

REPORTS OF COMMITTEES

1. Committee of the Whole – February 8, 2018

4. Update on Rezoning Application No. 00562 and Official Community Plan Amendment for 3025 Douglas Street

Motion:

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe:

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* by removing the property located at 3025 Douglas Street from the *General Employment* Urban Place Designation and adding it to the *Town Centre* Urban Place Designation; as well as, the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - i. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity.
 - ii. That Council determine, pursuant to section 475(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - iii. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - iv. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - v. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - vi. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2018-2020 Draft Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - vii. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - viii. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That Council instruct staff to change the land use designation of the property located at 3025 Douglas Street from General Employment to Town Centre in the *Burnside Gorge Neighbourhood Plan*.

Carried Unanimously

4. LAND USE MATTERS

4.1 Update on Rezoning Application No. 00562 and Official Community Plan Amendment for 3025 Douglas Street

Committee received a report dated January 25, 2018, from the Director of Sustainable Planning and Community Development regarding an application to convert the existing building from a motel to a multiple dwelling consisting of approximately 48 market rental units, and existing commercial storage area in the lower level.

Committee discussed:

- Conferring additional entitlements and additional economic benefits.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas:

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* by removing the property located at 3025 Douglas Street from the *General Employment Urban Place Designation* and adding it to the *Town Centre Urban Place Designation*; as well as, the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - i. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity.
 - ii. That Council determine, pursuant to section 475(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - iii. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - iv. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and

- federal governments and their agencies due to the nature of the proposed amendment.
- v. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - vi. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2018-2020 Draft Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - vii. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - viii. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That Council instruct staff to change the land use designation of the property located at 3025 Douglas Street from General Employment to Town Centre in the *Burnside Gorge Neighbourhood Plan*.

CARRIED UNANIMOUSLY 18/COTW



Committee of the Whole Report

For the Meeting of February 8, 2018

To: Committee of the Whole **Date:** January 25, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00562 for 3025 Douglas Street and Associated Official Community Plan Amendment

RECOMMENDATION

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* by removing the property located at 3025 Douglas Street from the *General Employment* Urban Place Designation and adding it to the *Town Centre* Urban Place Designation; as well as, the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - i. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity.
 - ii. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - iii. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - iv. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are

necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.

- v. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - vi. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2018-2020 Draft Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - vii. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - viii. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That Council instruct staff to change the land use designation of the property located at 3025 Douglas Street from General Employment to Town Centre in the *Burnside Gorge Neighbourhood Plan*.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to update Council with information, analysis and recommendations for a Rezoning Application for the property located at 3025 Douglas Street. The proposal is to rezone from the T1 Zone, Limited Transient Accommodation District, to a new zone in order to convert the existing building from a motel to a multiple dwelling consisting of approximately 48 market rental units, and existing commercial storage area in the lower level.

At the Committee of the Whole meeting on November 2, 2017 (minutes and report attached), Council considered this Rezoning Application and directed staff to prepare the necessary Official Community Plan (OCP) and Zoning Regulation Bylaw amendments with the

understanding that the OCP amendment would be in the form of a of a new policy. This new policy would address motel conversions consistent with the policies in the *Burnside Gorge Neighbourhood Plan*, and include a proviso that only existing buildings would qualify, and new development (demolition with new construction) that was not consistent with the General Employment designation, would require an OCP amendment.

In the process of drafting the OCP Amendment Bylaw, staff discovered that adding a general policy to the OCP would be too broad and affect other properties, which would require additional public consultation (beyond 200m of the subject property) and clearly not the intent of this proposal. Furthermore, it is not good legal practice to add a policy to the OCP for one property as it would result in a site specific OCP amendment and transform the purpose of the OCP from a broad land use policy and categorization scheme to a site specific regulatory framework more akin to a Zoning Regulation Bylaw than an OCP. Given this direction, amending the Urban Place Designation from *General Employment* to *Town Centre* would be the most appropriate solution for several reasons in order to support rental housing on the subject property at this time.

ANALYSIS

Amending the Urban Place Designation from *General Employment* to *Town Centre* would be the most appropriate solution for several reasons. Firstly, *Town Centre* supports commercial land uses, heights up to ten-storeys and densities up to 2:1 floor space ratio (FSR) and may be increased up to a total of approximately 3:1 FSR when advancement of plan objectives are considered. This designation also supports low and mid-rise multi-unit residential and mixed-use buildings. For comparison, the *General Employment* designation only supports densities up to 2:1 FSR and heights up to six storeys. Similarly, the *Burnside Gorge Neighbourhood Plan* only supports buildings up to four storeys at this location and this would not change.

In addition, the subject property is one property away from lands designated *Town Centre* and less than 150m from Mayfair Shopping Centre, which is also designated *Town Centre* in the OCP. Expanding the *Town Centre* designation to the subject property would not be a huge leap nor out of context with the immediate neighbourhood. Ground-oriented commercial is also strongly encouraged in the *Town Centre* designation. The site specific zone has been drafted to fit with the current use, density and height of the existing building so that any future redevelopment of the site would be subject to a rezoning and a Council process.

The second option is to change the land use designation of the subject property to *Urban Residential* as this designation does support mixed-use buildings along arterial roads (i.e. Douglas Street), such as Douglas Street, up to six-storeys and a 2:1 FSR; however, residential uses must be provided; whereas, the *Town Centre* designation does support standalone commercial uses which is more consistent with the *General Employment* designation and strongly encouraged at this location.

