



## **Council Report**

### **For the Meeting of November 26, 2015**

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**To:** Council **Date:** November 24, 2015  
**From:** Jonathan Tinney, Director of Sustainable Planning and Community Development  
**Subject:** **Update on Rezoning Application No. 00476 for 1040 Moss Street (Art Gallery of Greater Victoria)**  
**Bylaws ready to proceed to Public Hearing**  
Changes to Accommodate Bicycle Structure

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### **RECOMMENDATION**

That Council consider the following motion to reflect new information related to the proposed bicycle enclosure provided by the Art Gallery of Greater Victoria (AGGV) and that the Rezoning Application for the property located at 1040 Moss Street proceed to a Public Hearing.

For procedural correctness, the sequence of Public Hearings for the subject property should deal with the Zoning Regulation Amendment Bylaw and then the discharge of the Land Use Contract. In addition, upon further review, staff have determined that a Development Permit is required for this proposal. Therefore, to address these changes and to allow this Application to proceed to Public Hearing, the following Council Resolution is required:

1. That Council give first and second reading to the Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00476 for 1040 Moss Street and that the Bylaw to discharge the existing Land Use Contract applicable to 1040 Moss Street, be considered at Public Hearings at the same Council meeting.
2. Following consideration of the Zoning Regulation Bylaw Amendment, if it is approved, then the Bylaw to discharge the Land Use Contract be approved.
3. Following consideration of the Zoning Regulation Bylaw Amendment, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000446 for 1040 Moss Street, in accordance with:

1. Revised drawings date stamped November 6, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be substantially in accordance with the plans identified above as to the satisfaction of staff.
4. The phasing of the development to the satisfaction of City Staff.
5. The Development Permit lapsing three years from the date of this resolution."

## EXECUTIVE SUMMARY

The purpose of this report is to provide supplemental information to the Council Report dated November 12, 2015. The applicant has now provided more detailed drawings of the bicycle enclosure, which they wish to include as part of the Rezoning Application and Development Permit Application.

The bicycle enclosure will accommodate the required secure Class 1 bicycle parking (12 spaces). The proposed bicycle enclosure location will be located at the westerly end of the vehicle parking lot, at the junction of Pentrelew Place and Wils Spencer Place. The materials are wire mesh on a galvanized frame. It is intended that the mesh walls that face the streets will be screened by vines. There is a canopy on the enclosure, which will be illuminated from above.

The dimensions of the bicycle enclosure have been determined, and the setbacks contained in the draft bylaw Part 9.4.7 Accessory Building - Bicycle Enclosure requires updating as follows:

<u>Previous draft</u>	<u>Changed to</u>
Side yard setback (minimum) 1.4m	0.6m
Rear yard setback (minimum) 2.8m	1.2m

All other regulations pertaining to the bicycle enclosure remain unchanged.

Although the applicant has not consulted the Rockland CALUC or immediate neighbours on the details of the bicycle enclosure, the applicant notes that the general location has not changed, but details on the size, siting and materials have now been finalized.

## CONCLUSIONS

The recommendation provided above contains the appropriate language to advance the Application to Public Hearings (Rezoning and Land Use Contract). Additionally, wording related to the requirement for a Development Permit Application has been provided for Council's consideration, which removes the requirement for a separate Development Permit for the bicycle enclosure.

Respectfully submitted,



Lucina Baryluk  
Senior Process Planner  
Development Services Division

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Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: November 26, 2015

## Attachments

- Submission showing details of the bicycle enclosure and site plan
- Letter from the applicant dated November 24, 2015.

Mayor and Council Members  
City of Victoria  
1 Centennial Square,  
Victoria BC V8W 1P6

November 24, 2015

**RE: Art Gallery of Greater Victoria Renewal Project - 1040 Moss Street  
Adjustment to Bicycle Enclosure**

To the Mayor and Council of the City of Victoria,

Please be informed that we have updated drawings with regards to the proposed bicycle enclosure.

