



Planning and Land Use Committee Report

For the Meeting of January 8, 2015

To: Planning and Land Use Committee **Date:** December 11, 2014
From: Brian Sikstrom, Senior Planner, Development Services Division
Subject: **Development Permit Application #000392 for 515 Pembroke 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 # 000392 for 515 Pembroke Street, in accordance with:

1. Plans date stamped October 3 and November 14, 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."

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 515 Pembroke Street. The proposal is to install seven additional fermentation tanks to a brewery.

The following points were considered in assessing this Application:

- The proposal is consistent with relevant City Policy and Design Guidelines.
- The proposed tanks are in addition to 15 existing tanks on the property and their impact will be minimal.

BACKGROUND

Description of Proposal

The proposal is to install seven additional fermentation tanks to a brewery.

Specific details include:

- The height and appearance of the additional tanks are the same as the existing 15 tanks on the property.
- the tanks are to the rear of the brewery, which fronts on Pembroke Street so the visual impact is minimal.

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 15 fermentation tanks and a large electrical kiosk.

Under the current M-3 Zone, Heavy Industrial District, the 661m² property could be developed at a density of 3:1 Floor Space Ratio (FSR) and with the uses proposed, however, it could also be developed for a variety of other industrial uses.

Community Consultation

This 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

The following sections provide a summary of the Application's consistency with the relevant City policies.

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within DPA #10B, Rock Bay Heritage. One of the objectives of the guidelines is to revitalize the area.

Local Area Plans

The *Official Community Plan 2012*, *Downtown Core Area Plan 2011* and *Burnside Neighbourhood Plan* all recognize the application site as part of a key employment area where there is support for the continuation of industries. The scale and nature of the proposal is considered to be consistent with relevant City Policy and Design Guidelines.

CONCLUSIONS

The subject site is located within a well-established industrial area. The proposal for the seven additional tanks is recommended for Council support and the proposal is consistent with the relevant City policies.

ALTERNATE MOTION

That Council decline Development Permit Application #000392 for the property located at 515 Pembroke Street.

Respectfully submitted,



Brian Sikstrom
Senior Planner
Development Services



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

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

December 31, 2014

BMS:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000392\DP DVP PLUC REPORT TEMPLATE1.DOC

