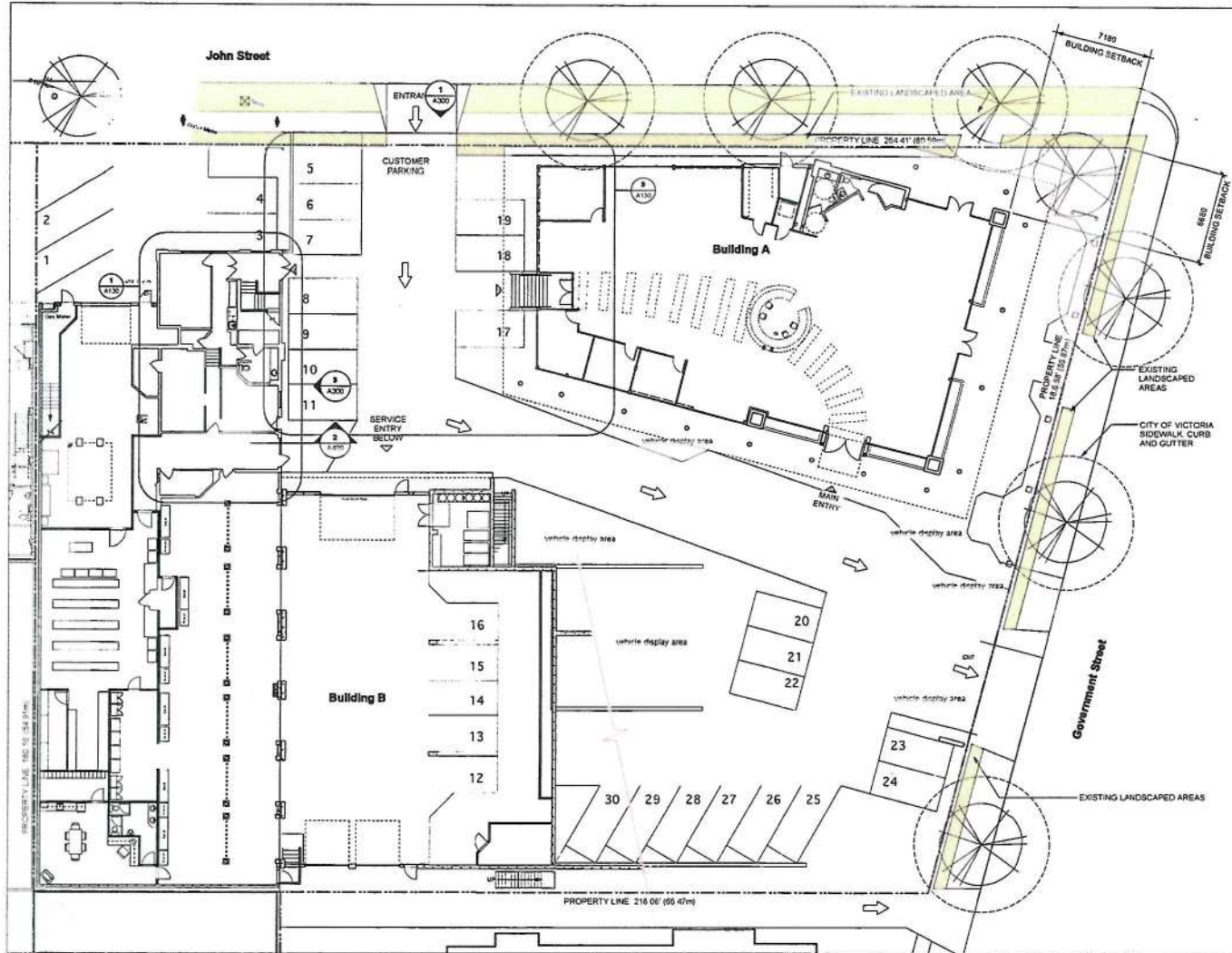
**REGISTERED OWNER**  
1163918 Ontario Limited  
c/o Ontasian Enterprises Inc.  
220 Steeles Avenue West  
Thornhill, Ontario L4J 1A1  
(905) 886-8583

**ARCHITECT**  
de Haag & Kornell architects  
977 Fort Street  
Victoria, B.C., V8V 3K3  
(250) 658-3367

## LIST OF DRAWINGS

**Architectural**  
A000 Cover Sheet  
A100 Contract & Site Plans - Existing  
A110 Site Plans - Proposed  
A120 Floor Plans - Existing & Proposed  
A300 Elevations - Existing & Proposed  
A400 Sections - Proposed  
A500 Vegetation

