

## REPORTS OF THE COMMITTEES

### **2. Planning and Land Use Committee – August 27, 2015**

#### **5. Development Variance Permit Application No. 00155 for 2550 Rock Bay Avenue**

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

*“That Council authorize the issuance of Development Variance Permit Application No. 00155 for 2550 Rock Bay Avenue, in accordance with:*

1. *Plans date stamped July 30, 2015.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:*
  - *Schedule C Section 16 – Required parking spaces relaxed from 8 parking spaces (3 for manufacturing, 2 for offices and 3 for cabinet display and sales) to 5 parking spaces*
3. *The Development Variance Permit lapsing two years from the date of this resolution.”*

Carried Unanimously

**6.5 Development Variance Permit Application No. 00155 for 2550 Rock Bay Avenue**

Committee received a report dated August 14, 2015 from Sustainable Planning & Community Development outlining a request to authorize the design of a second floor office and ground floor showroom.

- Action:** It was moved by Councillor Lucas, seconded by Councillor Alto, that Committee recommends that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:
- “That Council authorize the issuance of Development Variance Permit Application No. 00155 for 2550 Rock Bay Avenue, in accordance with:
1. Plans date stamped July 30, 2015.
  2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
    - Schedule C Section 16 – Required parking spaces relaxed from 8 parking spaces (3 for manufacturing, 2 for offices and 3 for cabinet display and sales) to 5 parking spaces
  3. The Development Variance Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY 15/PLUC/195

*Councillor Coleman withdrew from the meeting at 10:28 a.m.*





The following points were considered in assessing this Application:

- The proposed increase in floor area and additional uses may result in an increased parking demand.
- Additional customer parking can be absorbed into the existing street parking.
- Increased employee parking demand will not be accommodated on the street and alternative modes of transportation will need to be considered.
- The provision of a secure bike enclosure, as well as a bike rack as proposed by the applicant, will help mitigate increased employee parking demand.
- The location of the building near major transit routes, as well as convenient access to the Galloping Goose Regional Trail, is a factor that support reduced parking.
- A reduced parking standard for retail sales of furniture may be justified given the larger floor area required for display.

## **BACKGROUND**

### **Description of Proposal**

The proposal is in association with a Rezoning Application to permit an expanded range of light industrial/service commercial uses and to renovate the interior of the building. The renovation would extend the second floor area (by 150m<sup>2</sup>) for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor. The addition of professional office use and expanded floor area increases the parking requirement from five stalls to eight stalls.

The proposed variance is to reduce the parking requirement from eight to five stalls. The five stalls currently exist in the rear yard of the building with driveway access John Street. Also in the rear yard, the proposal includes the addition of a secure bike enclosure and a two-stall bike rack.

### **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 comprised of a two-storey building built in 1993 occupied by a cabinet making manufacturing and furniture sales business. Rear yard parking for five cars is accessed from John Street.

**Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 5, 2015, 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**

The proposed increase in floor area and additional uses may result in an increased parking demand. Additional customer parking can be absorbed into the existing street parking. However, increased employee parking demand will not be accommodated on the street and alternative modes of transportation will need to be considered. The provision of a secure bike enclosure as well as a bike rack, as proposed by the applicant, will help mitigate increased employee parking demand. The location of the building near major transit routes, as well as convenient access to the Galloping Goose Regional Trail, is also cited by the applicant as a factor that support the provision of reduced parking. Staff note that a reduced parking standard for retail sales of furniture may be justified given the larger floor area required for display.

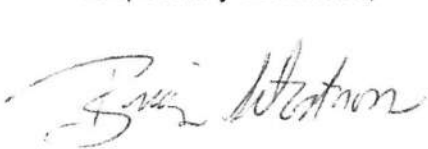
**CONCLUSIONS**

The proposed parking variance is relatively minor in nature. Staff recommend that Council consider approving a reduction in the required parking from eight to five stalls.

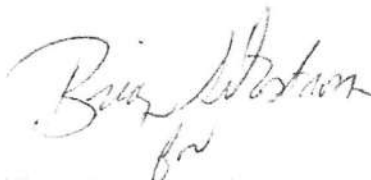
**ALTERNATE MOTION**

That Council decline Development Variance Permit Application No. 00155 for the property located at 2550 Rock Bay Avenue.

Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services  
Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:

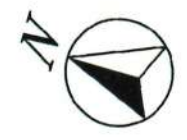


Jason Johnson

Date: August 19, 2015

## List of Attachments

- Zoning map
- Aerial Mmap
- Letter from applicant dated July 30, 2015
- Plans dated July 30, 2015.



2550 Rock Bay Avenue  
 Rezoning #00483  
 Bylaw #







2550 Rock Bay Avenue  
Rezoning #00483  
Bylaw #





# Successful Visions Group Inc

July 30, 2015

City of Victoria  
1 Centennial Square  
Victoria BC

Attention: Mayor and Council

**RE: Proposal to rezone 2550 Rock Bay Avenue from M-2 to M2-1  
Lot A. Plan VIP55947. Section 4. Victoria District. (PID 01 8-1 41 - 293)**

Your Worship and Members of Council,

I wish to gain your approval to rezone my property from M-2 Light Industrial District, to the M2-1 Light Industrial District.

2550 Rock Bay Avenue is located in the industrial neighbourhood of Victoria. The existing building on the property will be retained and would be renovated to extend the existing second floor space to permit professional office space and showroom.

My building was previously three residential lots and has housed only my millwork factory since the 1994 building permit. Currently the millwork factory is located on the ground floor with the business office and showroom as well as some factory production space on a second level. The second floor expansion will add 1,614 square feet which will increase employment opportunities.

This proposal conforms to the OCP notably (Chapter 14) OCP6.13.14.7 and the OCP implementation strategy (2013). This proposal will retain and enhance the employment base in the area.

## **Location and Background**

My property is located in the Rock Bay Industrial area, approximately two kilometres Northwest of the downtown core of Victoria. The Rock Bay area was originally developed in the 1900's as a residential neighbourhood but has transformed to industrial and service commercial uses over the past 40 years. Presently, only a few of the original residential dwellings remain and the area is generally retained as the core of industrial activity in the area.

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]  
2550 Rock Bay Ave Victoria BC V8T 4R6

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Over the past ten years, development in this area has been a process of evolving from traditional industrial uses towards a diverse service commercial and light industrial base with this occurring mostly on a site by site basis. These sites are becoming more flexible to allow retailing, warehousing, manufacturing, and offices.

My property is situated on the southwest corner of Rock Bay Avenue and John Street, towards the Southern periphery of the neighbourhood. It lies east of Bridge Street, which like Rock Bay Avenue is a north to south arterial route carrying traffic from Gorge Road to Bay Street. Properties lying west of Bridge Street are zoned for more heavy industrial use, whereas the properties along Rock Bay Avenue are more service-commercial in nature.

## **Rationale**

The proposed M2-1 zone is the same as that of the property directly across from my property on Rock Bay Avenue (607 John Street).

My property is currently zoned M-2 Light Industrial District. The current zoning allows virtually all non offensive light industrial land uses, as well as banks, churches, clubs, restaurants and retail sales, but does not permit professional offices at present. There are a number of buildings in the neighbourhood that have been rezoned or that are located on a site with pre-existing zoning that permits an office use.

The proposed renovation that is being presented in support of the change in zone, currently envisages a professional office above the existing millwork shop floor. The existing show room and office associated with the millwork factory would be relocated from their current location on a mezzanine level within the building, to a full 2<sup>nd</sup> storey over the currently double height millwork shop floor.

As part of the proposal, the density of the site (measured as Floor Space Ratio) would increase by approximately 25% of the site area (from 0.62 : 1 to 0.88 : 1). This is still well below the permitted Floor Space Ration of 3.00 : 1.0, for both the M2 and M2-1 zones.

The proposal does not require a change to the Official Community Plan.

Diversifying the possible uses of the building and encouraging professional office use in the neighbourhood, I believe is a positive aspect of the project. At present there are a number of retail and manufacturing businesses selling and /or producing millwork, furniture, and architectural fittings in the vicinity. Several professional offices and design firms have also taken up residence in nearby buildings that already had the appropriate zoning, or were purposely rezoned in order to accommodate them. There are also a number of businesses that make the

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2550 Rock Bay Ave Victoria BC V8T 4R6



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neighbourhood a desirable area in which to set up a business with restaurants, brewpubs, cafes etc., making it a desirable location for employees and business owners alike.

