

### 3. CONSENT AGENDA

#### 3.1 Development Permit with Variances Application No. 00014 for 715 Princess Avenue

Committee received a report dated August 19, 2016, from the Director of Sustainable Planning and Community Development regarding an application to construct a two-storey storage garage with upper floor office space.

**Motion:** It was moved by Councillor Alto, seconded by Councillor Lucas, 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 Application No. 00014 for 715 Princess Avenue, in accordance with:

1. Plans date stamped July 25, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. Part 7.2.9: remove loading space requirement from one space to nil.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 16/COTW

## REPORTS OF COMMITTEES

### 1. Committee of the Whole – September 8, 2016

#### 1. Development Permit with Variances Application No. 00014 for 715 Princess Avenue

It was moved by Councillor Isitt, 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 Application No. 00014 for 715 Princess Avenue, in accordance with:

1. Plans date stamped July 25, 2016.
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3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously



## Committee of the Whole Report For the Meeting of September 8, 2016

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**To:** Committee of the Whole **Date:** August 19, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** **Development Permit with Variances Application No. 00014 for 715 Princess Avenue**

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### 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 Application No. 00014 for 715 Princess Avenue, in accordance with:

1. Plans date stamped July 25, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. Part 7.2.9: remove loading space requirement from one space to nil.
3. The Development Permit lapsing two years from the date of this resolution."

### 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 Variances Application for the property located at 715 Princess Avenue. The proposal is to construct a 262m<sup>2</sup> two-storey storage garage with upper floor office space. Three on-site parking spaces are provided with one space in the building and two spaces in the front yard. A variance is requested to eliminate a dedicated on-site loading space. The applicant's intent is to use the building as a garage for vehicle storage.

The following points were considered in assessing this Application:

- The proposed building design, landscaping and fencing is generally consistent with the Development Permit Area objectives and design guidelines.
- Room for the required designated loading space is not available due to the narrow lot width and small lot size; however, the lack of a formal loading space can be considered due to the modest size of the proposed building and the availability of on-site loading space when a parking space is unoccupied.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct a 262m<sup>2</sup> two-storey storage garage with upper floor office space. Three on-site parking spaces are provided with one space in the building and two spaces in the front yard. A variance is requested to not provide a dedicated on-site loading space. The applicant's intent is to use the building as a garage for vehicle storage.

The exterior design of the proposed building generally matches the applicant's neighbouring building at 717 Princess Avenue providing a cohesive and compatible appearance.

Specific details include:

- ground floor storage garage with mezzanine
- second floor offices with deck space
- in-building storage for five bicycles with one bicycle stall outside
- three vehicle parking stalls – one inside the proposed storage garage
- materials include: clear finish edge grain fir entry and garage doors, clear anodized aluminium windows, galvanized steel canopies, corrugated steel siding and stucco cladding on the upper floor level
- landscape strips along the east and west property lines and by the front building entrance
- security gate to match the gate next door at 717 Princess Avenue.

The proposed variance is related to eliminating dedicated on-site loading space.

### **Sustainability Features**

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

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this Application.

### **Public Realm Improvements**

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

### **Existing Site Development and Development Potential**

The site is presently in the M-1 Zone. Under the current M-1 Zone, the property could be developed at a density of 3:1 Floor Space Ratio (FSR) with a range of light industrial, work-live and service commercial uses.

## Data Table

The following data table compares the proposal with the existing M-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard M-1 Zone
Site area (m <sup>2</sup> ) - minimum	236.60	N/A
Lot width (m) - minimum	9.13	N/A
Density (Floor Space Ratio) - maximum	1.07:1	3:1
Total floor area (m <sup>2</sup> ) - maximum	252	N/A
Height (m) - maximum	9.48	15.00
Storeys - maximum	3	N/A
Setbacks (m) - minimum		
Front (Princess Ave.)	7.59	3.00 or 0
Rear	0.00	3.00 or 0
Side (east)	0.00 main floor/4.03 2 <sup>nd</sup> floor	3.00 or 0
Side (west)	0.00	3.00 or 0
Parking - minimum	3	3
Loading space	Nil*	1
Bicycle parking stalls (minimum)	5 class one 1 class two	5 class one 1 class two

## Relevant History

The site was previously occupied by a derelict single family dwelling. A Minor Development Permit was issued on June 30, 2015 for demolition of a house on this property with fencing to screen the vacant site

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 23, 2016 and August 17, 2016 the Application was referred for a 30-day comment period to the Burnside-Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within DPA 7A Corridors – Douglas Street and Blanshard Street. This Development Permit Area designation enables Council to review and approve the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures. The objectives of the designation include revitalizing areas of commercial use along corridors through high-quality architecture, landscape and urban design to enhance their appearance to achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use.

