

## REPORTS OF COMMITTEES

### **2. Committee of the Whole – January 26, 2017**

#### **5. Rezoning Application No. 00430 for 1303 Dallas Road – Clover Point Pump Station**

##### **Motion:**

It was moved by Councillor Coleman, seconded by Councillor Alto,

1. That Council receive and file Bylaw No. 14-033.
2. That Council approve the Design Guidelines and Specifications for the Public Realm Improvements and Cycle Track for inclusion in the Clover Point Pump Station and Conveyance Pipe License of Occupation Agreements.
3. That Council accept the following public realm improvements and that these improvements be secured in the Licences of Occupation with the requirement that the final approval of the location and design of these improvements is made by Council to permit the Capital Regional District to occupy and expand the existing Clover Point Pump Station and install a conveyance pipe along Dallas Road:
  - i. public viewing plaza
  - ii. bike-pedestrian node to transition from the pedestrian path to the viewing plaza
  - iii. benches, bike kitchen (facilities for bicycle maintenance and repair), bike racks and water fountain
  - iv. public washrooms
  - v. two replanted grassed open spaces to the west and east of the plaza
  - vi. pedestrian paths connecting to the Ross Bay seawall
  - vii. separated bike path from the north edge of the zoned area to Dallas Road
  - viii. intersection improvements at Clover Point Road and Dallas Road
  - ix. cycle track along Dallas Road from Clover Point to Dock Street
  - x. interpretive signage and wayfinding signs at the Plaza and along the Cycle Track
  - xi. barrier-fencing between the cycle track and the off-leash dog areas along Dallas Road where potential conflicts may occur.
4. That Council accept the conceptual conveyance pipe alignment with the requirement that the final approval is by Council.
5. That Council authorize the Mayor and the City Clerk to execute Licences of Occupation consistent with the requirements of recommendation 3 and in a form satisfactory to the City Solicitor for the Clover Point Pump Station and the conveyancing along Dallas Road; such licences to be subject to adoption of the S-10-CP Zone, Services Clover Point District.
6. That Council instruct staff to prepare the necessary Zoning Regulation Amendment Bylaw that would authorize the proposed development outlined in Rezoning Application No.00430 for 1303 Dallas Road, that first and second reading of the Zoning Regulation Amendment bylaw be considered by Council and a Public Hearing date be set by staff subject to the execution of the Licences of Occupation and all documents associated with this transaction be submitted to the City.
7. That Council direct staff to explore the possibility of having electric vehicle charging stations at Clover Point.
8. That Council direct staff to hold a community workshop on the design elements of Clover Point and the bikeway within the approved design guidelines.
9. That Council direct staff to consult with the artist in residence and the aboriginal artist in residence for consideration of the inclusion of public art.
10. That Council approve the revised Design Guidelines in relation to the Dallas Road Cycle Track.

*Council discussed the following:*

- *The pedestrian crossing between Cook Street and Dallas Road*

**Carried Unanimously**



**Council Report**  
**For the Meeting of January 26, 2017**

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**To:** Council **Date:** January 26, 2017  
**From:** Tom Zworski, City Solicitor  
**Subject:** Rezoning Application No. 00430 for 1303 Dallas Road – Clover Point Pump Station

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**RECOMMENDATION**

That Council approve the revised Design Guidelines in relation to the Dallas Road Cycle Track.

**EXECUTIVE SUMMARY**

At this morning's meeting, the Committee of the Whole adopted a recommendation that Council approve Design Guidelines and Specifications for Public Realm Improvements and Cycle Track as attached to the staff report. However, upon careful consideration of the discussion during the Committee of the Whole meeting, staff believe that certain modifications to the Design Guidelines in relation to the Cycle Track are required to better reflect the City's intentions.

The proposed changes to the Design Guidelines are intended to address the concerns in relation to sufficient physical separation of the Cycle Track from Dallas Road and minimising loss of existing parking spaces along Dallas Road. The updated Design Guidelines are attached as Appendix A to this report.

Inclusion of this additional language in the Design Guidelines does not reduce any of the design flexibility as the details of the design are still left to be determined in the future. However, the proposed changes clarify the importance of these points and the need for the final design to address them.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Tom Zworski'.

Tom Zworski  
City Solicitor

Report accepted and recommended by the City Manager:

A handwritten signature in black ink, appearing to read 'Jocelyn Jenkins'.

Date: Jan 26, 2017



## **APPENDIX A**

### **The Design Guidelines**

#### **Cycle Track Connectivity**

- The Cycle Track will extend from Dock Street at the Ogden Point breakwater to Clover Point.
- A gathering/dismount area for the Cycle Track will be incorporated on the west side of Clover Point Road at Dallas Road as part of the Public Realm Improvements to be constructed under the Licence of Occupation for the Clover Point Pump Station.

#### **Pathway Design Specifications**

- The Cycle Track must be:
  - three (3) metres wide;
  - physically separated from Dallas Road;
  - constructed in accordance with the attached Typical Trail Section Detail;
  - designed to mitigate public safety concerns and incorporate Crime Prevention through Environmental Design (CPTED) principles, including lighting;
  - in compliance with Transportation Association of Canada geometric design standards for bikeways;
  - designed to incorporate safety improvements for pedestrian crossings, linkages to existing crosswalks and connections to the Dallas Road waterfront pathway; and
  - constructed in a manner that minimizes loss of parking spaces.

#### **Site Furnishings**

- All existing in-ground garbage cans located adjacent to Dallas Road must be replaced as part of the Project. Final locations will be determined in consultation with City of Victoria Parks staff.
- The Cycle Track must incorporate a bike rack and a bench at a minimum of six locations at key intersections.
- All site furnishings will be consistent in design, style and quality as the City's current Park's standard.
- Barrier-fencing will be located between the dog off-leash area and the Cycle Track east of Cook Street. The specific locations for fencing shall be determined in consultation with the City's Director of Parks and Director of Engineering during the detailed design process.
- A minimum of ten (10) wayfinding signs will be installed at key intersections and amenities, including washroom facilities.

## **Construction Specifications**

- Intersection improvements, roadways, sidewalks, landscaping and any other works or services must be designed and constructed in accordance with the requirements and specifications contained in the City of Victoria's Subdivision and Development Servicing Bylaw No. 12-042.