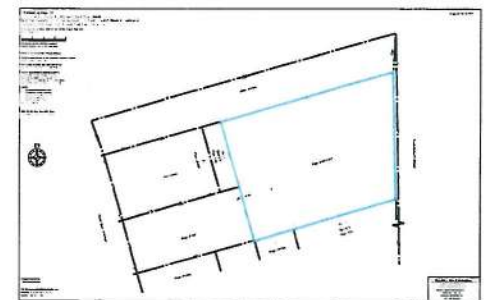
Issued For Development Permit  
22 DEC 2014





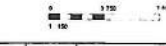
1 Site & Landscape Plan - Existing  
A100 Scale 1:100



2 Aerial Context Plan  
A100

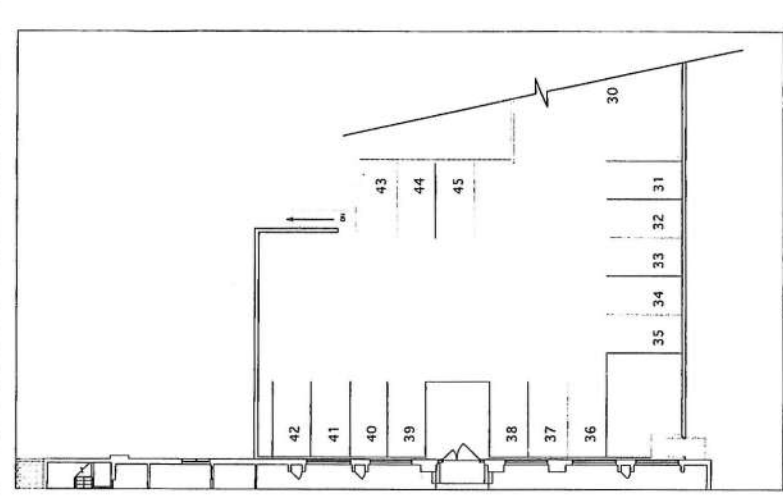
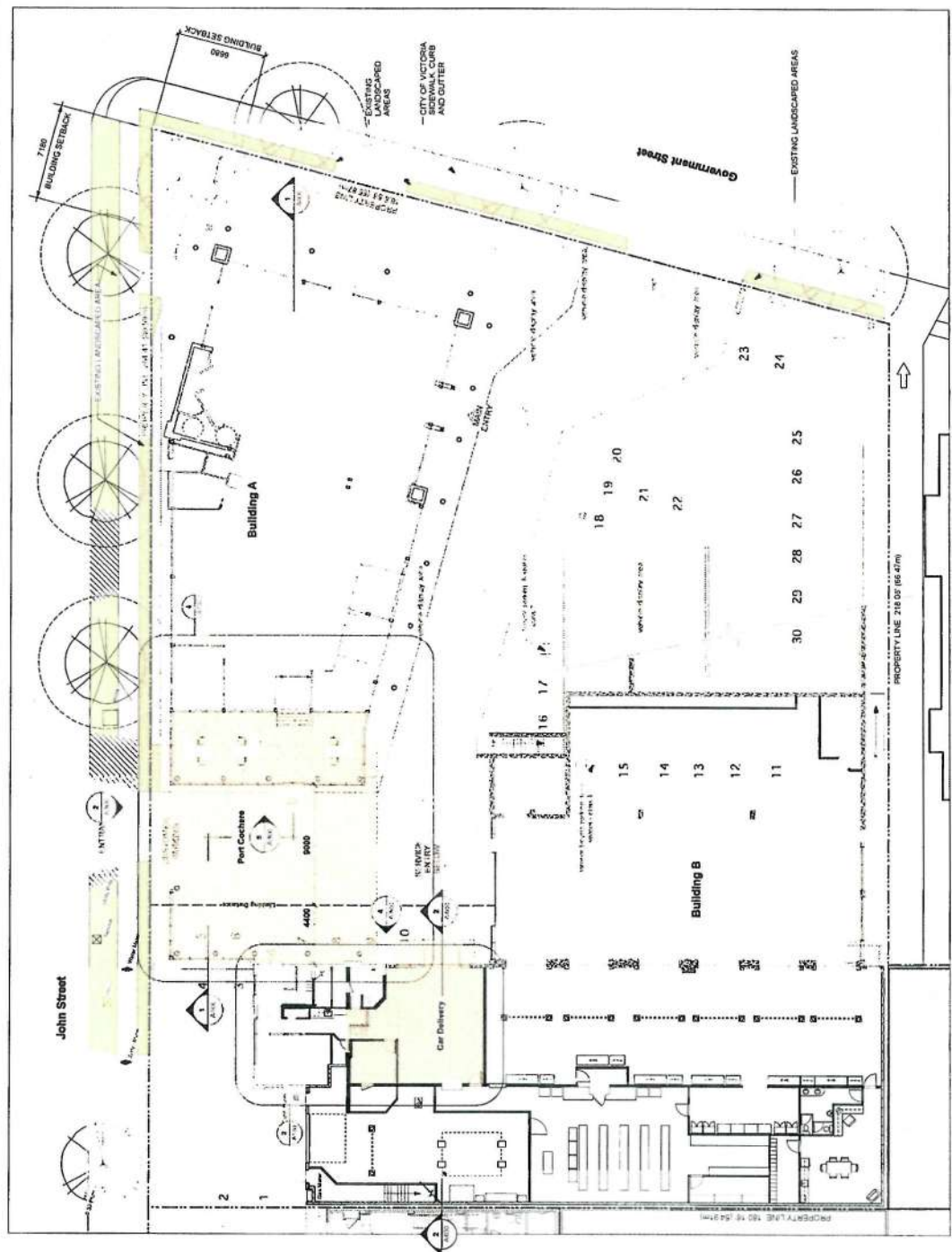