## **Transportation**

The property is located within 1 block of two major transportation arteries and within ¼ mile of a third, all of which are major public transit routes, (BC Transit Route #11, (Gorge Road), #14 (Bay Street), as well as all major routes on Douglas Street going North). The site also has relatively convenient access to the Galloping Goose Regional Trail and various trails that connect with it. Access to the trail is possible from nearby adjacent streets leading to Selkirk Waterfront, or by continuing across the Bay Street Bridge to the trail running alongside the Railyards development in Vic West.

In support of our 2 or 3 stall parking variance accompanying this rezoning application we offer the following rationales: a) our 4 corner location has approx. 25 free street parking spots of 1-2 hours; b) our loading zone is minimally used with 8 spots easily accessed; c) there are 5 class 1 + 2 class 2 bicycles stalls; d) the nature of our retail sales 0 to 1 visitor per day could perhaps allow for a relaxed calculation of 1 space per 65m<sup>2</sup> of floor area thus requiring 2 stalls only for retail.

## **Heritage**

The existing 22 year old building is not heritage; it is adjacent to some older buildings. The proposed renovations do not pose an obstruction, visual or otherwise, to or from any adjacent properties. The exterior envelope of the existing building is not being enlarged in any way.

## **Sustainability**

The proposal is to retain the existing building, expanding floor space only within the existing envelope. Re-zoning the property is increasing the possible uses of the existing structure. I have no desire to remove the existing building and in expanding the possible uses I am extending the usefulness and life of the building.

Sustainability hinges on reducing and re-using resource and the adaptive re-use of an existing building is one way to achieve this.

Sustainable products and materials will be used where possible and where it makes economic sense. The project will not, however, be targeting any particular sustainability verification program (LEED/Built Green). It is the goal of the design office to ensure that the office space will use environmentally preferable materials for finishes and construction. In addition, alternative heating sources will be explored for both the new professional offices and the existing office and showroom of the millwork factory.

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

2550 Rock Bay Ave Victoria BC V8T 4R6



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new windows and doors be installed throughout for consistency of appearance as well as for the benefits of better energy efficiency.

The existing insulation of the building (where present) will be upgraded to ensure that the overall effective R/RSI values meet or exceed current Building Code and ASHRAE 90.1 requirements. Wherever possible, passive heating and cooling techniques will be utilized for the upgraded building, through the use of expanded areas of glazing, solar shading, high thermal mass materials and finishes within the new spaces.

## **Infrastructure**

The existing infrastructure within the site and off site will not be adversely impacted by the proposal, which is primarily intended to increase the usefulness of the existing building, not to greatly increase the size. As such, an upgrade to the existing infrastructure is not seen as being a major component of this project.

The City of Victoria's Public Works Department is currently upgrading John Street and it is believed that my site is in accordance to the design goal.

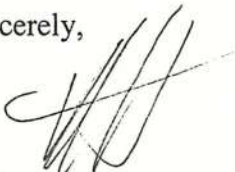
## **Safety and Security**

More business equals more eyes on the street. Flexible operating hours of a diverse group of businesses is no better deterrent to undesirable activities. I believe proposals such as mine increase the amount of legitimate activity and are encouraging the ongoing development of similar properties.

## **Summary**

The proposal is for a modest renovation that will benefit local businesses that wish to operate within the City of Victoria. The rezoning is a requirement for the design office to consider this location for their future office space. It expands the uses of the site and complements the current trend of businesses moving from a light industrial based, to service commercial and professional uses. The proposal is in keeping with the City's Plan for this area to be an ongoing employment district.

