



Planning and Land Use Committee Report

For Meeting of July 3, 2014

Date: June 19, 2014 **From:** Brian Sikstrom, Senior Planner
Subject: Development Permit # 000373 for 530 Discovery Street
Proposed silos for malting plant

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 530 Discovery Street. The application is to install a mechanical penthouse 2 m above the existing brewery roof and add seven new silos.

The following points were considered in analyzing this application:

- No variances from the *Zoning Regulation Bylaw* are proposed.
- It is considered that the development is consistent with relevant City Policy and Design Guidelines.
- The proposed silos are at the rear of the existing building.

Recommendations

That Council authorize the issuance of a Development Permit for 530 Discovery Street, in accordance with:

1. Plans stamped "Development Permit Application #000373 dated June 12, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

A handwritten signature in blue ink, reading "Brian Sikstrom".

Brian Sikstrom
Senior Planner
Development Services

A handwritten signature in blue ink, reading "A. E. Day".

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

A handwritten signature in blue ink, reading "Jason Johnson".

Jason Johnson

BMS:aw

Date: June 24, 2014

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 530 Discovery Street. The application is to install a mechanical penthouse 2 m above the existing brewery roof and add seven new silos.

2.0 Background

2.1 Description of Proposal

The application is to install a mechanical penthouse 2 m above the existing roof and add seven silos for a new malting plant. The silos range from 6.7 to 11.2 m in height and are pre-painted an ivory cream colour. No variances from the *Zoning Regulation Bylaw* are proposed. The existing brewery has recently been upgraded with a new rear-loading bay and exit doors.

2.2 Existing Site Development and Development Potential

The application site is in the M-3 Zone, Heavy Industrial District. Heavy industrial uses include breweries, warehouses and a variety of industrial uses.

2.3 Land Use Context

The immediate area is predominantly industrial in nature.

2.5 Legal Description

- Lot 511, Victoria City
- Lot A of Lots 512 and 513, Victoria City, Plan 26121.

2.6 Consistency with City Policy and Design Guidelines

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.

2.7 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.

3.0 Issues

Given the industrial site context, the scale and the nature of the proposed development, it is considered that the design and layout of the roof addition and malting plant silos do not present any significant planning issues.

4.0 Resource Impacts

There are no resource impacts anticipated with this application.

5.0 Conclusions

The subject site is located within a well-established industrial area. The proposal for the construction of a mechanical penthouse above the existing roof along with the installation of seven silos are considered supportable and the proposal is consistent with the relevant City policies.

Staff recommend that Council approve this application

6.0 Recommendations

6.1 Staff Recommendations

That Council authorize the issuance of a Development Permit for 530 Discovery Street in accordance with:

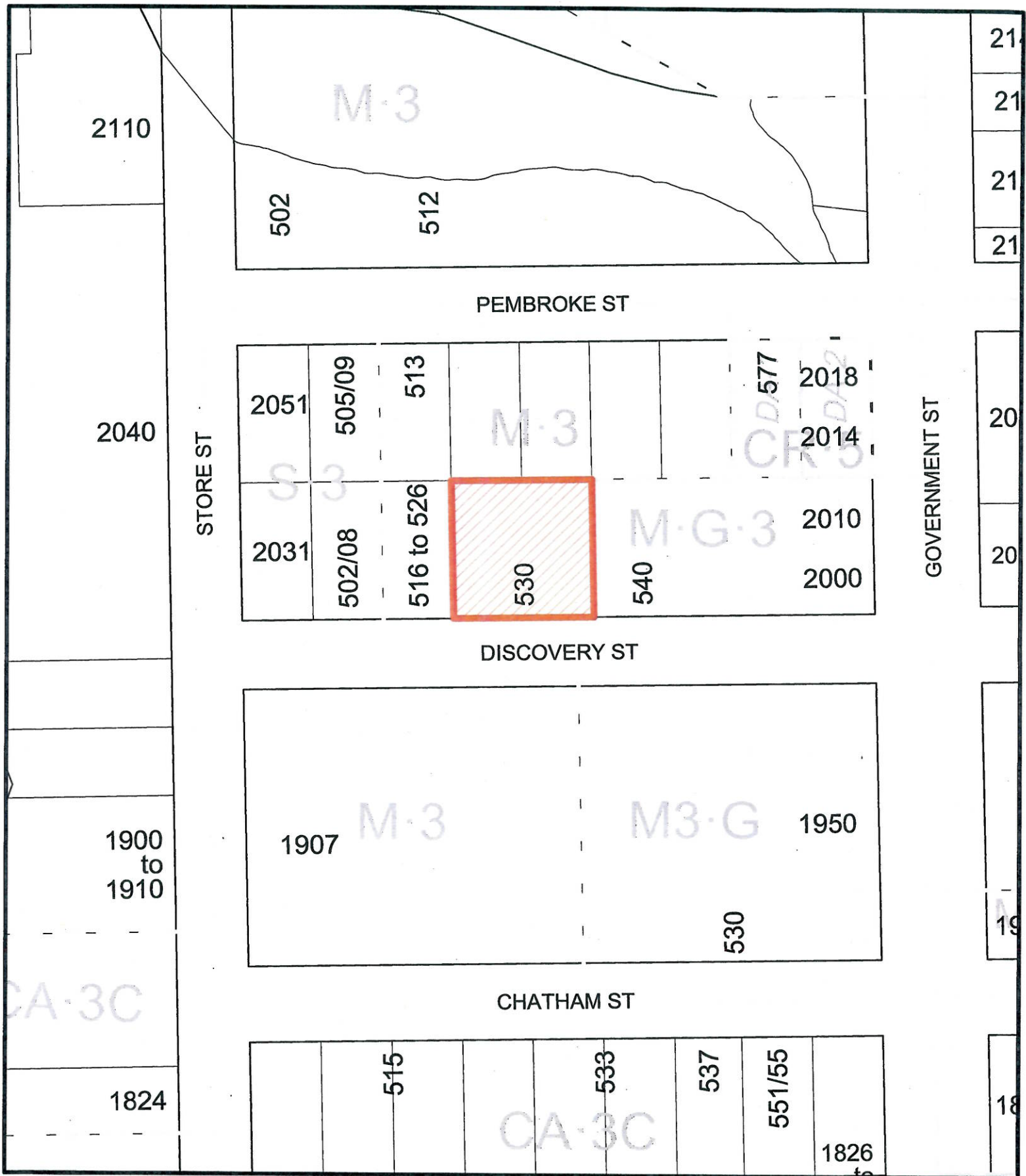
1. Plans stamped "Development Permit Application #000373 dated June 12, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

6.2 Alternate Recommendation

That Council decline Application #000373 for 530 Discovery Street.

7.0 List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated May 30, 2014
- Plans dated June 12, 2014.



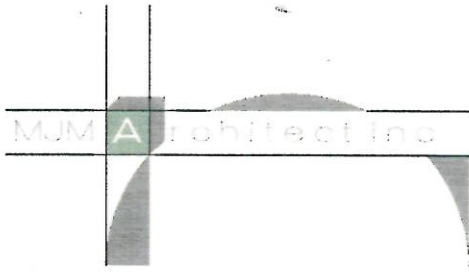
530 Discovery Street
Development Permit #000373





530 Discovery Street
Development Permit #000373





May 30th., 2014

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: Application For Development Permit – 530 Discovery Street

Dear Mayor and Councillors,

In support of the drawings being submitted we are writing to further explain the scope of work involved with the Development Permit Application for 530 Discovery Street. The Phillips Brewing Company leases a large warehouse on the subject property which has recently been upgraded with a new loading bay and exit doors. Phillips now wishes to install a new Malting plant in an unused portion of this warehouse. A supply-air intake mechanical penthouse will project above the roof level 2.00m (6'-7") and will be clad in galvanized corrugated metal siding.

There will also be a total of seven silos installed: one steeping silo that is 16'-0"Ø x 22'-0" high (stainless steel), two that are 12'-0"Ø x 37' high, and four that are 10'-0"Ø x 26'-0" high. All but the steeping silo (Stainless Steel) are pre-painted steel in an ivory cream colour.

We are submitting the enclosed drawings at 24"x36", 11"x17", and 8 ½"x11" for your review and records. If you have any questions or concerns, please feel free to contact us by phone or e-mail.