With respect to the *Advisory Design Guidelines for Buildings, Signs and Awnings*, the building massing, scale, materials and colours are in keeping with the adjacent buildings and the materials are of high-quality and generally durable. With respect to the *Guidelines for Fences, Gates and Shutters* the proposed fence matches the fence approved for the adjacent property at 717 Princess Avenue. Its height is 1.68m (5' 6") with a structure that is largely transparent which minimizes a fortress-like appearance but provides security.

### Loading Space

The narrow width and small size of the lot make the provision of a dedicated on-site loading space impractical; however, loading space is available on-site when a parking space is unoccupied.

### Conclusions

The proposed building design, landscaping and fencing is generally consistent with the Development Permit Area objectives and design guidelines. Room for the required designated loading space is not available due to the narrow lot width and small lot size. The lack of a formal loading space can be considered due to the modest size of the proposed building and the availability of on-site loading space when a parking space is unoccupied. Therefore, staff recommend that Council give consideration to supporting this proposal and advancing the Development Permit with Variances Application to an opportunity for public comment.

## ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00014 for the property located at 715 Princess Avenue.

Respectfully submitted,

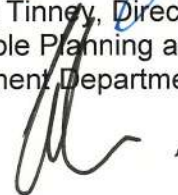


Brian Sikstrom  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

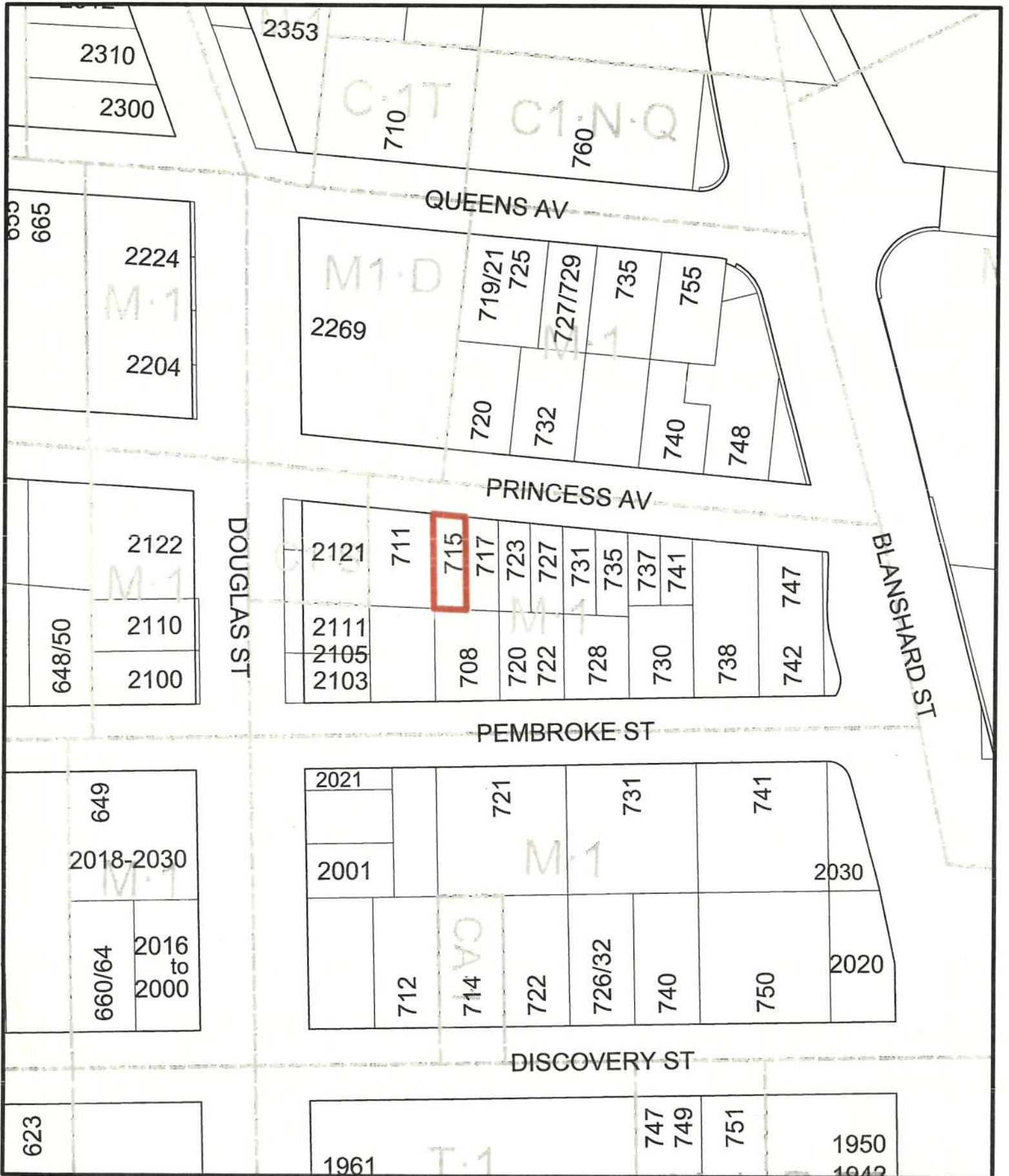
Report accepted and recommended by the City Manager:



Date: August 30, 2016

## List of Attachments

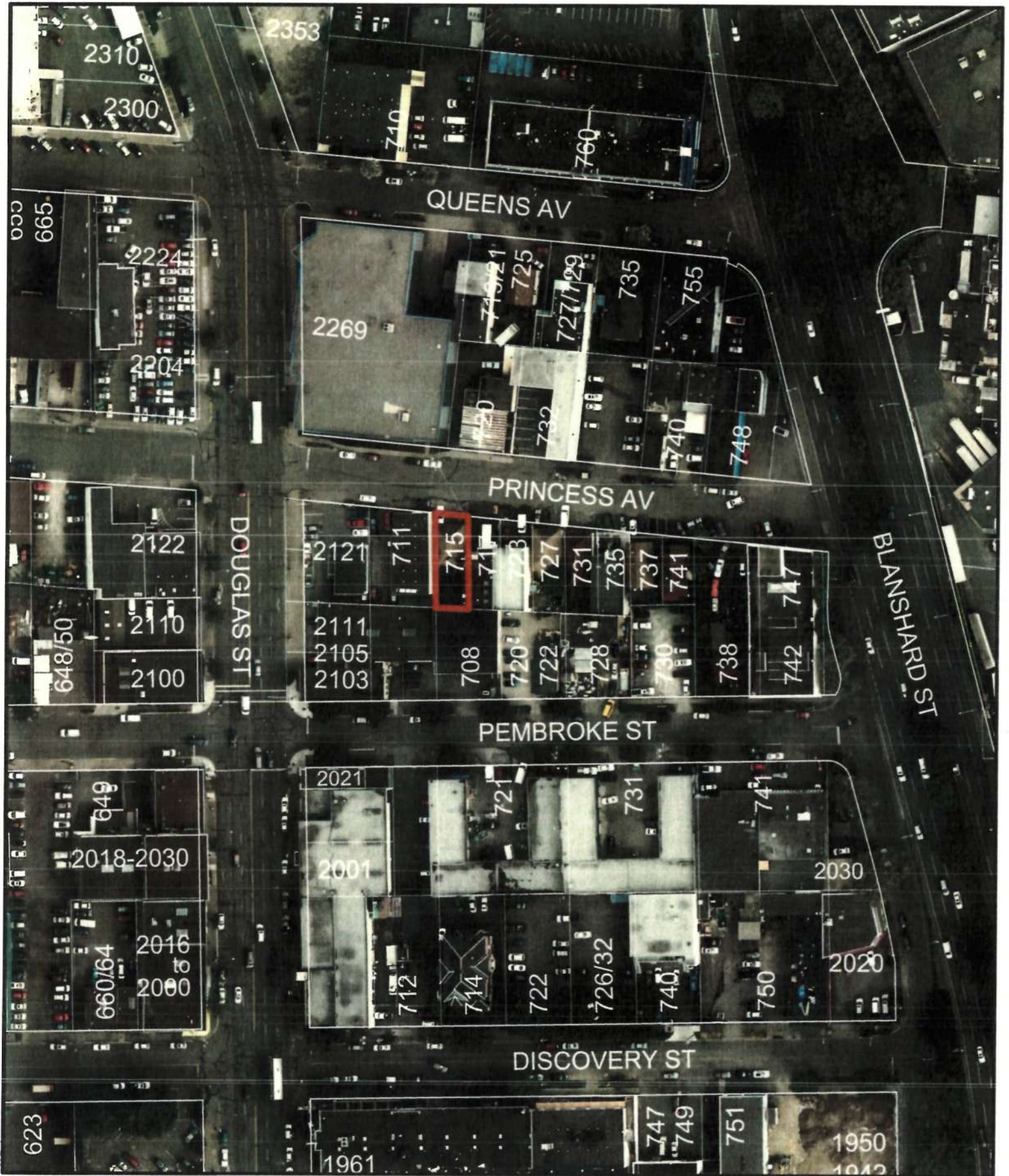
- Zoning map
- Aerial map
- Letter from applicant to Council date stamped July 25, 2016
- Plans date stamped July 25, 2016.



