

REPORTS OF COMMITTEES

3. Committee of the Whole – February 9, 2017

1. Development Permit with Variance No. 00027 for 1070 Joan Crescent (Rockland)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application

No. 00027 for 1070 Joan Crescent, in accordance with:

1. Plans date stamped December 28, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for Introduction and General Regulations, Section 19, to permit a portion of a building (roof overhang of 0.80m) to be erected partly on one lot and partly on another lot.
3. The Development Permit lapsing two years from the date of the original permit (DP No. 000448, expiry date January 14, 2018).
4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

Carried Unanimously

3.1 Development Permit with Variance No. 00027 for 1070 Joan Crescent (Rockland)

Committee received a report dated January 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow the roof overhang to project over the south property line.

- Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
- "That Council authorize the issuance of Development Permit with Variance Application No. 00027 for 1070 Joan Crescent, in accordance with:
1. Plans date stamped December 28, 2016.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for Introduction and General Regulations, Section 19, to permit a portion of a building (roof overhang of 0.80m) to be erected partly on one lot and partly on another lot.
 3. The Development Permit lapsing two years from the date of the original permit (DP No. 000448, expiry date January 14, 2018).
 4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of February 9, 2017

To: Committee of the Whole **Date:** January 20, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00027 for 1070 Joan Crescent

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00027 for 1070 Joan Crescent, in accordance with:

1. Plans date stamped December 28, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for Introduction and General Regulations, Section 19, to permit a portion of a building (roof overhang of 0.80m) to be erected partly on one lot and partly on another lot.
3. The Development Permit lapsing two years from the date of the original permit (DP No. 000448, expiry date January 14, 2018).
4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1070 Joan Crescent. The proposal is to allow the roof overhang of the Craigdarroch Castle visitor centre to project over the south property line onto the Craigdarroch Castle property, located at 1050 Joan Crescent. The General Regulations of the *Zoning Regulation Bylaw* require that a building be wholly contained on its lot.

The following points were considered in assessing this application:

- the changes to the subject property (converting the existing residence and the construction of an addition to create a visitor centre for Craigdarroch Castle) have been previously reviewed for its consistency with applicable design guidelines and heritage components, and the associated Development Permit and Heritage Alteration Permit have been issued
- the site specific zone for the property provides for a zero setback on the south property line, so no further setback variance is required
- both properties involved in this application are under the same ownership, the Craigdarroch Castle Historical Museum Society; therefore, a third party is not affected by the encroachment.

BACKGROUND

Description of Proposal

The proposal is to allow the roof overhang of the proposed addition to the visitor centre to project over the south property line. Specific details include:

- the proposal has not changed from the previously approved plans. The creation of the construction drawings for this proposal provide a finer level of detail indicating that a roof overhang will be required to achieve the building siting
- the roof overhang for the proposed visitor centre addition projects 0.80m into the adjacent property to the south, the Craigdarroch Castle property.

Sustainability Features

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

Active Transportation Impacts

The proposed bike racks for this application have been secured through an agreement.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variance Application.

Existing Site Development and Development Potential

In January 2016, Council approved a Rezoning, Development Permit and a Heritage Alteration Permit for this property. The site specific zone, Craigdarroch Castle Visitor Centre District, allows for the use of the property as a visitor centre for the Craigdarroch Castle within the existing building, and the addition of an entrance feature to the existing building to facilitate the transition from the castle to the visitor centre.

All the regulations contained in the current Craigdarroch Castle Visitor Centre District remain in place and no further variances to this zone are required.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 19, 2017 the application was referred for a 30-day comment period to the Rockland CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

The proposal has been previously reviewed for its consistency with the relevant City policies, regulations and guidelines, and has been deemed to be in substantial compliance with the *Official Community Plan* policies that support new additions that conserve and enhance heritage property.

The proposal has been deemed consistent with the applicable Development Permit Area guidelines; specifically, the *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the "Standards and Guidelines") where the standards recommend that heritage values and character-defining elements be conserved when creating any new additions, and that new work be physically and visually compatible with, subordinate to and distinguishable from the historic place. A roof overhang was shown on the previous plans; however, this application further defines the placement of the building addition and, hence, roof overhang.