3 Survey Plan - Consolidated July 2014  
A100 Scale 1:1000

|   |            |                  |                    |    |     |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |    |            |                  |                    |
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| <table border="1"><thead><tr><th>NO.</th><th>DATE</th><th>BY</th><th>FOR</th></tr></thead><tbody><tr><td>1</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>2</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>3</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>4</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>5</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>6</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>7</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>8</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>9</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr><tr><td>10</td><td>2014-07-14</td><td>de Hoog &amp; Kienul</td><td>Three Point Motors</td></tr></tbody></table> |            | NO.              | DATE               | BY | FOR | 1 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 2 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 3 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 4 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 5 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 6 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 7 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 8 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 9 | 2014-07-14 | de Hoog & Kienul | Three Point Motors | 10 | 2014-07-14 | de Hoog & Kienul | Three Point Motors |
| NO.  | DATE       | BY               | FOR                |    |     |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |    |            |                  |                    |
| 1  | 2014-07-14 | de Hoog & Kienul | Three Point Motors |    |     |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |    |            |                  |                    |
| 2  | 2014-07-14 | de Hoog & Kienul | Three Point Motors |    |     |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |    |            |                  |                    |
| 3  | 2014-07-14 | de Hoog & Kienul | Three Point Motors |    |     |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |    |            |                  |                    |
| 4  | 2014-07-14 | de Hoog & Kienul | Three Point Motors |    |     |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |   |            |                  |                    |    |            |                  |                    |
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|                                 |  |
|---------------------------------|--|
| de Hoog & Kienul architects     |  |
| Three Point Motors              |  |
| Context & Site Plans - Existing |  |
| A100                            |  |





**2. Parking Upper Level**  
Scale: 1"=10'

**BUILDING CODE SUMMARY**  
 Building: 4000 SF (4000 S.F.)  
 Building: 4000 SF (4000 S.F.)  
 Building: 4000 SF (4000 S.F.)

**MAJOR OCCUPANCY CLASSIFICATION**  
 Building: 4000 SF (4000 S.F.)  
 Building: 4000 SF (4000 S.F.)  
 Building: 4000 SF (4000 S.F.)

**LIMITING DISTANCE**  
 Building: 4000 SF (4000 S.F.)  
 Building: 4000 SF (4000 S.F.)  
 Building: 4000 SF (4000 S.F.)

**PROJECT DATA**

**REGISTERED OWNER**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**ARCHITECT**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**ADDRESS**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**LEGAL**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**ZONING ANALYSIS**

**FLOOR SPACE RATIO**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**SITE COVERAGE**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**OPEN SITE SPACE**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**HEIGHT OF BUILDING**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**PARKING REQUIREMENTS**

**VEHICLE PARKING REQUIREMENTS**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**BICYCLE PARKING REQUIREMENTS**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**CORNER LOT SETBACKS**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**LOADING AREA**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**YARDS**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**1. Site & Landscape Plan - Proposed**  
 A110 Scale: 1"=10'

**REGISTERED OWNER**  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**ARCHITECT**  
 4000 SF (4000 S.F.)  
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**LEGAL**  
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 4000 SF (4000 S.F.)