715 Princess Avenue  
 Development Permit with Variance #00014







715 Princess Avenue  
Development Permit with Variance #00014



25 July 2016

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6



**RE: NEW TWO-STOREY LIGHT INDUSTRIAL BUILDING / GARAGE**  
715 Princess Street, Victoria BC

101 1831 Oak Bay Avenue  
Victoria BC V8R 1C3

phone: 250 . 592 . 9178  
fax: 250 . 592 . 9178

Development Permit With Variance Application

Mayor and Council,

On behalf of Steve Allaire, owner of a vacant property located at 715 Princess Street, between Douglas and Blanshard Streets, we hereby submit a revised development permit application with variance for a new two-storey light industrial building to serve as a personal/private storage garage for collector vehicles. Mr. Allaire owns the adjacent property at 717 Princess Street and completed comprehensive base building upgrades to the existing one storey warehouse building in 2015. A high standard of care and finish is reflected in these recent improvements, and will be carried over into the adjacent property. Following a technical review of the application by City of Victoria staff in early July, we have modified our application to address some of the comments and issues that were raised.

Mr. Allaire intends to build a new two-storey building similar in nature and scale, not only, to compliment his existing building but also, to contribute to the overall improvement of the street and neighbouring context. When Mr. Allaire purchased 715 Princess Street, a condemned single-family dwelling sat on the property. Neglected over many years, the property had developed a history of vandalism, squatting, and substance use by squatters. A risk to neighbouring properties and an eyesore on a block that was undergoing improvements, Mr. Allaire demolished the house, cleared the site of all debris and hazardous waste and materials, and secured the site with a fence/gate structure along the front property boundary while he contemplated the redevelopment of the site.

#### CONTEXT

The site is located within Development Permit Area 7A Corridors, and more specifically, within the Douglas-Blanshard Street Corridor. Princess Street is not a through road and is flanked primarily by commercial and light industrial buildings, ranging from one to two storeys, and dominated by auto detailers.

The site falls within the M1- Zone, Limited Light Industrial District and is one of a number of small lots that used to or still accommodates a single-family dwelling [ most used for commercial purposes ]. While these small lots are not capable of supporting larger industrial uses such as manufacturing, processing or assembly, the zone does permit an interesting and wide range of permitted uses, including but not limited to garages, a variety of light industrial and small business uses, professional services, high-tech, work-live, and also allows for residential, be it work-live, a residence ancillary to primary use or transient accommodation.

The current owner proposes to use the building to store his personal vehicles with the added benefit of office space for his use on the second floor.

Should property ownership change in the future, the building will suit a number of different permitted uses in the zone and the second floor office space can easily be converted to a residential suite, making the proposed development suitable for adaptive re-use in the future.

## ARCHITECTURE

The intention is to build on the architectural expression developed for 717 Princess in order to provide a cohesive and compatible development. A new building provides both an opportunity to extend features such as clear finish edge grain fir entry and garage doors, clear anodized aluminium windows and galvanized steel canopies, and to introduce new materials and finishes such as corrugated steel siding and stucco cladding for the upper floor level.