CONCLUSIONS

Through the previous review and approval process of this application, the addition to the proposed visitor centre has been deemed to be consistent with the applicable design and heritage standards. As the proposed addition has not changed, other than a further refinement of the siting of the addition, this application is recommended for Council's consideration as supportable.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No.00027 for the property located at 1070 Joan Crescent.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

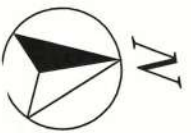
Report accepted and recommended by the City Manager:



Date: February 3, 2017

List of Attachments

- Subject map
- Aerial photo
- Letter from applicant dated December 22, 2016
- Submission drawings dated December 28, 2016



Development Permit with Variance
1070 Joan Crescent #00027





CRAIGDARROCH CASTLE®

CANADA'S CASTLE

December 22, 2016

The City of Victoria
Attention: Mayor and Council
1 Centennial Square
Victoria, BC V8W 1P6

RE: 1070 Joan Crescent Development Permit Variance

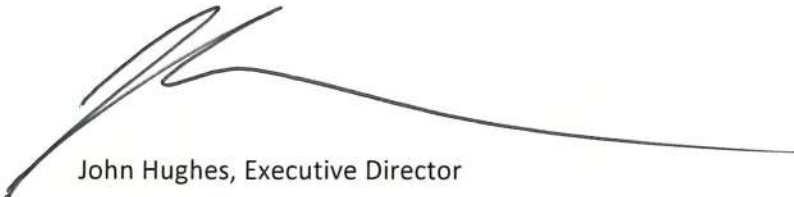
Please consider our application to formally approve the specific encroachment of the Craigdarroch Castle Visitor Centre overhang as illustrated in our previously approved Rezoning Application, Heritage Alteration Permit and Development Permit application.

The nature and dimension of the proposed overhang was not explicitly articulated or understood in the previously approved application. As such, City of Victoria staff have requested that a formal Development Permit Variance application be submitted for your consideration.

To confirm, the form and character, and the extent of overhang is unchanged from the original, approved application. Specifically, the overhang encroaches over the north property line of the Craigdarroch Castle property. Both the Visitor Centre property (1070 Joan Crescent) and the Craigdarroch Castle property (1050 Joan Crescent) are owned by the Craigdarroch Castle Historical Museum Society.

Thank you for your consideration of this matter.

Sincerely,



John Hughes, Executive Director
Craigdarroch Castle Historical Museum Society



Craigdarroch Castle Visitor Centre

1070 Joan Crescent, Victoria, BC P.I.D. 029-697-459, PARCEL L, SECTION 74, VICTORIA DISTRICT, PLAN 985

PROJECT INFORMATION TABLE

ZONE (EXISTING)	CCVC ZONE, CRAIGDARROCH CASTLE VISITOR CENTRE DISTRICT
SITE AREA	1040 SQ.M.
TOTAL FLOOR AREA	463.07 m ²
FLOOR SPACE RATIO	0.45:1
SITE COVERAGE	32.6%
OPEN SITE SPACE	58.1%
HEIGHT OF BUILDING	8.55m
NUMBER OF STOREYS	2 1/2 STOREYS, UNCHANGED FROM EXISTING
PARKING STALLS ON SITE	24
BICYCLE PARKING NUMBER	8
BUILDING SETBACKS	
FRONT YARD (NORTH & EAST)	8.54m (UNCHANGED)
REAR YARD (SOUTH WEST CORNER)	0m
SIDE YARD (SOUTH)	0m
SIDE YARD (WEST)	2.48m (UNCHANGED)
COMBINED SIDE YARDS	2.48m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	0