Sincerely,



Marian Dashwood-Jones

Phone: ( [REDACTED] ) Fax: [REDACTED] Email: [REDACTED]  
2550 Rock Bay Ave Victoria BC V8T 4R6



PROJECT DATA

<b>Owner:</b>	Sussanah Motors Group 2550 Rock Bay Avenue Victoria BC		<b>Setbacks:</b>	
<b>Architect:</b>	Joseph R. Newell ARCHITECTS INC. S. Arch. B.S.S. Joe Newell Architect Inc. 817 Yates Street, Victoria, B.C. Telephone: 382-4240 Fax: 382-5733 jnewell@jnewellarchitect.com		<b>Front Yard (Rock Bay Avenue - East):</b>	Required None (Setback)
<b>Civic Address of Property:</b>	2550 Rock Bay Avenue, Victoria BC		<b>Side Yard (Interior - South):</b>	Required None (Setback)
<b>Legal Description:</b>	1611 A, SECTION 4, VICTORIA DISTRICT, PLAN V103047		<b>Side Yard (John Street - North):</b>	Required None (Setback)
<b>Zoning:</b>	Entire Proposed	M2 - Light Industrial District M2-1 - Double Standard Industrial District	<b>Rear Yard (Interior - West):</b>	Required Proposed to existing structure building
<b>Site Area:</b>		1,677.09 sq. ft. 1,192 sq. m.	<b>Street Intersection Setback:</b>	Required Proposed
<b>Building Area:</b>		3,547.09 sq. ft. 3,283 sq. m.	<b>Building Height:</b>	Maximum Proposed
<b>Floor Area:</b>	First Floor Second Floor Entire Accessory Building Total	3,117.09 sq. ft. 2,887 sq. m. 2,258.09 sq. ft. 2,097 sq. m. 465.00 sq. ft. 430 sq. m. 5,837.09 sq. ft. 5,414 sq. m.	<b>Parking:</b>	Required Proposed
<b>Floorspace Ratio:</b>	Permitted Proposed	3.5 : 1.0 3.50 : 1.00	<b>Loading:</b>	Required 1 space Proposed 1 space (Setback)
<b>Uses:</b>	Cultural Maker - Production and Storage Area on 1st floor Area on 2nd floor Total - Manufacturing	2,258.09 sq. ft. 2,097 sq. m. 1,662.09 sq. ft. 1,538 sq. m. 3,920.18 sq. ft. 3,635 sq. m.	<b>Bicycle Parking:</b>	Manufacturing 40% Class 1 / 20% Class 2 Office 10% Class 1 / 10% Class 2 Office 10% Class 1 / 10% Class 2 Proposed
	Professional Office Area on 1st floor Area on 2nd floor Total - Office	75.00 sq. ft. 6.93 sq. m. 1,191.00 sq. ft. 1,103 sq. m. 1,266.00 sq. ft. 1,170 sq. m.		

LOCATION PLANS



A - EXISTING BUILDING



2550 ROCK BAY AVENUE

PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT  
VICTORIA, BC

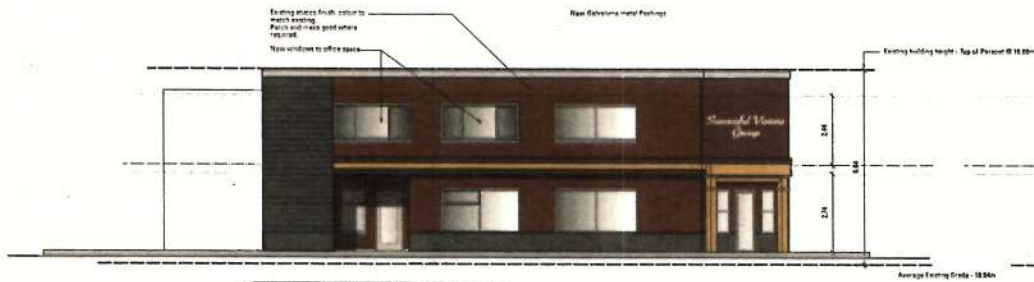
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Joe Newell  
612 Yates Street, Victoria, BC V8W 1K3  
P. (250) 382-4240, F. (250) 382-5733  
www.jnewellarchitect.com

