



Planning and Land Use Committee Report For the Meeting of December 11, 2014

To: Planning and Land Use Committee **Date:** November 27, 2014
From: Jim Handy, Senior Planner – Development Agreements
Subject: Development Permit Application #000371 for 1 Dallas Road

RECOMMENDATION

Staff recommend that Council forward this report to Council and that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application #000371 for 1 Dallas Road, in accordance with:

1. Plans date stamped May 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 Director of Sustainable Planning and Community Development."

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 1 Dallas Road (Fisherman's Wharf). The proposal is to construct a storage shed which would support the maintenance and upkeep of Fisherman's Wharf. The following points were considered during the analysis of this Application:

- The proposed building design is consistent with the applicable *Fisherman's Wharf Design Guidelines* and the *Buildings Signs and Awnings Advisory Design Guidelines*.
- The size of the proposed shed is modest and will have a minimal impact on the surrounding area.

BACKGROUND

Description of Proposal

The proposal is for a storage shed for maintenance equipment and service supplies at Fisherman's Wharf, 1 Dallas Road. The building would be located on an existing dock.

Sustainability Features

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

Existing Site Development and Development Potential

The subject site is currently in the FWM Zone, Fisherman's Wharf Marine District, which allows for a wide range of marine-related uses in addition to offices, retail and restaurants.

Data Table

The following data table compares the proposal with the existing FWM Zone, Fisherman's Wharf Marine District. The Application does not propose any variances to the *Zoning Regulation Bylaw*.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	35,406	N/A
Total floor area (m ²) – maximum (for all uses at Fisherman's Wharf excluding float homes and live-aboards)	605.30 (proposed shed, included in total of 605.3 m ² , is 11 m ²)	1000
Height from wharf (m) – maximum	3.90	6.00

Community Consultation

This 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 James Bay Neighbourhood Association Land Use Committee. However, the applicant did voluntarily present the proposal to the CALUC and their subsequent response is attached to this report.

ANALYSIS

The following section provides a summary of the application's consistency with the relevant City Design Guidelines.

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property as with in DPA 11: James Bay and Outer Harbour. Both the *Fisherman's Wharf Design Guidelines* and the *Buildings Signs and Awnings Advisory Design Guidelines* are applicable and the proposal is consistent with these Guidelines in the following ways:

- the design of the building is similar to other sheds located on the dock
- the Application proposes the use of durable materials such as wood and sheet metal
- the building would not obstruct views of the waterfront
- the building would support the maintenance of Fisherman's Wharf.

CONCLUSIONS

The Application proposes a storage shed to support the maintenance of Fisherman's Wharf. The proposed building is relatively small in scale and is considered acceptable in terms of design.

Staff recommend that Council approve this Application.

ALTERNATE MOTION

That Council decline Development Permit Application #000371 for the property located at 1 Dallas Road.

Respectfully submitted,



Jim Handy
Senior Planner – Development Agreements
Development Services





Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:  _____
Jason Johnson

Date: December 3, 2014

JH:aw

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List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated May 29, 2014
- Plans dated May 29, 2014
- Letter from James Bay Neighbourhood Association dated October 16, 2014.

VICTORIA HARBOUR



1 Dallas Road
Development Permit #000371



VICTORIA HARBOUR



1 Dallas Road
Development Permit #000371





Mayor & Council
City Hall
#1 Centennial Square
Victoria BC
V8W 1P6



May 21st 2014

Dear sirs,

Re: Storage shed to be built on the wharf at Fisherman's Wharf.

Please find attached our package/Development Application for the above project. We have reviewed the detail required and offer the following understanding;

Development Proposal

We would like to build an 11'x11' work storage shed made from a timber frame and finished in cedar, with a peaked roof at Fisherman's Wharf, similar to another shed close by. The details are laid out in the drawings attached.

Project Benefits and amenities

We would like to build this to provide secure space and storage for the GVHA maintenance team's tools and service supplies that help maintain the public use of Fisherman's Wharf. Currently we do not have enough accessible storage in this area, and with the increase use of public. The ability to have this storage would improve our time management of servicing the docks and reduce our need to travel backwards and forwards to our workshops at Ogden Point. In addition secure storage for emergency spill response kits would benefit.

Neighborhood

This relates to the neighborhood and dock area it is in keeping with similar structures built on the dock.

If you have any questions please do not hesitate to contact me direct.

