



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, August 8, 2022

DEPARTMENT: Planning

APPLICATION NO.: DVP22-0005

SUBJECT: Application for a Development Variance Permit to Allow for an Increase in the Allowable Height from 4-storeys to 5-storeys

PURPOSE

Malcolm McNaughton of Keycorp Consulting has applied on behalf of Urban Pro Developments for a development variance permit to increase the height of a proposed office building from 4-storeys to 5-storeys at 4342 Westshore Parkway.

BACKGROUND

The subject property received adoption on June 1, 2020 for an OCP Amendment (OCP19-0007) and a rezoning (Z19-0028) that changed the designation of the site to 'Business or Light Industrial' and the zone to 'Business Park – Sooke Road West' (BP2A).

Since that time, a Development Permit (DP20-0046) was issued for land clearing, and then DP21-0015 was issued for the construction of a 4-storey 32-unit business park/light industrial building on a portion of the site.

Table 1: Site Data

<i>Applicant</i>	Malcolm McNaughton, Keycorp Consulting
<i>Owner</i>	Urban Pro Developments
<i>Civic Address</i>	4342 Westshore Parkway
<i>Legal Description</i>	Lot 1, Section 87, Metchosin District, Plan EPP77125
<i>Size of Property</i>	2.3 hectares (5.7 acres)
<i>DP Areas</i>	Habitat & Biodiversity, Steep Slopes, Fire Hazard, and Woodland
<i>Zoning Designation</i>	Business Park – Sooke Road West' (BP2A)
<i>OCP Designation</i>	Business or Light Industrial

SITE AND SURROUNDING AREA

The site has been cleared and prepared for the construction of a larger building that includes 32 light industrial units. The property to the west has also been cleared and is being prepared for similar type buildings, while to the north and east are lands that are primarily untouched and remain in their current state that primarily includes trees throughout.

COMMENTARY

The applicant has applied to increase the allowable height to 5-storeys to accommodate a proposed office building. A DP for the form and character of the proposed building has not yet been applied for, as they wish to determine whether 5-storeys would be permitted before moving forward with detailed design. The final footprint of the development will also be assessed in relation to the initial land clearing DP, and an amendment can be considered concurrently with this form and character DP, if required.

This proposed building would impact the number of required onsite parking stalls, but the applicant has sufficiently addressed this already. A revised site plan (Appendix A) has added parking to ensure the ratio for the entire site meets the zoning bylaw requirements so no additional variance is needed.

Table 2: Proposed Data

	Required as per Section 6.63A.06(1) of Zoning Bylaw No. 300	Proposed by DVP Application
<i>Height</i>	Four storeys.	Five storeys.

Sections 6.63A.04 and 05 of the Business Park 2A (BP2A) zone determine the allowable density in this zone. Altering the height of the building, therefore, does not constitute a variance to density.

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend:

1. That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 4342 Westshore Parkway with the following variance:

- a) That Section 6.63A.06(1) of Zoning Bylaw No. 300 be varied by increasing the allowable height of a building from 4-storeys to 5-storeys

subject to the following terms and conditions:

- i. That the increase in height only apply to the proposed office building on this property

and not the 32-unit business park/light industrial building already approved via DP20-0046.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend:

1. That Council reject this application for a development variance permit.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

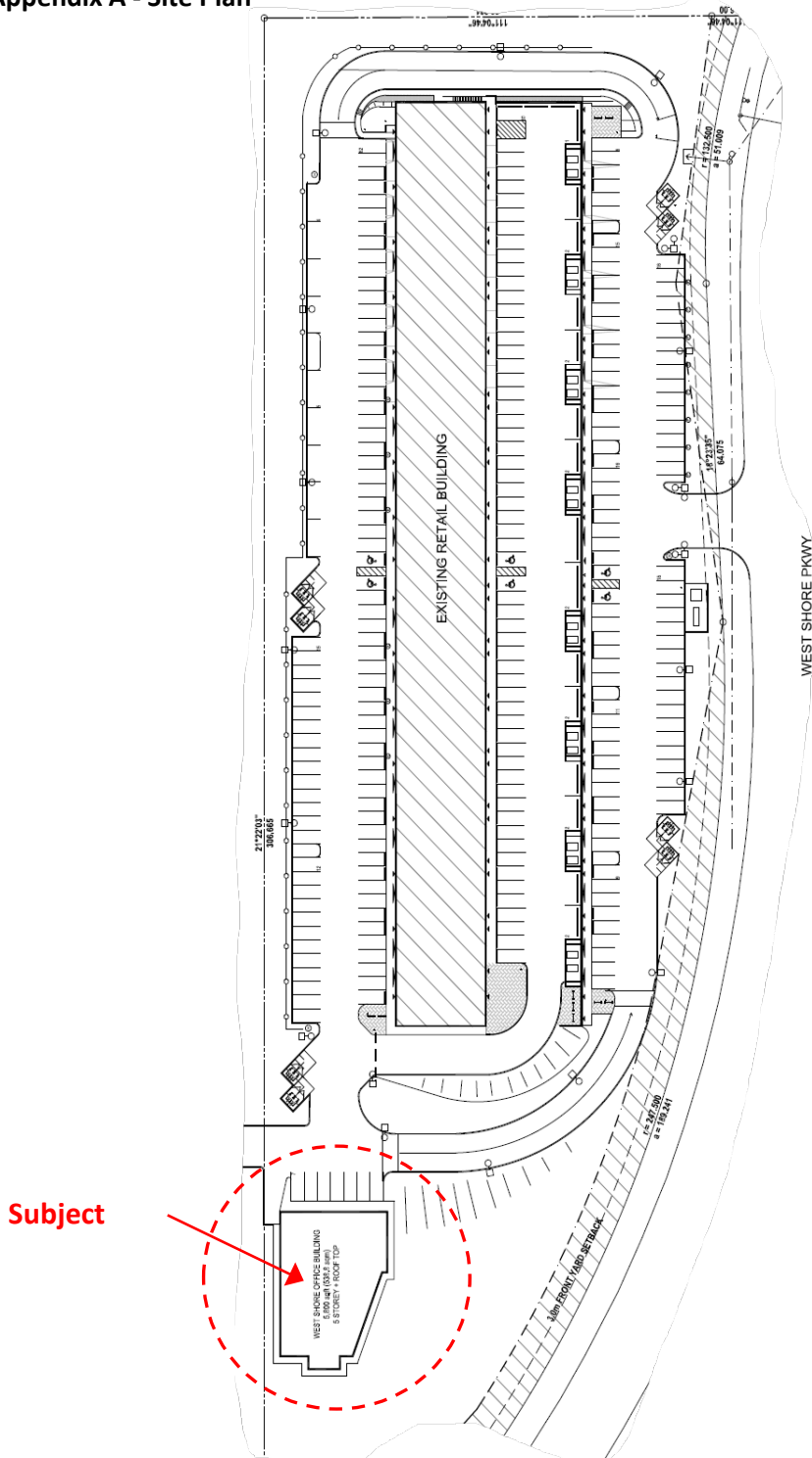
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Audrey Kryklywyj-Shortreid, Deputy Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

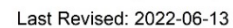
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A - Site Plan



Appendix B – Site Map

4342 West Shore Pkwy



Appendix C – Location Map

**DEVELOPMENT VARIANCE PERMIT
(DVP22-0005)
4342 West Shore Pkwy**



Scale: N.T.S.

Last Revised: 2022-06-13