This is in response to City of Victoria Engineer Steve Hutchinson's concern about the existing chain link fence, that we had considered to be an integral part of the proposed bicycles enclosure, to be breachable, as the chain link fence could potentially be cut.

Therefore we propose a new semi circular expanded metal mesh wall added to the already proposed metal mesh wall along the western end of the parking area. Together will form a secure bicycle enclosure, as required for the Class 1 bicycle stalls. All enclosure walls will be matching in materiality and height. Vines can be vertically grown in select areas on the walls, to provide visual accent. The shape of the semi circular wall follows the existing retaining wall within the permissible setbacks.

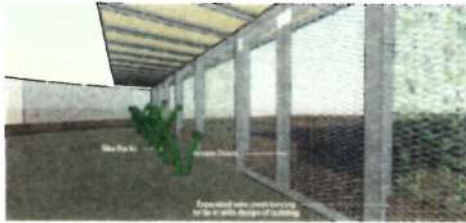
Please note that A. the previous Setbacks for the bicycle enclosure (the Accessory Building) had been measured to the roof edge, while the updated setbacks are now provided to the edge of the new expanded metal mesh walls and B. that the roof area has not changed in size.

Kind regards, Oliver

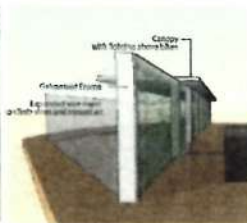
electronic submission

Oliver Lang Architect AIBC





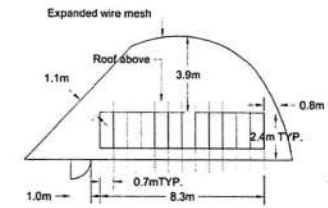
EXPANDED WIRE MESH AND GALVANIZED FRAME  
 CONCEPTUAL DESIGN FOR COVERED SECURE BIKE STORAGE FOR STAFF



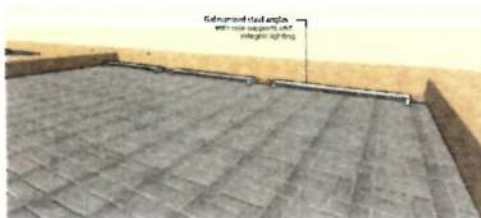
TOP TO FLOAT OVER SCREEN



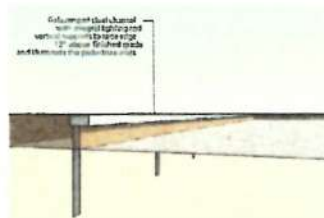
VIEW ANGLE FROM ROAD WILL HIDE BIKES AND PROVIDE A WELCOMING CORNER ELEMENT



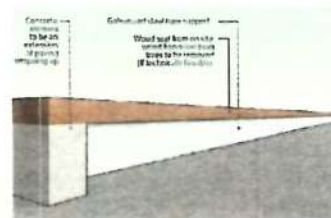
BIKE ENCLOSURE DETAIL  
 scale 1/8" = 1'-0"



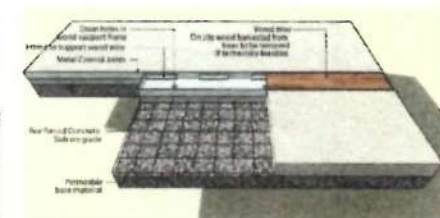
GALVANIZED METAL ANGLE  
 PARKING LOT WHEEL STOPS



GALVANIZED METAL CHANNEL (MAX 12" HIGH)  
 METAL EDGE DESIGN



WOOD TOP W/ GALVANIZED METAL & CONCRETE  
 CUSTOM BENCH DESIGN



SAWCUT CONCRETE W/ WELL DRAINED SUPPORTS FOR WOOD  
 CUTAWAY OF PAVING DETAILS



BIKE ENCLOSURE ILLUMINATED FROM ABOVE  
 LIGHTING DESIGN



WHEEL STOP LIGHTING WASHING PAVING



EDGE LIGHTING WASHING PLAZA



LIGHTING UNDER BENCH WASHING PLAZA

