



Council Report

For the Meeting of February 9, 2017

To: Council **Date:** February 9, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00430 for 1303 Dallas Road

RECOMMENDATION

That Council:

1. Accept the following additional amenity contribution to be secured in the Licences of Occupation to occupy and expand the existing Clover Point Pump Station and install a conveyance pipe along Dallas Road:
 - a. a contribution of a one-time payment of \$100,000.00 to cover the following public realm improvements:
 - i. acquisition and installation of electric vehicle charging stations at Clover Point
 - ii. construction of capital road improvements to improve pedestrian safety within James Bay along the Dallas Road conveyancing alignment and adjacent to Ogden Point. Specific improvements to be determined following consultation with the community, with a report back to the Capital Regional District regarding the community consultation by the City and the final improvements, and the specific improvements brought forward to Council for final consideration and approval.
2. Give first and second reading to Zoning Regulation Amendment Bylaw No. 17-001 and set a Public Hearing date of February 23, 2017 for Rezoning Application No. 00430 for 1303 Dallas Road.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 1303 Dallas Road. With regard to the pre-conditions that Council set in relation to this Application, staff can report that the proposed Design Guidelines and Specifications for the Public Realm Improvements have been amended to include a design guideline that considers the inclusion of public art in consultation with the city's artist and aboriginal artist in residence (attached).

The CRD is also willing to make an additional amenity contribution of \$100,000.00 toward the acquisition and installation of electric vehicle charging stations at Clover Point and construction of capital road improvements to improve pedestrian safety within James Bay along the Dallas Road

conveyancing alignment and adjacent to Ogden Point. Specific improvements will be determined following consultation with the community and brought forward to Council for final consideration and approval.

Given that the above pre-conditions have been fulfilled, staff recommend for Council's consideration that a Public Hearing Date of February 23, 2017 be set for this rezoning application.



Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: February 9, 2017

List of Attachments

- Revised Design Guidelines and Specifications for the Public Realm Improvements.

Design Guidelines and Specifications for the Public Realm Improvements

Context

City of Victoria's vision is that:

Clover Point Park should be reimagined as a "special place" of arrival and gathering and should acknowledge and reflect that the location is:

- the proposed beginning/terminus of the Trans Canada Trail and will form part of a future network of nationally significant "special places"
- a part of the Salish Sea Marine Trail
- a part of the federal Victoria Harbour Migratory Bird Sanctuary.

Public Realm Improvements

The public realm improvements will complement the City's vision by:

- functioning as a regional destination for multiple users to enjoy waterfront views, with a "rest area" linking to the proposed bikeway ("Cycle Track") and Ross Bay Greenway.
- encouraging architectural elements that contribute to creating a visual identity for the site, and include distinctive features, such as seating, or lighting.
- considering low cost of maintenance and weather resistance as important factors.

Site Furnishings and Amenities

- Pavement will be concrete, brick or pavers.
- All landscaping will be low maintenance, with no or low long term irrigation requirements.
- The design of the public realm improvements will include at minimum:
 - 4 benches
 - 2 garbage cans (in-ground cans to be installed where feasible)
 - 1 interpretive sign
 - 2 bicycle racks
 - 1 bicycle kitchen (i.e. a maintenance stand similar to those along Capital Regional District's Regional Trails)
 - 1 water fountain
- All site furnishings should be consistent in design, style and quality as the City's current Park's standard.

Public Art

- Consider the inclusion of public art in consultation with the city's artist and aboriginal artist in residence.

Bikeway and Pathway Connectivity

- The location is a key connecting point to bikeways and pathways, including the pathway along Clover Point Park towards Beacon Hill Park, and Ross Bay Greenway (combined bikeway and pathway).

- The final design will link these existing bikeways and pathways with the Cycle Track along Dallas Road, maintain pedestrian and cycling flows along Clover Point Road, and, minimize conflicts between existing park users and users of the Cycle Track and public realm improvements.
- A gathering/dismount area for the Cycle Track will be incorporated on the west side of Clover Point Road at Dallas Road.
- Bike amenities will be included on the east side of Clover Point Road, near the new washroom, and upgraded pump station facility.

Public Washroom

- The washroom facility will contain two gender neutral, universally accessible single use washrooms, each with a sink, toilet, urinal and electric hand dryer and a mechanical/janitors room. The total building will have an approximate footprint size of 3.5m x 8.5 m.
- In determining washroom location, existing view sheds will be a consideration. Building form and massing need to minimize impacts to the views from public vantage points along Dallas Road, Clover Point Road, and from the water.
- The washroom must be distinctive in appearance, yet the function is integrated into the site's topography and overall landscape design.
- Proposed location and building design must respond to public safety considerations and consider CPTED principles and the need for lighting.
- High-quality materials will be used for the exterior design, and interior finishes.
- Building will be constructed to LEED Silver at minimum and should strive for LEED Gold.

Universal Access

- Universal access (i.e. wheelchair access) will be provided to all plazas and washrooms.
- Pathways will be universally accessible wherever possible to City standards.

Construction Specifications

- To provide pedestrian priority over vehicle movements and reduce vehicle speeds, the Intersections improvements at Dallas and Clover Point Road is to be constructed as a standard driveway crossing, consistent with the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Intersection improvements, roadways, sidewalks, landscaping and any other works or services must be designed and constructed in accordance with the requirements and specifications in the Victoria Subdivision and Development Servicing Bylaw No. 12-042.