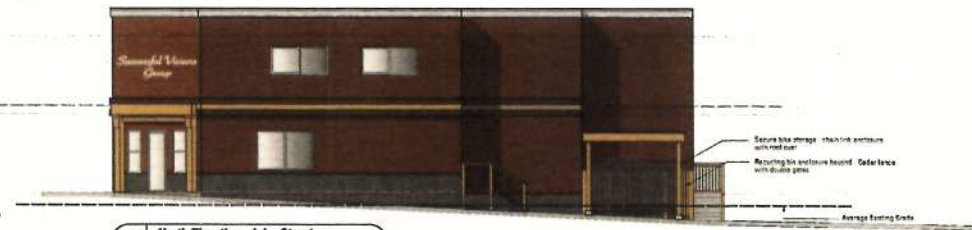
Received  
City of Victoria  
JUL 30 2015  
Planning & Development Department  
Development Services Division

Date: June 2015 Rev: 07 30 July 2015 for DSP

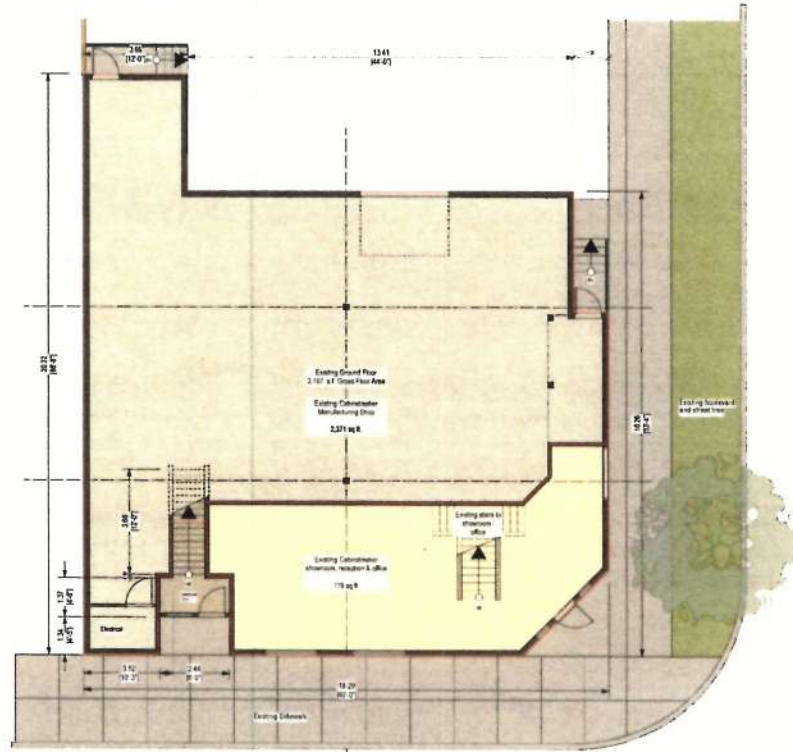




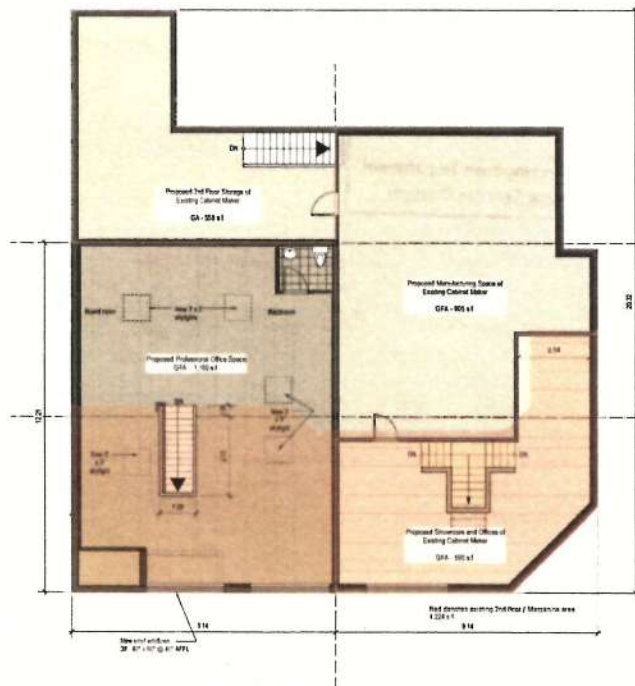
**3 East Elevation - Rock Bay Avenue**  
Scale: 1/75



