



## Planning and Land Use Committee Report

For the Meeting on July 3, 2014

**Date:** June 19, 2014

**From:** Jim Handy

Development Agreement Facilitator

**Subject:** Development Permit Application #000371 for 1 Dallas Road  
Proposed storage shed

### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application proposing a storage shed for the property located at 1 Dallas Road (Fisherman's Wharf).

The following points were considered during the analysis of this application:

- The proposed small shed would support the maintenance and upkeep of Fisherman's Wharf.
- The proposed building design is consistent with the applicable *Fisherman's Wharf Design Guidelines* and the *Buildings Signs and Awnings Advisory Design Guidelines*.

As no variances to the *Zoning Regulation Bylaw* are proposed, a Hearing is not required.

Staff recommend that Council approve this application.

### Recommendations

That Council authorize the issuance of a Development Permit for the proposed storage shed at 1 Dallas Road, in accordance with:

1. Plans labelled "Development Permit #000371" dated May 29, 2014.
2. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of the Sustainable Planning and Community Development Department.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "J. Handy".

Jim Handy  
Development Agreement Facilitator  
Development Services

A handwritten signature in blue ink, appearing to be "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, appearing to be "Jason Johnson".  
Date: June 24, 2014

JH:aw

## 1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for a proposed storage shed for maintenance equipment and service supplies at Fisherman's Wharf, 1 Dallas Road.

## 2.0 Background

The application site is located on an existing dock used for moorage at the western side of Fisherman's Wharf. The applicant states that the shed would provide secure space and storage for the Greater Victoria Harbour Authority's tools and service supplies that are used to maintain the public use of Fisherman's Wharf.

### 2.1 Description of Proposal

The proposed shed would be of timber construction with a painted metal roof. The building would stand 3.9 m tall with a footprint of 11 m<sup>2</sup>.

### 2.2 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.

### 2.3 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 <sup>2</sup> ) – minimum	35,406	N/A
Total floor area (m <sup>2</sup> ) – maximum	605.30	1000
Height from wharf (m) – maximum	3.90	6.00

### 2.4 Land Use Context

The proposed shed would be located at the western end of Fisherman's Wharf on an existing dock adjacent to an existing gangway leading to the upland portion of the lot. The dock is used for the moorage of vessels.

### 2.5 Legal Description

Lot A of the bed of Victoria Harbour, Victoria District, Plan VIP73551.

## **2.6 Consistency with Design Guidelines**

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 hard-wearing 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.

## **2.7 Community Consultation**

This application does not propose any variances and, therefore, in accordance with the Community Association Land Use Committee (CALUC) procedures for processing applications, the application has not been referred to the James Bay Neighbourhood Association Land Use Committee.

## **3.0 Issues**

The key issue related to this application is the design of the proposed building.

## **4.0 Analysis**

As outlined in Section 2.6 of this report, it is considered that the proposed building design is consistent with the applicable Design Guidelines.

## **5.0 Resource Impacts**

There are no resource impacts anticipated.

## **6.0 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.

## **7.0 Recommendations**

### **7.1 Staff Recommendations**

That Council authorize the issuance of a Development Permit for the proposed storage shed at 1 Dallas Road, in accordance with:

1. Plans labelled "Development Permit #000371" dated May 29, 2014.
2. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of the Sustainable Planning and Community Development Department.



## **7.2 Alternate Recommendation**

That Council decline Development Permit #000371 at 1 Dallas Road.

## **8.0 List of Attachments**

- Zoning map
- Aerial map
- Letter from applicant dated May 29, 2014
- Plans dated May 29, 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 21<sup>st</sup> 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**

