

Proposed Rezoning 2550 Rock Bay Ave.

Office & Light Industrial Development

Outline

- ① **Subject Property Overview**
 - Location
 - Street Views
- ② **Rezoning Rationale**
 - Existing Zoning
 - Project Information
- ③ **Proposed Development**
 - Project Data
 - Site Plan
 - Floor Plans
 - Exterior Elevations
 - Building Section
 - Street Views
- ④ **Summary**

Location



Subject Property Overview



Location



Subject Property Overview



Location



Subject Property Overview



Street View - North Facing



Subject Property Overview



Street View - North Facing



Subject Property Overview



Street View - Existing Main Entrance



Subject Property Overview



Street View - Existing Main Entrance



Subject Property Overview



Street View – East Facing



Subject Property Overview



Street View – East Facing



Subject Property Overview

1

Existing Zoning & Project Information

- Proposed rezoning: M-2 Light Industrial District, to M2-I Douglas Blanshard Industrial District.

Proposal

- Existing
- Mill
- Rezoning
- Second
- Professional
- New work
- Existing values requirements



and
ce,
ezzanine.

ond

ond

R / RSI
AE 90.1

Rezoning Rationale

2

Project Information

Proposal (continued):

- Density of the site (Floor Space Ratio) increased by approximately 25% (from 0.62 : 1 to 0.88 : 1)
 - Well below permitted FSR of 3.0 : 1.0, for M2 and M2-I zones.

Official Community Plan:

- Conforms to the OCP notably:
 - Chapter 14 OCP 6.13.14.7
 - The OCP Implementation Strategy (2013).

Advantages:

- Expanded flexibility of space usage
- Increased opportunities for professional office space and design centers
- Employment base in the area retained and enhanced

Project Data

Owner:	Successful Visions Group 2950 Rock Bay Avenue Victoria BC	
Architect:	Joseph R. Newell, MAIBC, B. Arch, B.E.S. Joe Newell Architects Inc. 412 Yates Street, Victoria, B.C. Telephone: 382-4240 Fax: 382-5733 jnewell@jnewellarchitect.com	
Civic Address of Property: Legal Description	2950 Rock Bay Avenue, Victoria BC LOT A, SECTION 4, VICTORIA DISTRICT, PLAN V/P55017	
Zoning:	Existing Proposed	M2 - Light Industrial District M2-I - Douglas Blanshard Industrial District
Site Area:	7,877.00 s.f.	(732 m ²)
Building Area:	3,587.00 s.f.	(333 m ²)
Floor Area:	First Floor Second Floor Existing Accessory Building Total:	3,197.00 s.f. (297 m ²) 3,255.00 s.f. (302 m ²) 485.00 s.f. (45 m ²) 6,937.00 s.f. (644 m ²)
Floorspace Ratio:	Permitted: Proposed:	3.0 : 1.0 0.88 : 1.00
Uses:	Cabinet Maker - Production and Storage Area on 1st floor 2,856.00 s.f. (265 m ²) Area on 2nd floor 1,465.00 s.f. (136 m ²) Total - Manufacturing 4,321.00 s.f. (401 m ²) Cabinet Maker - Office and Showroom (Retail) Area on 1st floor 719.00 s.f. (72 m ²) Area on 2nd floor 480.00 s.f. (45 m ²) Total - Office and Showroom 1,199.00 s.f. (117 m ²) Professional Office Area on 1st floor 75.00 s.f. (7 m ²) Area on 2nd floor 1,160.00 s.f. (108 m ²) Total - Office 1,235.00 s.f. (115 m ²)	

Project Data

Setbacks:			
Front Yard (Rock Bay Avenue - East):	Required:	None	
	Proposed:	None	(Existing)
Side Yard (Interior - South):	Required:	None	
	Proposed:	None	(Existing)
Side Yard (John Street - North):	Required:	None	
	Proposed:	None	(Existing)
Rear Yard (Interior - West):	Required:	14.00 m	(45.9')
	Proposed:	0.00 m	(0.0')
			(Existing)
Street Intersection Setback	Required:	Line connecting points 3 m from intersection	
	Proposed:	Line connecting points 3.2 m from intersection	
Building Height:	Maximum:	15.00 m	(49.2')
	Proposed:	6.84 m	(22.4')
			(Existing)
Parking:	Required:	for Manufacturing (cabinet maker) 1 stall/140m ² - 40/1140 = 2.9 = 3 stalls for Display (cabinet maker) 1 stall/37.5m ² - 12/37.5 = 3.4 = 4 stalls for Office 1 stall/65m ² - 11/65 = 1.77 = 2 stalls Total required 8 stalls required	
	Proposed:	5 stalls provided Variance required (Additional 3 stalls when loading area not in use)	
Loading	Required - 1 space	Provided - 1 space	(Existing)
Bicycle Parking:	Manufacturing: 80% Class 1 / 20% Class 2	1 space/950m ² Industrial = 320/950 = 1	
	Retail: 50% Class 1 / 50% Class 2	1 space/205m ² Retail = 150/205 = 1	
	Office: 50% Class 1 / 50% Class 2	1 space/205m ² Office = 115/205 = 1	
	Required:	6 required as minimum as per Bylaw	
	Proposed:	5 Class 1 spaces and 2 Class 2 spaces	