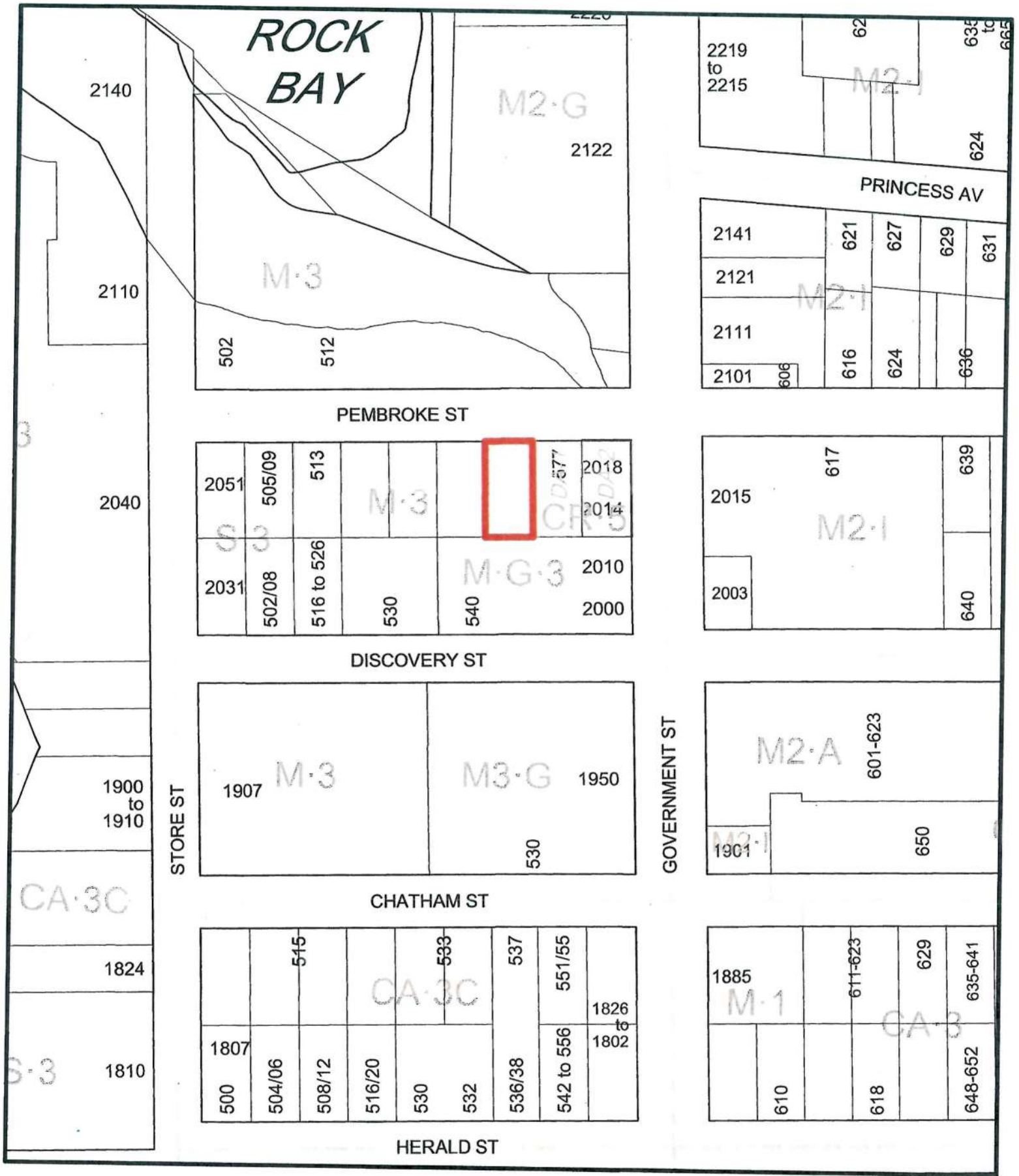
List of Attachments

- Zoning map
- Aerial map
- Letter from the applicant dated October 2, 2014
- Plans dated October 3, 2014, and November 14, 2014.



515 Pembroke Street
Development Permit #000392





515 Pembroke Street
Development Permit #000392





Phillips Brewing Co. Ltd
2010 Government St.
Victoria BC, V8T 4P1
Tel. (250)380-1912
Fax. (250)380-1913
matt@phillipsbeer.com
www.phillipsbeer.com



October 2, 2014

Dear Mayor and council,

The development permit that I am submitting today is to allow for the addition of 7 more fermentation tanks at our Government Street facility. These will allow increased production at our facility, and will allow us to add two more positions in the brewing department.

These tanks are exactly the same in dimension as the existing 15 tanks that we have in this same area, and will be built by the same supplier as the existing tanks, Specific Mechanical in Saanich.

If you have any questions or concerns about the addition of these tanks, I would be happy to answer them at your convenience.

Thank you in advance for considering this,
Regards,

Matt Phillips

Silo Additions For Phillips Brewery, 515 Pembroke Street, Victoria B.C.



5 PROJECT LOCATION FROM NORTH
A1 NTS



3 PROJECT LOCATION FROM N.W.
A1 NTS



4 EXISTING ELECTRICAL CONTAINER BIN
A1 NTS



2 SPENT GRAIN SILO FROM S.W.
A1 NTS



1 LOCATION PLAN
A1 SCALE - NTS

1	15/05/11	Issued for Development Permit
2	15/05/11	Issued for Building Permit
3	15/05/11	Issued for Review
4	15/05/11	Issued for Review

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

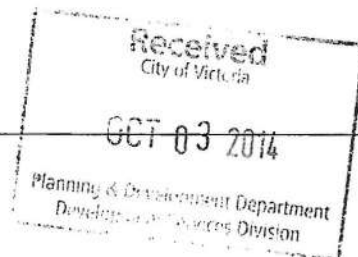
15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11