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 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

**PARKING REQUIREMENTS**

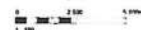
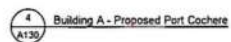
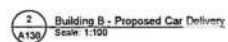
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**BICYCLE PARKING REQUIREMENTS**  
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**CORNER LOT SETBACKS**  
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 4000 SF (4000 S.F.)  
 4000 SF (4000 S.F.)

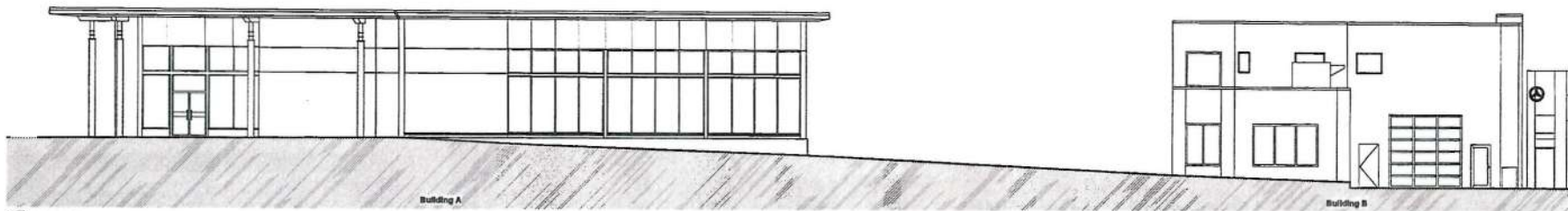
**LOADING AREA**  
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**YARDS**  
 4000 SF (4000 S.F.)  
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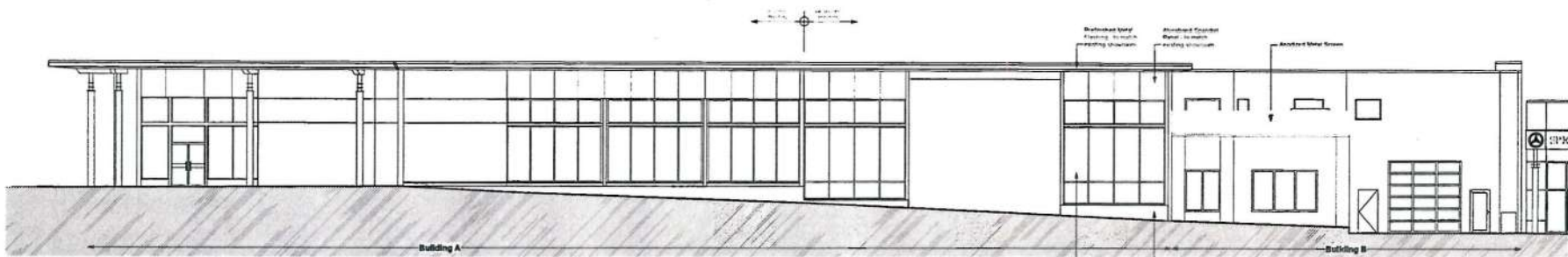
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|  |  |                                   |  |
|--|--|-----------------------------------|--|
| <b>de Hoog &amp; Kerulf architects</b><br>277 E. Second Street<br>Seattle, WA 98101<br>Tel: 206/461-1111 |  | 206/461-1111<br>Fax: 206/461-1111 |  |
| <b>Three Point Motors</b><br>2545 Commonwealth Street<br>Seattle, WA 98101                               |  |                                   |  |
| <b>Floor Plans - Existing &amp; Proposed</b>   |  |                                   |  |
| A130   |  | -                                 |  |