In place of typical chain link enclosures [ some with added barbed wire ornamentation at the top ], the same custom-designed galvanized steel gate structure previously developed and approved for 717 Princess Street will again be used to secure the street frontage along 715 Princess Street. Photos of the existing gate structure have been included for your reference. The gate structure has been structurally engineered to withstand manoeuvrability and to meet its functional requirements. Though it appears substantial, the gate structure remains transparent and at only 1 680 mm [ 5'-6" ] in height above finished grade, does not project an imposing front to the property. A "person-door" forms part of this new gate structure for ease of access.

Since the new structure is built to zero lot line along the east, west and south property boundaries, the north-facing façade serves as the one primary building façade able to make a contribution to the building's street presence. The upper most level is set back from the south property line providing the owner with south-facing deck space accessible from his office or future residential suite. The steel canopy at the front of the building has been raised to accommodate a clear height of 4.3 m required for a loading space.

Moving the building forward was not pursued as it would have compromised meeting off-street parking and loading requirements and compromised exiting requirements and its relationship to 717 Princess Street [reciprocal easement for access].

As this building will be for the personal use of the owner, no signs are required. Signs in the future would be subject to a separate sign permit application.

With regards to soft landscaping, the owner will provide some green space in the front yard in the form of landscape strips along the east and west property lines and by the front entrance to the building which relates to his intention to pursue a higher standard of care and finish for his property. Climbing wisteria or similar will be encouraged to climb the fence and posts, which separates his two properties.

## OFF STREET PARKING REQUIREMENTS

Based on Schedule C and the proposed light industrial use of storage garage with ancillary office use, 3 off-street parking stalls are required based on 1 stall per 93 sq.m. of gross floor area. Two can be accommodated at the front of the building, with one proposed within the building itself [ though two to three vehicles can be accommodated in the building ].

With regards to bicycle parking, a total of six bicycle parking spaces have been provided on site, of which five spaces are Class 1 secured and enclosed within the building and one is Class 2 bicycle parking space for visitors, located by the main entrance to the building.

While the current use of the building is for storing personal vehicles, it is understood that future uses may demand bicycle parking for employees, residents and visitors.

## TECHNICAL VARIANCE

The M-1 Zone requires the provision of a loading space with dimensions no less than 4m wide, 9m long and 4.3m high, set back at least 3m from the street. A loading space meeting these dimensions has been provided; however, a technical variance is being sought for the following reasons:

1. The modest size of the lot and the width of the lot make the provision of a loading space and 3 off-street parking stalls challenging and impractical.
2. Based on the current owner's intended use of the property, there is no need for a designated loading space; however, it is understood that a subsequent owner may require an onsite loading space.
3. In lieu of a designated loading space being provided, a loading space is being provided with the understanding that when not in use [not ever likely by this owner], the same space can be used for parking a vehicle or providing access to the garage.
4. The driveway crossing must remain the full width of the site to accommodate the loading space and the owner's need to back his trailer and truck into the storage garage.
5. Stacking of vehicles [ front to back ] within the garage by the current owner will improve his ability to meet and/or exceed off-street parking requirements.

The owner, who will be occupying the building for his own use, will be able to move his vehicles as he needs to. In theory, he will be able to park two to three vehicles within the building and two to three outside if he wishes including larger vehicles if necessary on occasion. We do not anticipate any negative impact on the surrounding street or businesses.

The proposed development at 715 Princess Street, along with its "sister" development at 717 Princess Street, will serve to improve the overall streetscape as Mr. Allaire and neighbouring business owners work together to enhance street appeal and improve safety and security within this light industrial area, in close proximity to the downtown core.