**GREATER VICTORIA
HARBOUR AUTHORITY**

600-1019 Wharf Street
Victoria, British Columbia
Canada V8W 2Y9

Tel: 250-383-8300

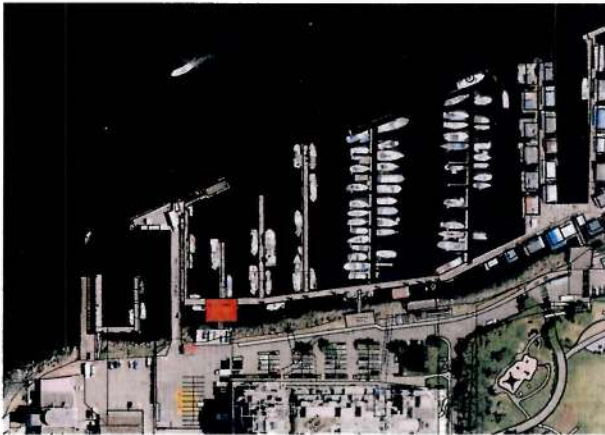
Fax: 250-383-8306

Web: www.gvha.ca

Regards,

Simon Renvoize

MRICS. BSc (Hons). Dip BSurv



1 LOCATION OF PROPOSED WORKSHOP BUILDING AT FISHERMEN'S WHARF

PROJECT INFORMATION TABLE	
Zone (Existing)	James Bay
Site area (m ²)	35,406
Total floor area (m ²)	11
Commercial floor area (m ²)	11
Floor Space ratio	
Site Coverage %	
Open Site Space %	
Height of Building (m)	3.9m
Number of storeys	1
Parking stalls (number) on site	
Bicycle parking number (storage and rack)	
BUILDING SETBACKS (m)	
Front yard	
Rear yard	
Side yard (indicate which side)	
Side yard (indicate which side)	
Combined side yards	
RESEIDENTIAL USE DETAILS	
Total number of units	
Unit type, e.g. 1 bedroom	
Ground orientated units	
Minimum unit floor area (m ²)	
Total residential floor area (m ²)	

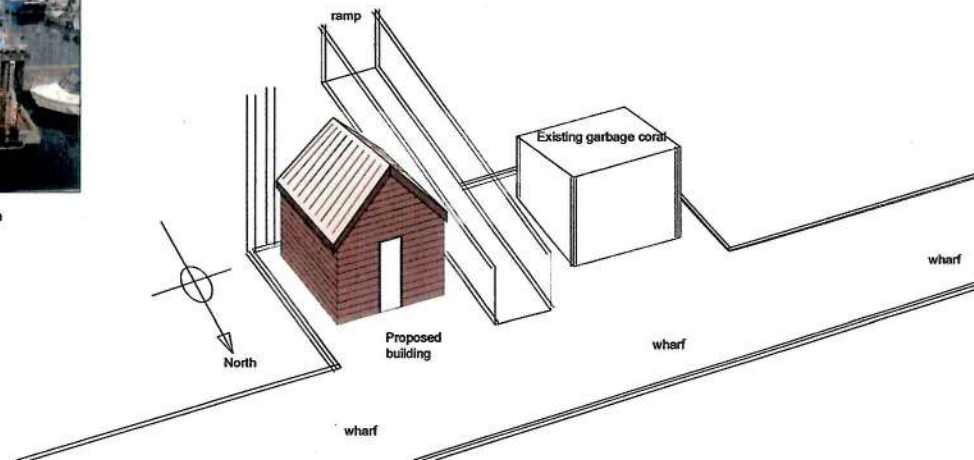
MATERIALS TABLE	
Building structure	50x100 timber frame
wall coverings	wood siding to outside ply inside
floor	existing timber deck boards
doors	timber painted door
windows	
roof structure	50x150mm timber
roof coverings	Tin roof painted red
fascia	timber 25x150
soffit	ply
trims	timber trims to door and corners of building
Painting - walls	brown stain
Painting - fascias	brown stain
Painting - doors	white
Painting - windows	
Painting - other	
Painting - other	

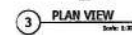


3 Photo 1: Similar to proposed building



3 Photo 2: Proposed Location





MAY 29 2014

Planning & Development Department
Development Services Division



JBNA



James Bay Neighbourhood Assoc.

**234 Menzies St
Victoria, B.C.
V8V 2G7**

www.jbna.org

Mayor and Council
#1 Centennial Sq.
Victoria BC

October 16th 2014

Re: Addition of maintenance float building at Fisherman's Wharf

At JBNA October 8th General Meeting, Mike Graham, Chief Technical Officer, GVHA, reviewed the plan to construct/place a small structure on a float towards the west end of the Fisherman's Wharf dock. The 11 ft X 11 ft shed is to serve as a tool and supply depot for maintenance work at Fisherman's Wharf

The proposal was taken to the JBNA DRC committee on July 7 and to near-by neighbours on August 5.

The presentation was in respect of the GVHA-JBNA Memorandum of Understanding which provides for a consultation process for all proposed buildings for Fisherman's Wharf. The presentation was well received with no concerns raised. The only questions were in regard to the positioning of this float, the Harbour Ferries float, and the maintenance which needs to be done to the nearby fishing boat pier and fuel dock.

This presentation and review conformed to the GVHA – JBNA MOU regarding developments at Fisherman's Wharf.

Tom Coyle, Vice Chair JBNA