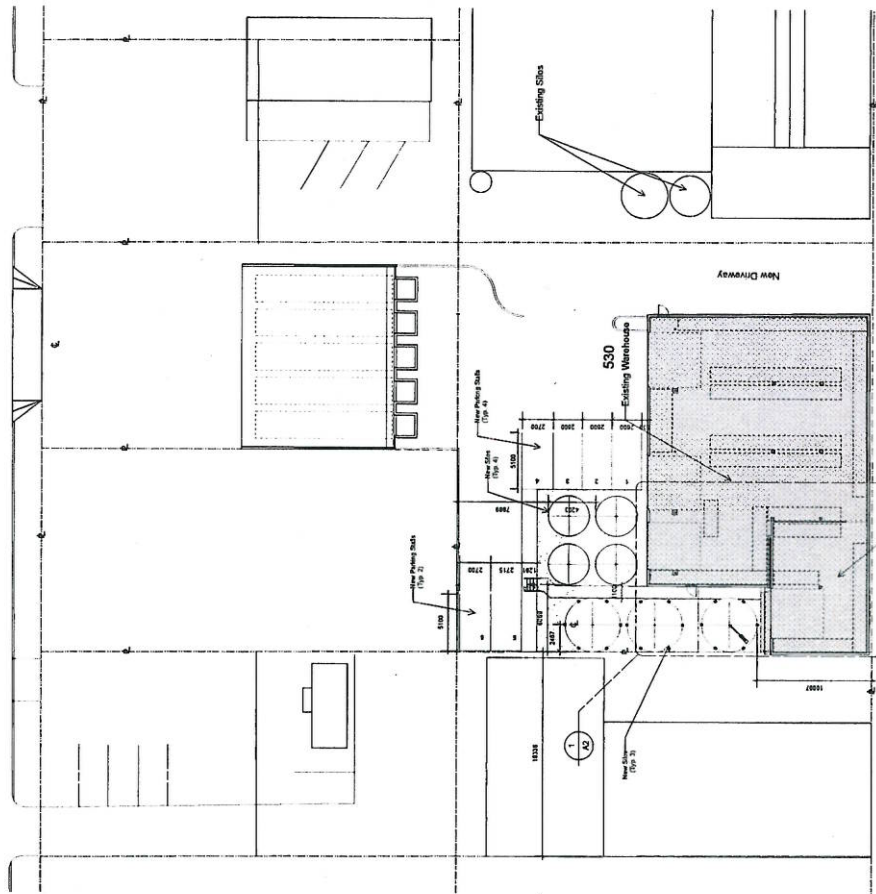
Thank you,

Sincerely,

Michael J. Moody, Architect AIBC, MRAIC, LEED® A.P.
Principal

Development Permit Application For New Malting Plant Installation At 530 Discovery Street, Victoria B.C.

Pembroke Street



3 Site Plan
A1 Scale: 1" = 20'



Discovery Street



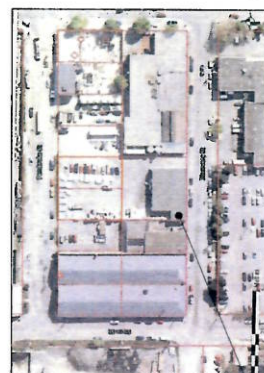
PROJECT LOCATION
530 DISCOVERY STREET

3 VIEW OF SITE FROM S.W.
A1 NOT TO SCALE



PROJECT LOCATION
530 DISCOVERY STREET

3 VIEW OF SITE FROM S.E.
A1 NOT TO SCALE



1 LOCATION PLAN
A1 NOT TO SCALE

C - 1405/11	- Insured for Development Permit
B - 1405/00	- Insured for Development Permit
A - 131/029	- Insured for Client Review
rev	date year mo description