**4 North Elevation - John Street**  
Scale: 1/75



**1 First Floor Plan - Area = 3,189 s.f.**  
Scale: 1/75



**2 Proposed Second Floor Plan - Area = 3,254 s.f.**  
Scale: 1/75

**2550 ROCK BAY AVENUE**

**PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT**

**Received**  
City of Victoria

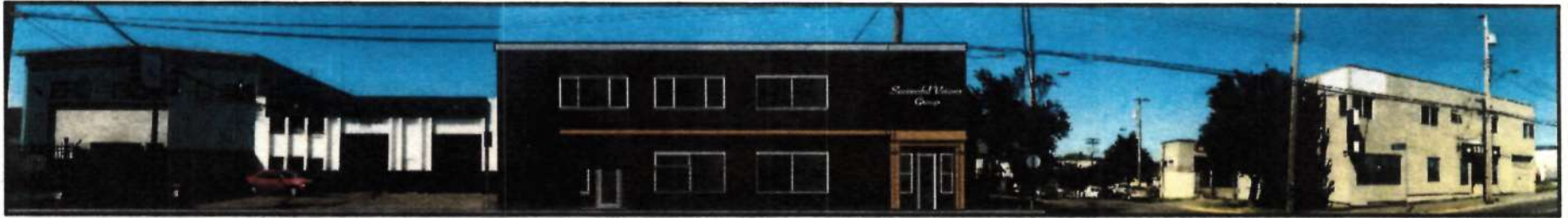
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Date: June 2015 Revised: 30 July 2015 for DVP

**Joe Newell**  
Architect  
312 Yates Street, Victoria, BC V8W 1Y3  
P: (250) 382-4240, F: (250) 382-5733  
www.joewellarchitect.com

**JUL 30 2015**  
Planning & Development Department  
Development Services Division

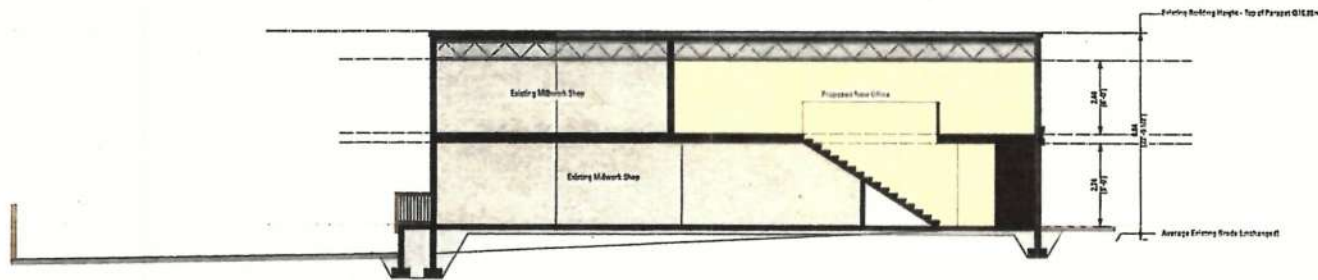




3 East Elevation - Rock Bay Avenue  
Scale: 1/75



2 North Elevation - John Street  
Scale: 1/75



1 Building Section  
Scale: 1/75

2550 ROCK BAY AVENUE

PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT

Received  
City of Victoria  
A3  
JUL 30 2015  
Planning & Development Department  
Development Services Division

Joe Newell  
812 Yates Street, Victoria, BC V8W 1K4  
P. (250) 382-4240, F. (250) 382-4733  
www.joenevellarchitect.com

B.C. Land Surveyor's  
 Site Plan of:

Lot A, Section 4, Victoria  
 District, Plan VP55947



All distances are in metres

City address: 2550 Rock Bay Avenue  
 Victoria, B.C.

Parcel Identifier Number 018-141-293

Referred to title:  
 easement 1092490  
 easement 1092500  
 easement 1092510

Legend

- denotes spot elevation
- denotes utility pole
- d = demarcation
- denotes tree & species (trees not joined to roots)
- denotes tree located
- denotes tree located

This drawing is prepared to assist with planning/design and permitting and is not to be used for any other purpose.