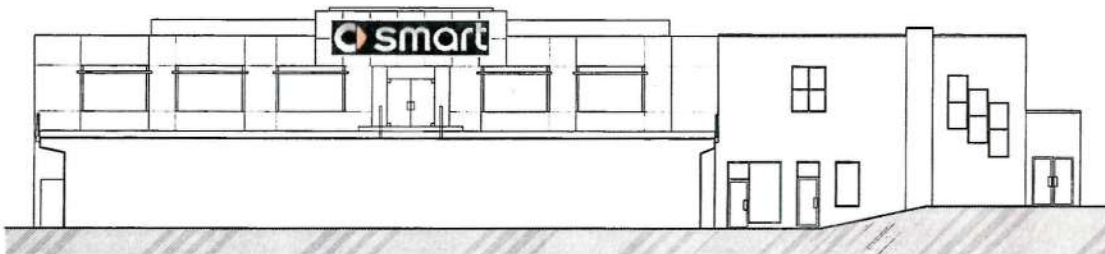




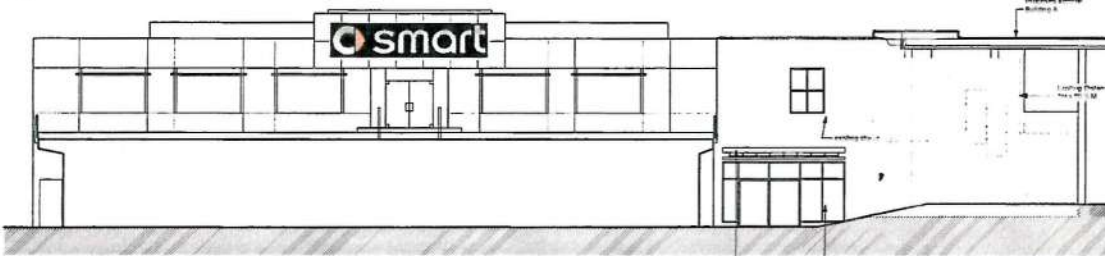
1 North Elevation John Street - Existing  
Scale: 1:200



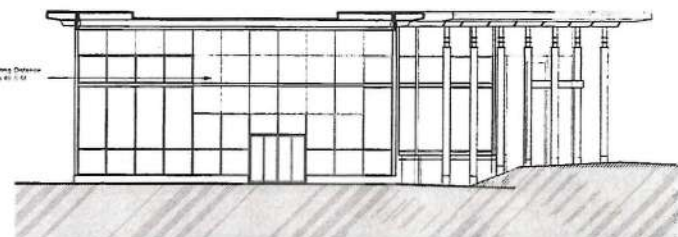
2 North Elevation John Street - Proposed  
Scale: 1:200



3 Building B, East Elevation - Existing  
Scale: 1:200



4 Building B, East Elevation - Proposed  
Scale: 1:200



5 Building A, West Elevation - Proposed  
Scale: 1:200

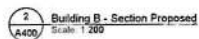
| NO. | DATE       | BY | CHKD. | APP'D. | DESCRIPTION            |
|-----|------------|----|-------|--------|------------------------|
| 1   | 2014.01.15 | AK | AK    | AK     | Initial Design         |
| 2   | 2014.02.15 | AK | AK    | AK     | Final Design           |
| 3   | 2014.03.15 | AK | AK    | AK     | Construction Documents |
| 4   | 2014.04.15 | AK | AK    | AK     | Final Review           |