Proposed Development

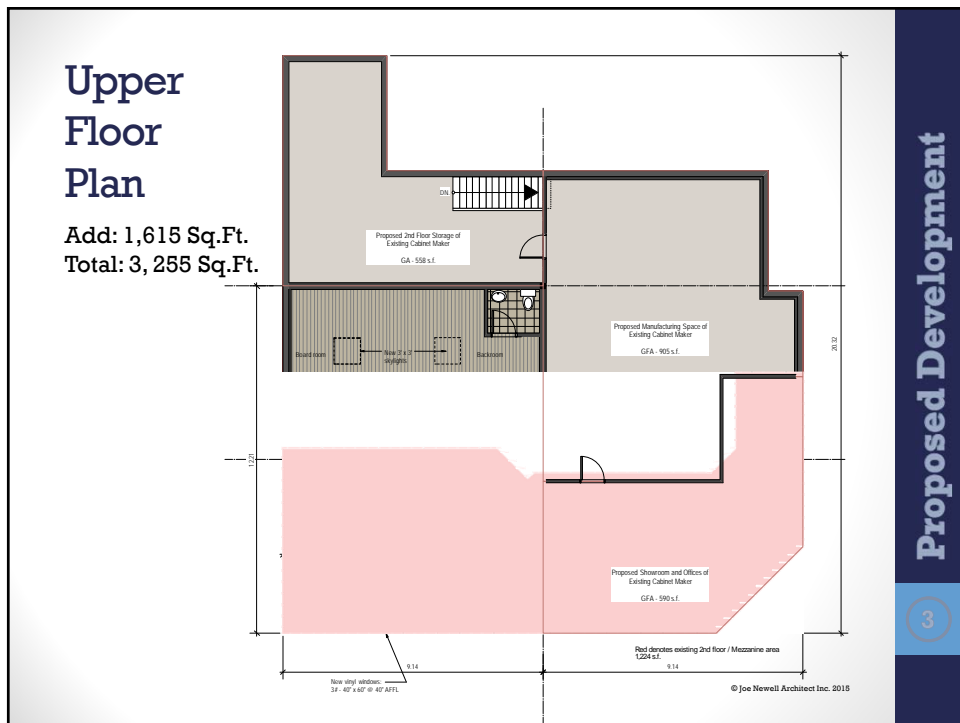
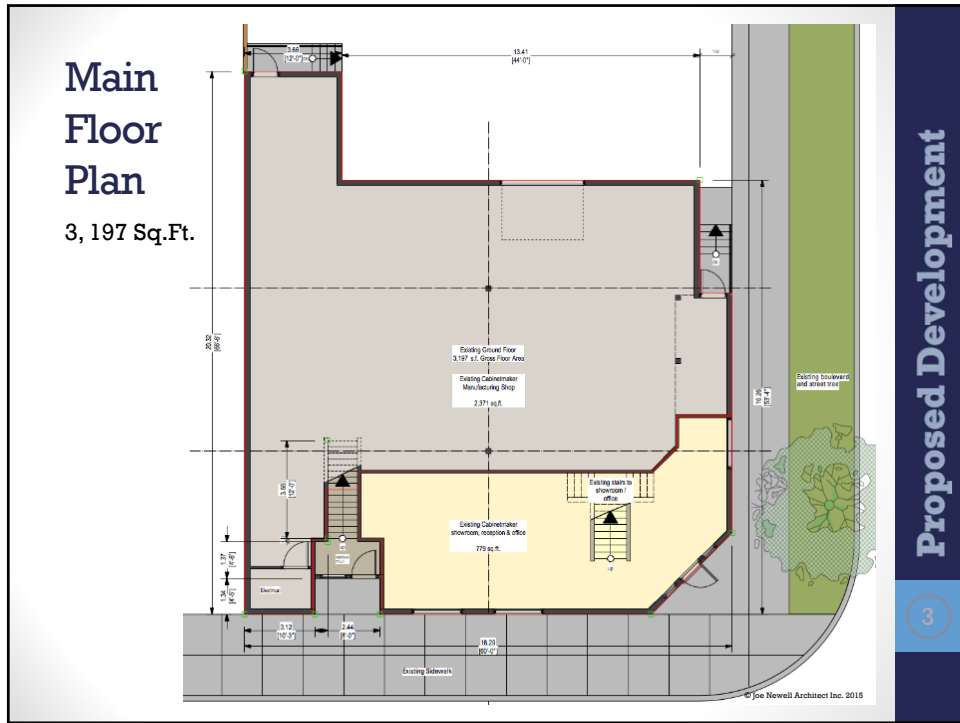
3