Structural/Decorative finishing/landscape - overlying street

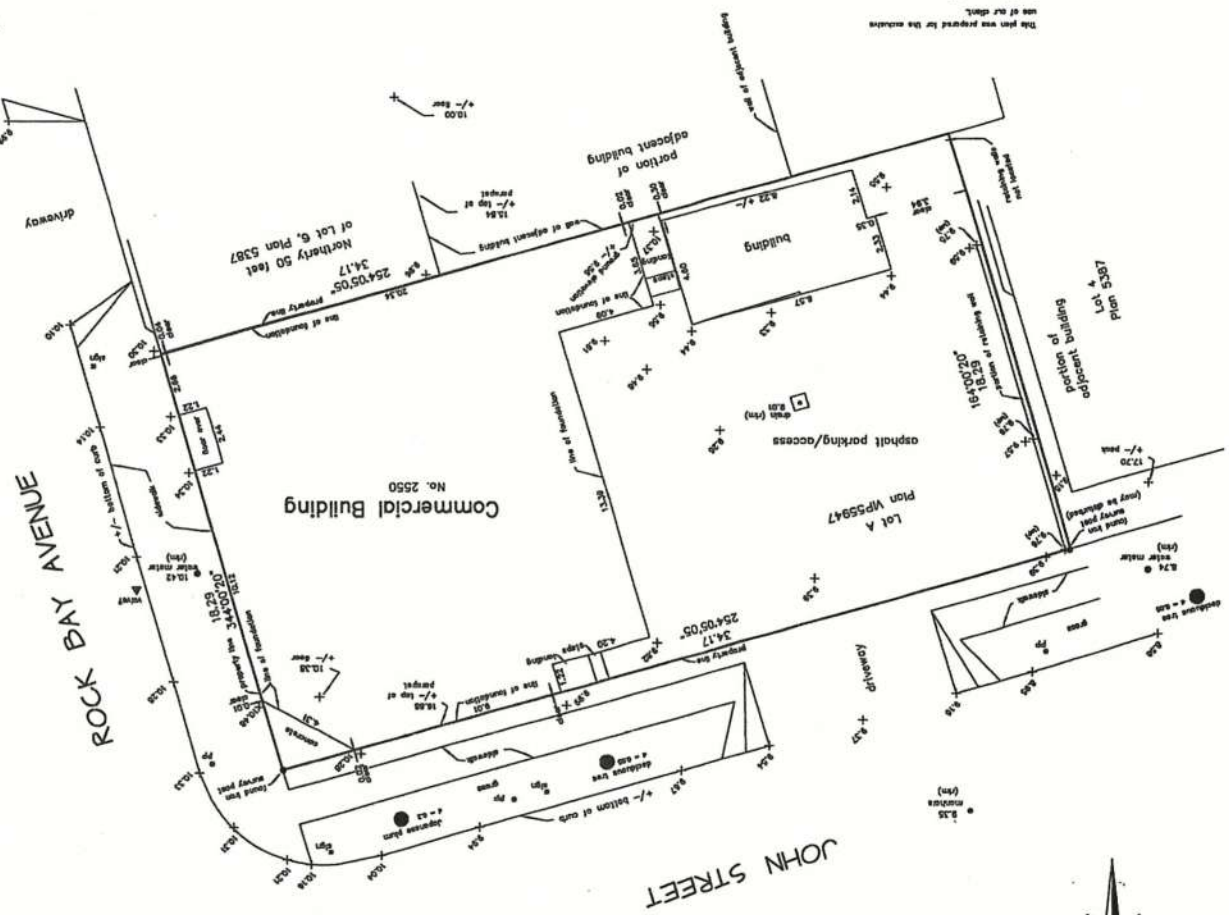
Glen Mitchell  
 P25178  
 B.C.L.S.

Certified correct this 9th day of June, 2015

This document is not valid unless originally signed and sealed or electronic signature is attached.

Received  
 City of Victoria  
 JUL 30, 2015  
 Planning & Development Department  
 Development Services Division

625 square metres  
 site area



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 The surveyor accepts no responsibility or liability for any designs that may be prepared or used as a result of any reference made, or actions taken based on this document.  
 No. 2511 The 15-24-2012 Act

Site Area  
 625 square metres  
 Lot 109-240-1712  
 Victoria, B.C.