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

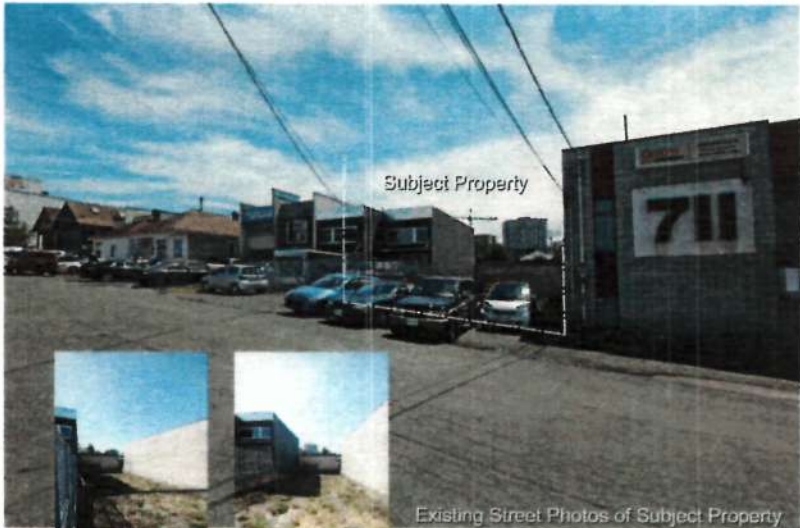
Regards,  
Hillel Architecture Inc.,

A handwritten signature in black ink, appearing to read 'KH', with a large, stylized flourish extending from the end of the signature.

Karen Hillel Architect AIBC

JUL 25 2016

Planning & Development Department  
1100 Douglas Street, Victoria, BC



Subject Property



Existing Street Photos of Subject Property



Site Plan  
Scale 1:100

**PROJECT DATA**

ZONING	M-1
lot area	236.00 m <sup>2</sup> (2,547 sq ft)
lot coverage	63.5 % (143.26 m <sup>2</sup> )
base zoning ratio	1.07 : 1
maximum grade	12.21 m equivalent
height	8.48 m (27.82 ft)
<b>PARKING</b>	
vehicle parking	2 multipurpose outdoor spaces 1 space provided within building
bicycle parking	5 "class 1" stalls in building 1 "class 2" stall at entry
loading zone	subject to technical review & verification
<b>SETBACKS</b>	
rear	3.00 m (9.84 ft) - main structure 7.29 m (24.08 ft) - awning support
rear	0.0 m (0.0 ft) - main structure 0.00 m (0.00 ft) - 2nd floor
side	0.0 m (0.0 ft)
side	0.0 m (0.0 ft)
<b>PLACER AREAS</b>	
upper floor	87.66 m <sup>2</sup> (943.7 sq ft)
lower floor	24.19 m <sup>2</sup> (260.9 sq ft)
total floor	112.85 m <sup>2</sup> (1,204.6 sq ft)
gross floor area	252.03 m <sup>2</sup> (2,711.5 sq ft)

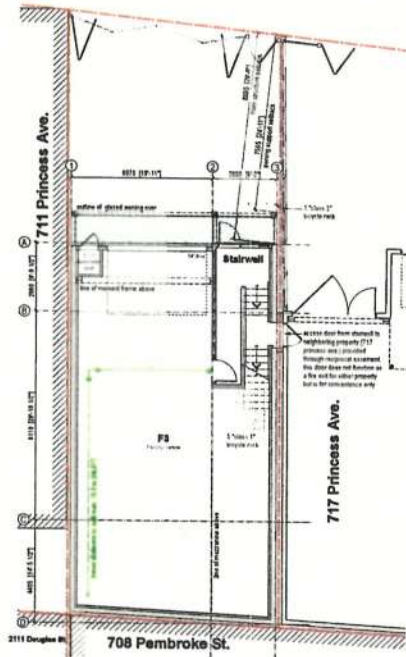
**DRAWING LIST**

A1.1	Project Data & Site Plan
A2.1	Plan & Roof Plans
A3.1	Structural Elements & Building Sections
	Structural Report