15/05/11 15/05/11 15/05/11 15/05/11



M.J.M. Architect Inc.	
Project Name	1420
Silo Additions, 515 Pembroke Street	
LOCATION PLAN, NOTES	
Scale: as noted	Sheet: 1420
Drawn by: mj	Reviewed by: mj
Checked by: mj	Approved by: mj
A1	

RELOCATED SPENT GRAIN SILO

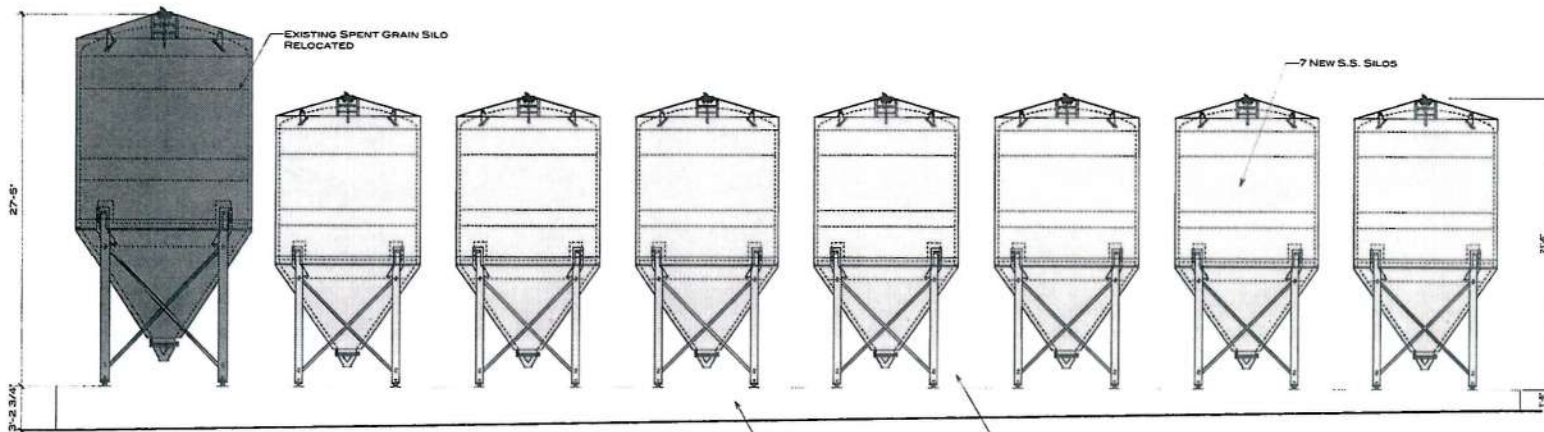


7 NEW S.S. SILOS

6'-0" HIGH CHAINLINK FENCE

NEW CONC. BASE POURED FLUSH WITH EXISTING

1
A2 RENDERING OF SILOS LOOKING EAST
SCALE - NTS



NEW CONC. BASE POURED
FLUSH W/ EXIST.