Site Plan

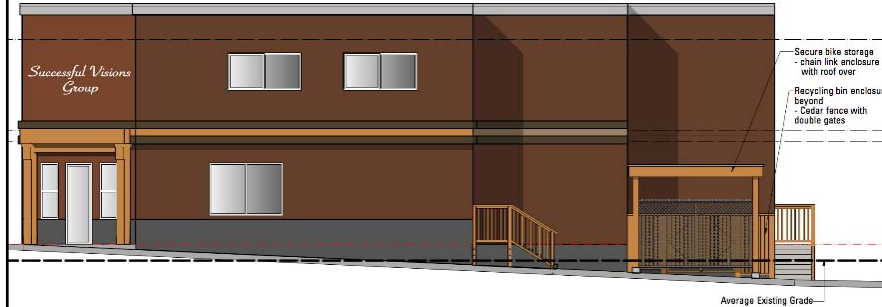


Proposed Development

3



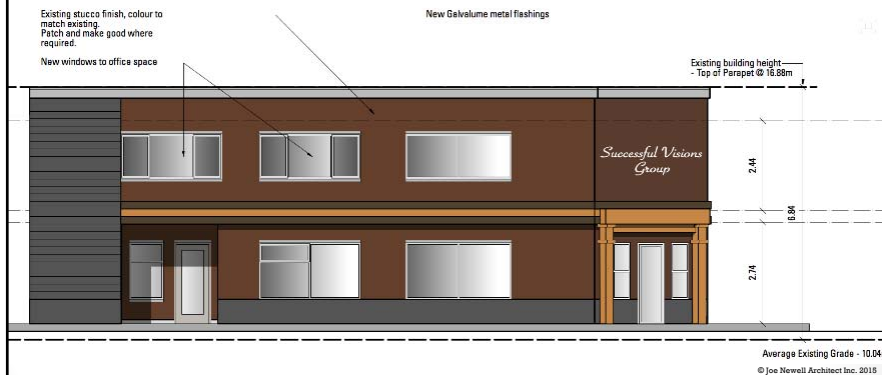
North Exterior Elevation



Proposed Development

3

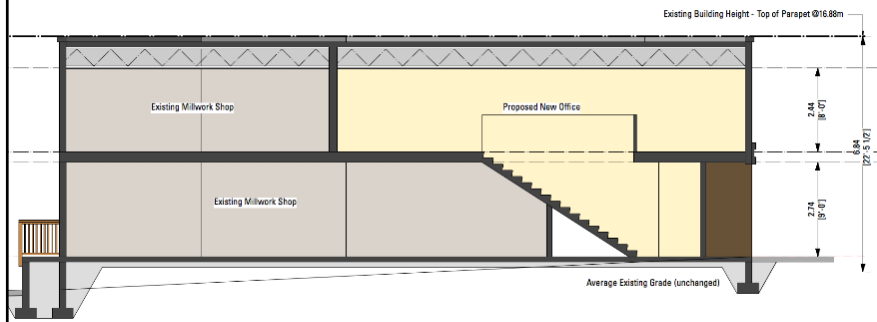
East Exterior Elevation



Proposed Development

3

Building Section



Proposed Development

3

Street Views



John Street View

© Joe Newell Architect Inc. 2015



Rock Bay Avenue View

© Joe Newell Architect Inc. 2015

Proposed Development

3

Summary

- Rezoning: M-2 Light Industrial District, to M2-I Douglas Blanshard Industrial District.
 - Will permit professional office space occupancy

Proposal:

- Renovation of existing building within building envelope
 - 1,614 square feet added to second floor
 - 1,160 square feet of new office space
 - New windows and skylights
 - Upgraded insulation
- Floor Space Ratio below maximum permitted

Official Community Plan:

- Conforms to the OCP