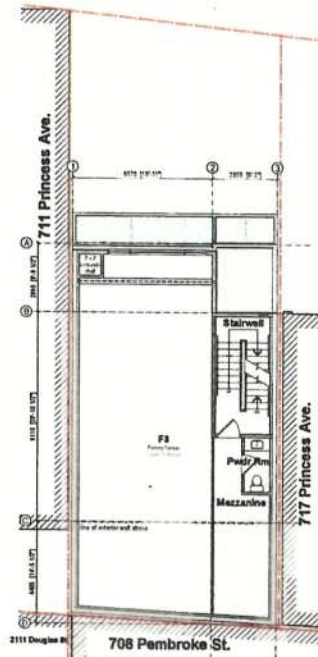
**AVERAGE GRADE CALCULATION**

715 Princess Avenue - Average Grade Calculation									
LINE	START	FINISH	LENGTH	START	FINISH	TOTAL FACTOR	PERCENT	AVERAGE GRADE	DIFFERENCE
	STATION	STATION	M	EL. (M)	EL. (M)			EL. (M)	EL. (M)
1	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
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65	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
66	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
67	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
68	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
69	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
70	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
71	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
72	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
73	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
74	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
75	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
76	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
77	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
78	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
79	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
80	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
81	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
82	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
83	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
84	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
85	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
86	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
87	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
88	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
89	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
90	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
91	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
92	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
93	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
94	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
95	12.75	12.75	0.00	12.05	12.05	0.00	0.00	12.05	0.00
96	12.75	12.75	0.00	12.05	12.05	0.00			

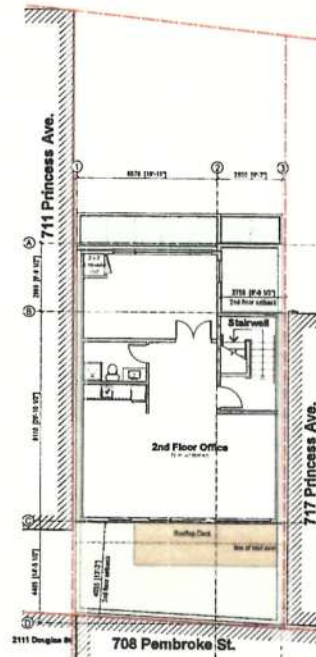
RECEIVED  
 City of Victoria  
 JUL 25 2016  
 Planning & Development Department  
 Development Services Division



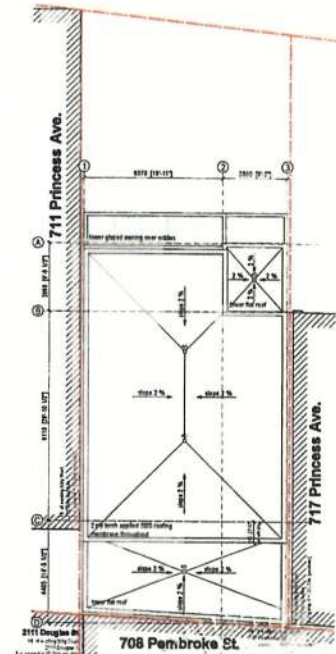
Ground Floor Plan  
 Scale 1:100



Mezzanine Floor Plan  
 Scale 1:100

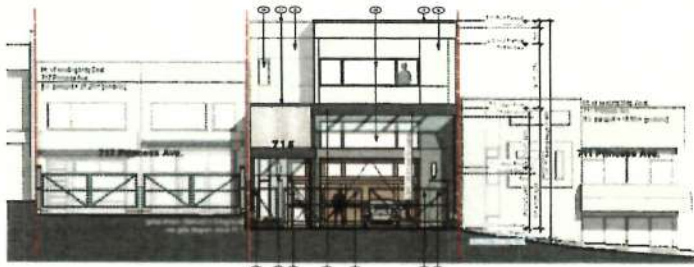


Upper Floor Plan  
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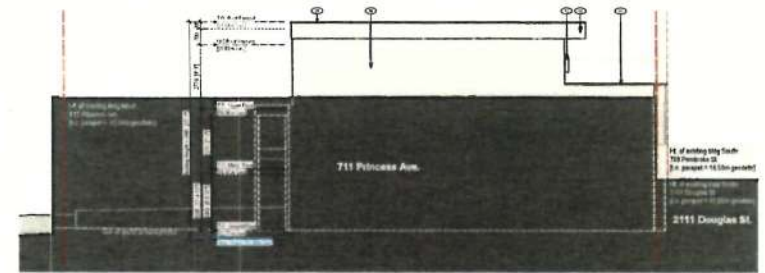