NOTE: CHAIN-LINK FENCE NOT
SHOWN FOR CLARITY

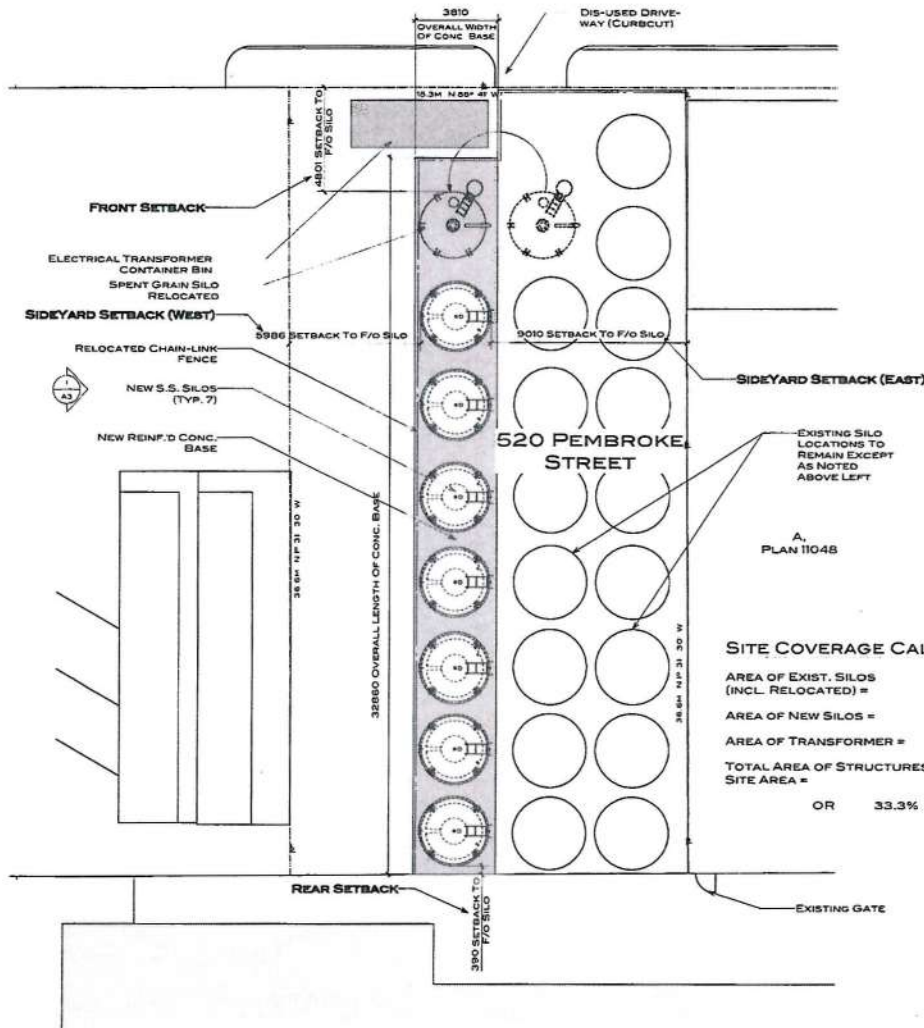
1
A3 SILO ELEVATION LOOKING EAST
SCALE - 1/4" = 1'-0"

Received
City of Victoria
OCT 03 2014
Planning Department
Development Services

1	1/10/13	Initial for Development Permit
2	1/10/13	Initial for City of Victoria
3	1/10/13	Initial for City of Victoria
4	1/10/13	Initial for City of Victoria
5	1/10/13	Initial for City of Victoria
6	1/10/13	Initial for City of Victoria
7	1/10/13	Initial for City of Victoria
8	1/10/13	Initial for City of Victoria
9	1/10/13	Initial for City of Victoria
10	1/10/13	Initial for City of Victoria

project name 7 Silo Addition 518 Pembroke Street	project no. 1420
drawing title SILO ELEVATION	
scale as noted 1/4" = 1'-0"	drawing no. A3
drawn by checked by	registered registered no.

PEMBROKE STREET



A.
PLAN 11048

SITE COVERAGE CALCULATION

AREA OF EXIST. SILOS (INCL. RELOCATED) =	153M ²
AREA OF NEW SILOS =	56M ²
AREA OF TRANSFORMER =	14M ²
TOTAL AREA OF STRUCTURES =	223M ²
SITE AREA =	669.8M ²
OR	33.3% = .3329

1 SITE PLAN
A2 SCALE - 1:100

2	141113	Not for Professional Permit
1	140751	Not for Professional Permit
3	140715	Not for Professional Permit
4	140708	Not for Professional Permit
5	140708	Not for Professional Permit
<p>Project Name: 7 Edo Additions, 515 Pembroke Street</p> <p>Project No: 1420</p> <p>Client: M.J.M. Architect Inc.</p> <p>Project Date: September 26, 2011</p> <p>Project Location: 7 Edo Additions, 515 Pembroke Street</p>		
<p>Scale: 1:100</p> <p>Sheet: A2</p>		