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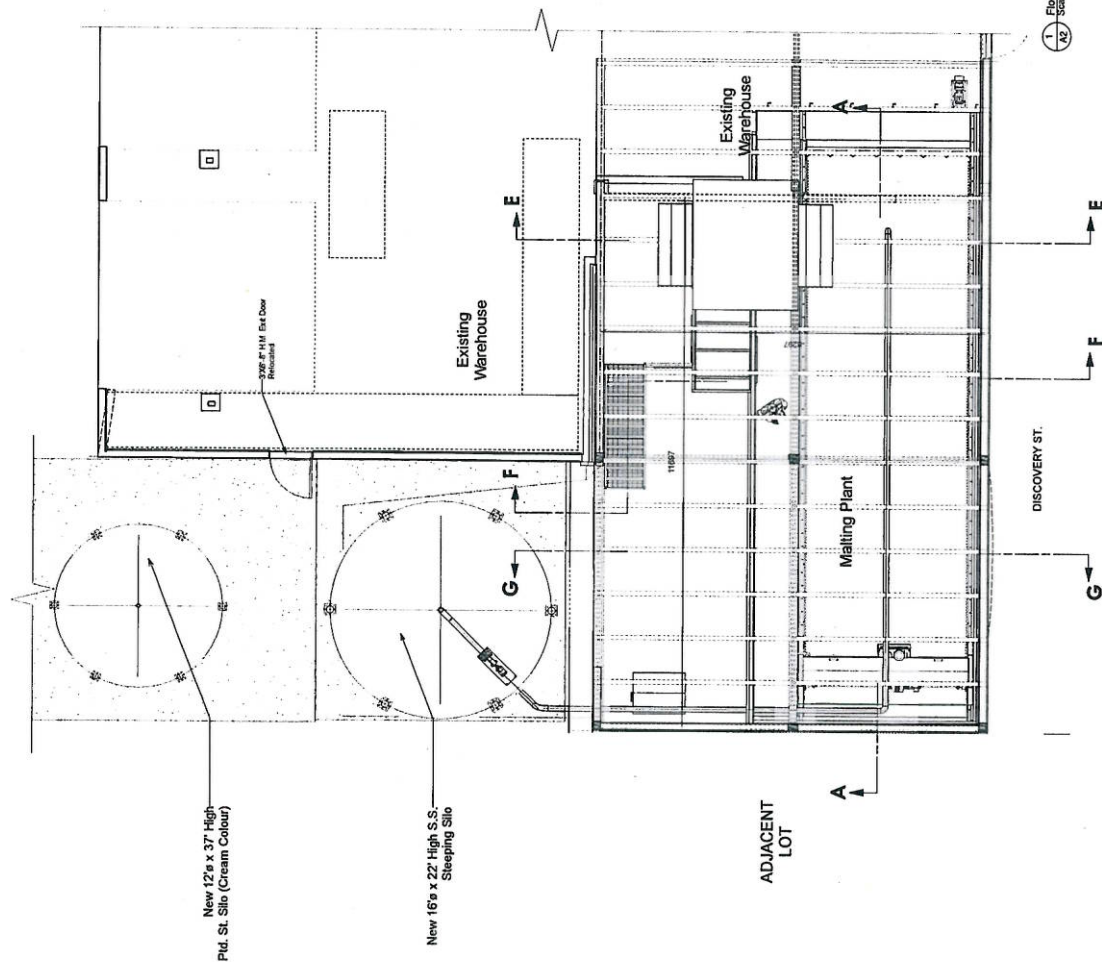
Project Name	New Malting Plant Installation
Project No.	1312
Address	At 530 Discovery Street
Client	City of Victoria
Scale	As Shown
Sheet No.	A1

Received

City of Victoria

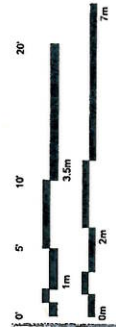
JUN 12 2014

Planning & Development Department
Development Services Division



1 Floor Plan
Scale: 1/8" = 1'-0"

Project North



Received
City of Victoria

JUN 12 2014

Planning & Development Department
Development Services Division

C - 140011	Reviewed for Development Permit
B - 140009	Reviewed for Development Permit
A - 130029	Issued for Client Review
Rev	001/001

MJM Architecture Inc.
100-1111 14th Avenue, Suite 100
Victoria, BC V8M 4K1
Tel: 250-383-1111
Fax: 250-383-1112
www.mjmarchitect.com

Project Name	New Malting Plant Installation At 630 Discovery Street
Project No.	1312
Client	City of Victoria
Drawn by	MMJ
Checked by	MMJ
Scale	As Shown
Sheet No.	101
Sheet of	2

A2

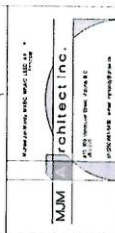


South Elevation
Scale: 1:100
Received
City of Victoria

JUN 12 2014

**Planning & Development Department
Development Services Division**

C	1406/11	- Released for Development Permit
B	1406/03	- Issued for Development Permit
A	1310/29	- Issued for Client Review
new data year/ description		



project name	project no
New Maltng Plant Installation	1312

ELEVATIONS

scale: as noted
drawn by njm
checked by njm

A4