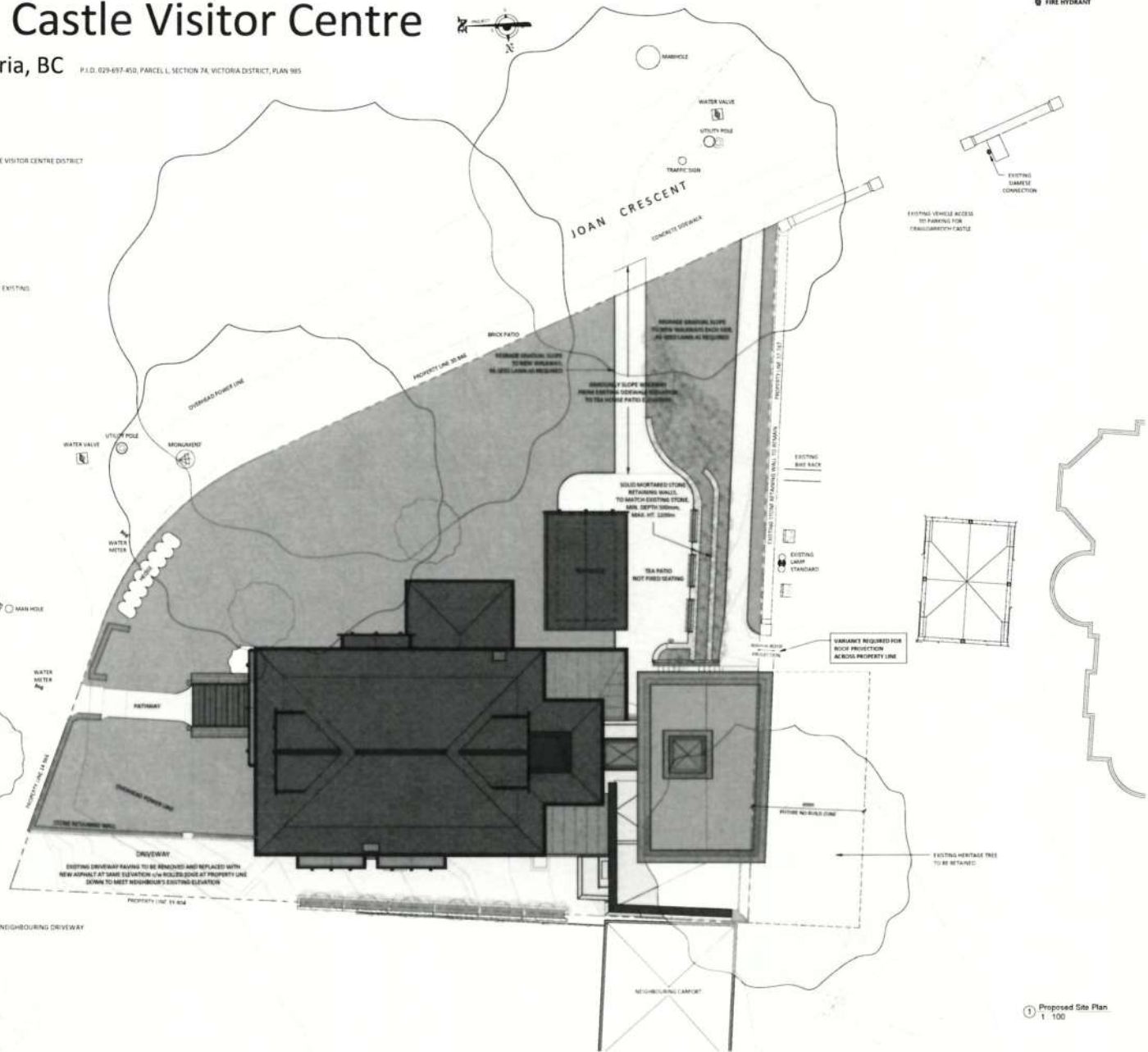
APPLICANT
CRAIGDARROCH HISTORICAL MUSEUM SOCIETY
1070 JOAN CRESCENT
VICTORIA, BC V8S 6L5
250-592-5927
CONTACT: JOHN HUGHES, EXECUTIVE DIRECTOR

CONSTRUCTION MANAGER
CAMPELL CONSTRUCTION LTD.
555 KELSON ROAD
VICTORIA, BC V8Z 5E4
250-475-1300
CONTACT: WAYNE PARRY & KIM NORTH

ARCHITECTURAL
CHRISTINE LINTOTT ARCHITECT
UNIT 1, 804 GASTING AVENUE
VICTORIA, BC V8T 4M5
250-584-2505
CONTACT: CHRISTINE LINTOTT

JOAN CRESCENT

WATER VALVE
UTILITY POLE
FIRE HYDRANT



CHRISTINE LINTOTT
ARCHITECT

Issue	Date
Strip-Out Permit	August 19, 2016
Building Permit	September 16, 2016
Tender/JRC	September 28, 2016
Addendum #1	October 14, 2016
Addendum #2	October 19, 2016
BP Resubmission	November 4, 2016
JRC	November 16, 2016
Development Permit with Variance	December 22, 2016

Revision	No.	Description	Date
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Consultant

Craigdarroch Castle
Visitor Centre
1070 Joan Crescent, Victoria, BC

Proposed Site Plan

Date	12/22/2016 1:09:09 PM
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Checked By	CL
Scale	1:100

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EXISTING STREET ELEVATION LOOKING WEST



PROPOSED STREET ELEVATION LOOKING WEST



EXISTING STREET ELEVATION LOOKING SOUTH



PROPOSED STREET ELEVATION LOOKING SOUTH



CHRISTINE
LINTOTT
ARCHITECT

Issue	Date
Strip-Out Permit	August 19, 2016
Building Permit	September 16, 2016
Tender/IFC	September 28, 2016
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Addendum #2	October 19, 2016
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IFC	November 16, 2016
Development Permit with Variance	December 22, 2016

Revision No.	Description	Date

Consultant

Craigdarroch Castle Visitor Centre

1070 Joan Crescent, Victoria, BC

Streetscape Elevations

Date	12/22/2016 1:58:28 PM
Drawn By	ML
Checked By	CL
Scale	A3.05

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LINTOTT
ARCHITECT

Topic	Date
Step Out Permit	August 19, 2018
Building Permit	September 18, 2018
Tender REC	September 25, 2018
Addressing B1	October 24, 2018
Addressing B2	October 30, 2018
RP Resubmission	November 4, 2018
BC	November 18, 2018
Comprehension Permit with Variance	December 22, 2018
Region	
NA - Discussion	End

Consultant

**Craigdarroch Castle
Visitor Centre**
1070 Esplanade, Victoria, BC

East Elevations

Date	3/22/2016 3:54:12 PM
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A3.02	
Scale	1:1