Roof Plan  
 Scale 1:100





Front Elevation [North]  
Scale 1:100

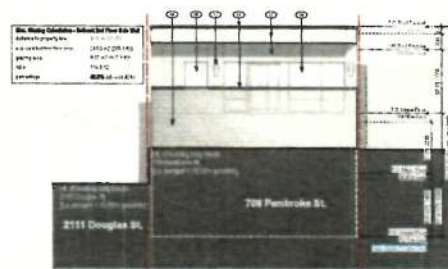


Side Elevation [West]  
Scale 1:100

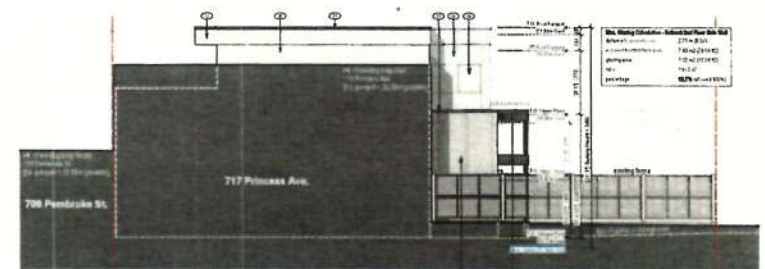
**EXTERIOR FINISHES LEGEND**

List of finishes typical of all elevations

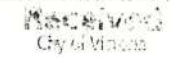
- 01 Prefinished metal roof flashing 75mm vertical face typical - Light Gray detail
- 02 detail
- 03 Cement based stucco finish paneled with prefabricated metal reveals - Bright White colour
- 04 Cement based stucco finish paneled with prefabricated metal reveals - Warm Gray colour
- 05 Corrugated metal panning galvalume finish
- 06 Exposed concrete block wall on zero finish painted - Bright White colour
- 07 Custom wood entry door complete with glazed panels - All glazed panels complete with 3M Frosted Crystal translucent film
- 08 Custom overhead wood door complete with glazed upper panels - All glazed panels complete with 3M Frosted Crystal translucent film
- 09 Clear anodized aluminum window & door units
- 10 Steel door for exterior access to dumbwaiter painted - Warm Gray colour
- 11 Glazed opening on structural steel posts and frame components painted - Graphite colour
- 12 Exterior light fixture

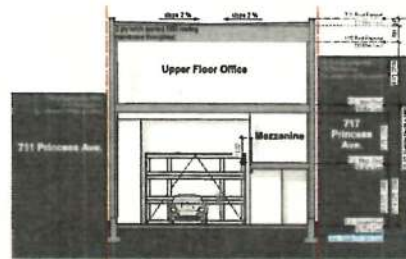


Rear Elevation [South]  
Scale 1:100

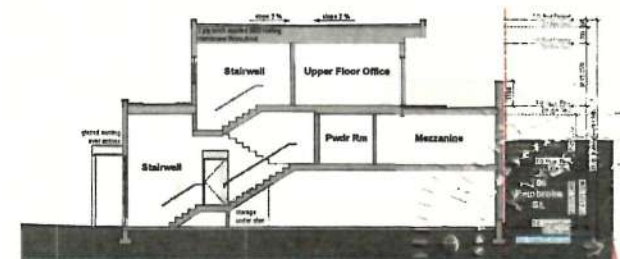


Side Elevation [East]  
Scale 1:100

  
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 Planning & Development Department  
 Development Services Section



Cross Building Section [Facing North]  
Scale 1:100



Longitudinal Building Section [Facing East]  
Scale 1:100

715 Princess Avenue Victoria BC

Development Diagrams

  
 Exterior Elevations & Building Sections  
 A3 1

# Colour & Materials Palette



- 01 Prefinished metal roof flashing, 75mm vertical face typical - Light Gray
- 02 deleted
- 03 Cement based stucco finish, paneled with prefabricated metal reveals - Bright White colour
- 04 Cement based stucco finish, paneled with prefabricated metal reveals - Warm Gray colour
- 05 Corrugated metal paneling, galvalume finish
- 06 Exposed concrete block wall on zero lotline, painted - Bright White colour
- 07 Custom wood entry door complete with glazed panels - All glazed panels complete with 3M Frosted Crystal translucent film.
- 08 Custom overhead wood door complete with glazed upper panels - All glazed panels complete with 3M Frosted Crystal translucent film.
- 09 Clear anodized aluminum window & door units
- 10 Steel door for exterior access to dumbwater, painted - Warm Gray colour
- 11 Glazed awning on structural steel posts and frame components, painted - Graphite colour
- 12 Exterior light fixture