de Hoog & Kienitz architects

Three Point Motors  
2044 Government Street  
Victoria, BC

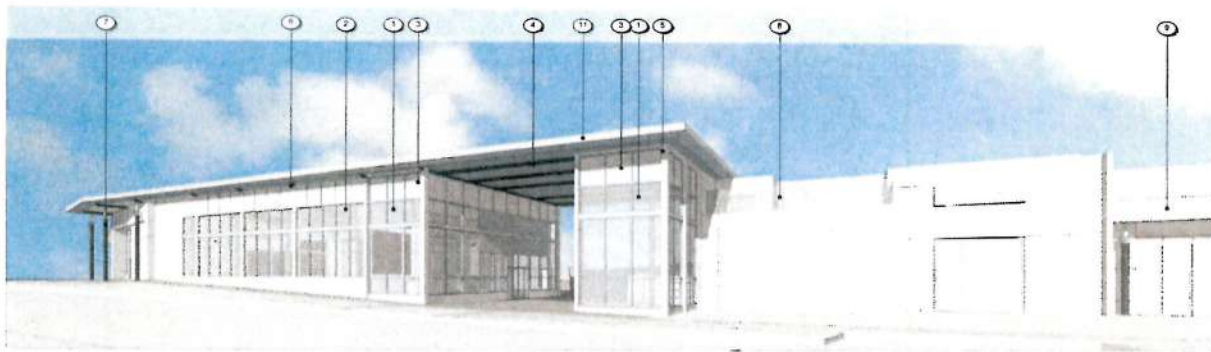
Elevations - Existing & Proposed

A300

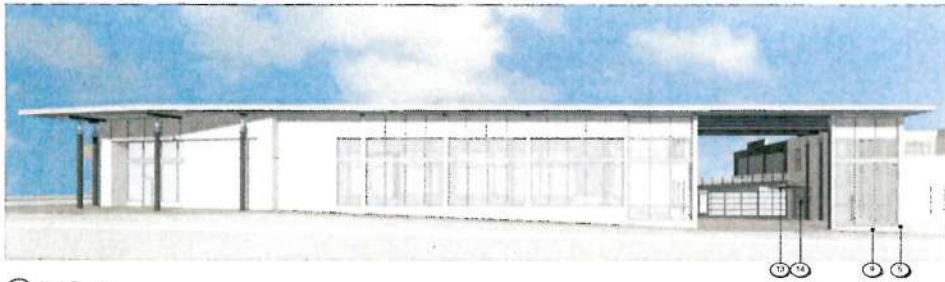


|  |  |   |  |
|--|--|---|--|
| <b>de Hoog &amp; Klaruff architects</b><br>1111 14th Street, Suite 100<br>San Francisco, CA 94103<br>Tel: 415/398-1111 |  | 1111 14th Street, Suite 100<br>San Francisco, CA 94103<br>Tel: 415/398-1111 |  |
| <b>Three Point Motors</b><br>2546 Commonwealth Street<br>Victoria BC   |  |   |  |
| <b>Sections - Proposed</b>   |  |   |  |
| 1111 14th Street, Suite 100<br>San Francisco, CA 94103<br>Tel: 415/398-1111  |  | <b>A400</b>   |  |

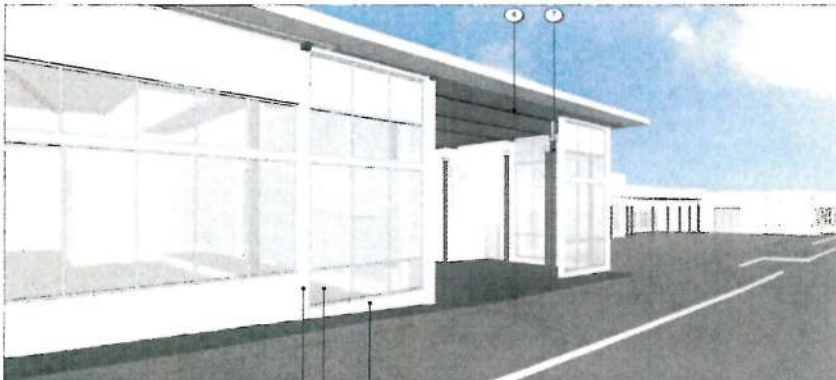




1 Site John Street Looking East



2 North Elevation



3 Port Cochere



4 Port Cochere, Sprinter Service



5 Port Cochere, View From John St.

#### MATERIALS SCHEDULE

- 1 METAL & GLASS CURTAIN WALL - ANODIZED BRUSH
- 2 METAL & GLASS CURTAIN WALL - ANODIZED BRUSH
- 3 ALUMINUM CLADDING PANEL TO MATCH EXISTING CURTAIN WALL
- 4 ALUMINUM ROOF BEAMS - BRUSH TO MATCH CURTAIN WALL
- 5 METAL ROOF - POLYESTER GLASS
- 6 METAL BEAMS - BRUSH TO MATCH CURTAIN WALL
- 7 POLYESTER GLASS - NEW IN AREA COLUMN - SILVER COLUMN LEAKS
- 8 ALUMINUM METAL - WHITE
- 9 CONCRETE METAL PANEL - WHITE
- 10 CONCRETE
- 11 METAL CLADDING PANEL - WHITE
- 12 ANODIZED METAL CLADDING - ANODIZED METAL PANEL
- 13 ANODIZED METAL AND TRAPDOOR - ANODIZED METAL PANEL
- 14 ANODIZED METAL - NEW CAR DELIVERY
- 15 ANODIZED METAL
- 16 METAL AND GLASS CURTAIN WALL - ANODIZED BRUSH
- 17 ANODIZED METAL CLADDING - ANODIZED METAL PANEL
- 18 ANODIZED METAL CLADDING - ANODIZED METAL PANEL

|      |      |      |      |
|------|------|------|------|
| DATE | 2018 | 2018 | 2018 |
| DATE | 2018 | 2018 | 2018 |
| DATE | 2018 | 2018 | 2018 |
| DATE | 2018 | 2018 | 2018 |
| DATE | 2018 | 2018 | 2018 |
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| DATE | 2018 | 2018 | 2018 |

|                               |  |
|-------------------------------|--|
| de Hoog & Kierulff architects |  |
| Three Point Motors            |  |
| 2548 Government Street        |  |
| Victoria, BC                  |  |
| Vignettes                     |  |
| A900                          |  |