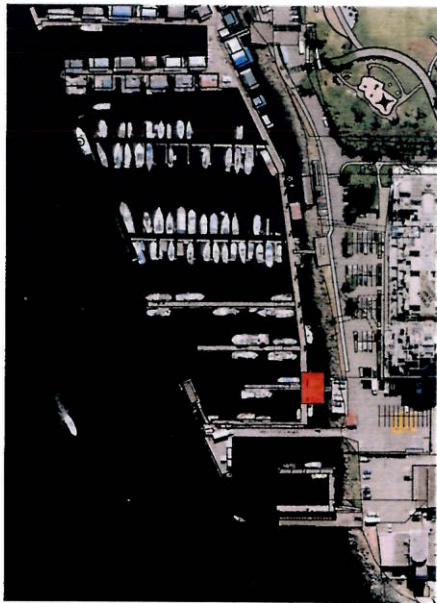
**Fax: 250-383-8306**

**Web: [www.gvha.ca](http://www.gvha.ca)**

Regards,

Simon Renvoize

MRICS. BSc (Hons). Dip BSurv



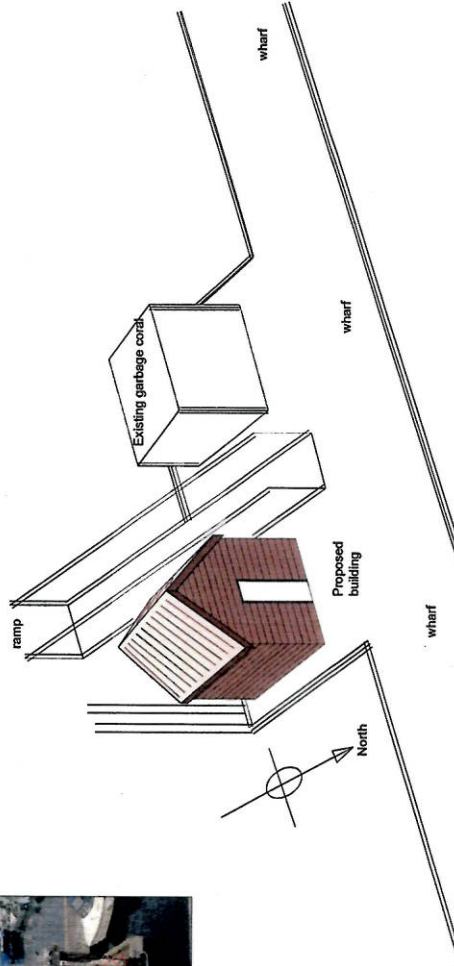
1 LOCATION OF PROPOSED WORKSHOP BUILDING ATTISHERMANS WHARF



3 Photo 1: Similar to proposed building



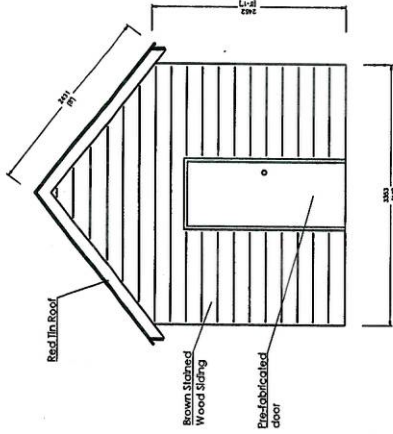
3 Photo 2: Proposed Location



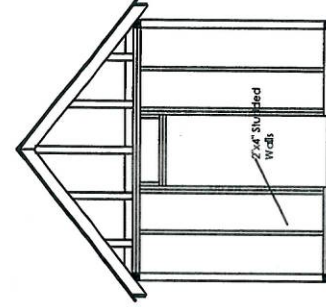
PROJECT INFORMATION TABLE	
Zone (Existing)	James Bay
Site area (m2)	35,408
Total floor area (m2)	11
Commercial Floor area (m2)	11
Floor Space ratio	
Site Coverage %	
Open Space %	
Height of Building (m)	3.9m
Number of storeys	1
Parking Stalls (number) on site	
Bicycle parking number (storage and racks)	
BUILDING SETBACKS (m)	
Front 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 (m2)	
Total residential floor area (m2)	

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

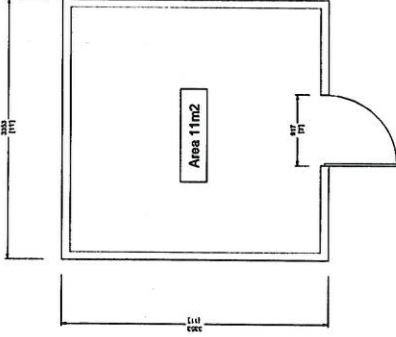




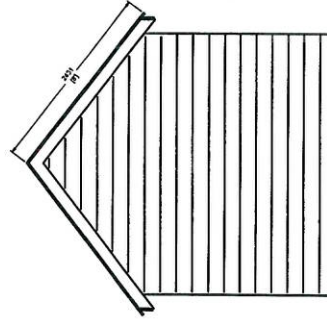
1 LOOKING SOUTH  
Scale 1:50



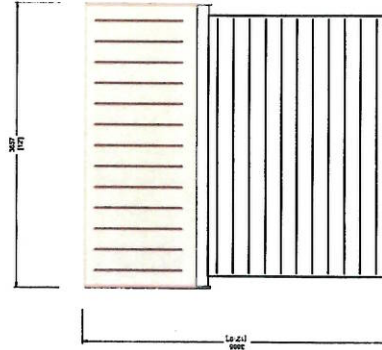
2 FRAMEWORK OF THE BUILDING  
Scale 1:50



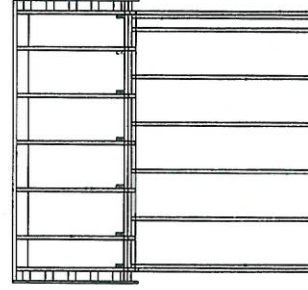
3 PLAN VIEW  
Scale 1:50



4 LOOKING NORTH  
Scale 1:50



5 LOOKING EAST & WEST  
Scale 1:50



6 FRAMEWORK OF BUILDING  
Scale 1:50

		180 Dallas Street Victoria BC V8T 1A1 Tel: 250-353-4500		Workshop Building (On wharf) 1 Dallas Road, Victoria Elevations, section & plan		Received City of Victoria MAY 29 2014 Planning & Development Department Development Services Division	
Project No.	180 Dallas Street Victoria	Client	City of Victoria	Scale	1:50	Drawn by	0014-30
Project Name	Workshop Building	Project No.	0014-30	Scale	1:50	Drawn by	0014-30
Project Location	180 Dallas Street Victoria	Project No.	0014-30	Scale	1:50	Drawn by	0014-30
Project Description	Workshop Building	Project No.	0014-30	Scale	1:50	Drawn by	0014-30
Project Status	Workshop Building	Project No.	0014-30	Scale	1:50	Drawn by	0014-30