The third option would be to amend the *General Employment* designation by adding a policy that supports motel conversions to rental housing, which would affect all lands with this designation. This type of OCP amendment would require greater public consultation and it would be a significant departure from the intent of the *General Employment* designation, which is to preserve existing and future commercial and light industrial uses that generate economic development in the city while minimizing potential conflicts with residential uses that may arise adjacent to industrial uses.

CONCLUSION

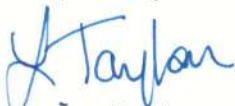
Amending the Urban Place Designation from *General Employment* to *Town Centre* would be the most appropriate solution in order to support rental housing on the subject property. The *Town Centre* designation is comparable to *General Employment* in relation to encouraging a strong commercial presence along Douglas Street. The *Town Centre* designation does support more height and density compared to the *General Employment* designation; however, redevelopment of the subject property would be subject to other OCP policies and design guidelines, and would have to fit with the neighbourhood context. Therefore, maximizing heights and densities that are supported in the *Town Centre* designation may not be appropriate on the site alone. Staff recommend for Council's consideration that the OCP designation of the subject property is changed from *General Employment* to *Town Centre* and the Application advance to a Public Hearing.

ALTERNATE MOTIONS

ALTERNATIVE MOTION 1 (Decline)

That Council decline Rezoning Application No. 00562 for the property located at 3025 Douglas Street.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Jan 31, 2018

List of Attachments:

- Appendix A: Committee of the Whole minutes dated November 2, 2017
- Appendix B: Council minutes dated November 9, 2017
- Appendix C: Committee of the Whole report dated October 19, 2017

3.1 Rezoning Application No. 00562 & Development Variance Permit Application No. 00198 for 3025 Douglas Street

Committee received reports dated October 23, 2017 and October 19, 2017, from the Director of Sustainable Planning and Community Development regarding an application to convert the existing motel to a multiple dwelling consisting of approximately 48 affordable market rental units and retain the existing vehicle storage area in the lower level.

Committee discussed:

- The changes made to the proposal since the original design.
- The intended use of the building and requirements for affordable units.

Motion: It was moved by Councillor Young, seconded by Councillor Thornton-Joe:
Rezoning Application No. 00562

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act, and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity
 - b. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - d. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.

- f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2012-2016 Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- g. That Council give second reading to the Official Community Plan Amendment Bylaw.
- h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing

Development Variance Permit Application No. 00198

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00562, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00562 for 3025 Douglas Street, in accordance with:

1. Plans date stamped August 3, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for:
 - Part 3.9, Section 13(2): reduce the required number of parking spaces from 62 to 28;
 - Schedule C, Section 7.2(g): reduce the required number of visitor parking spaces from 3 to 0;
 - Schedule C, Section C(5) and Section D(1): reduce the required number of parking 18 to 0. 3.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

REPORTS OF COMMITTEES1. Committee of the Whole – November 2, 20175. Rezoning Application No. 00562 & Development Variance Permit Application No. 00198 for 3025 Douglas StreetMotion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman:

Rezoning Application No. 00562

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act, and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity
 - b. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - d. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2012-2016 Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing

Development Variance Permit Application No. 00198

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00562, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00562 for 3025 Douglas Street, in accordance with:

1. Plans date stamped August 3, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for:
 - Part 3.9, Section 13(2): reduce the required number of parking spaces from 62 to 28;
 - Schedule C, Section 7.2(g): reduce the required number of visitor parking spaces from 3 to 0;
 - Schedule C, Section C(5) and Section D(1): reduce the required number of parking 18 to 0.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously



Committee of the Whole Report

For the Meeting of November 2, 2017

To: Committee of the Whole **Date:** October 19, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00198 for 3025 Douglas Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00562, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00562 for 3025 Douglas Street, in accordance with:

1. Plans date stamped August 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for:
 - Part 3.9, Section 13(2): reduce the required number of parking spaces from 62 to 28
 - Schedule C, Section 7.2(g): reduce the required number of visitor parking spaces from 3 to 0
 - Schedule C, Section C(5) and Section D(1): reduce the required number of parking 18 to 0.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 3025 Douglas Street. The proposal is to convert the existing building from a motel to 48 residential rental units and commercial storage area in the lower level. The variance is related to reducing the required number of parking spaces from 80 to 28.

The following points were considered in assessing this Application:

- a Parking Analysis was prepared by the Applicant summarizing the current parking situation onsite. The analysis confirms that not all the parking spaces are utilized by the existing residents
- the commercial storage space in the basement is currently being used by nearby car dealerships to store vehicles
- secure and enclosed bicycle parking would be provided onsite to offset the parking shortfall
- the subject property is located on a major bus route and is in close proximity (walking and biking) to a mix of shops and services
- the parking variance is supportable given the total onsite parking demand, the addition of bicycle parking, and the close proximity to transit and shops and services.

BACKGROUND

Description of Proposal

The proposal is to vary the required number of parking spaces from 80 to 28 in order to facilitate the conversion of an existing motel to a multiple-dwelling consisting of 48 affordable market rental units.

Sustainability Features

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.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently zoned for uses such as transient accommodation, but has been operating without all the necessary approvals as long-term housing for the past few years.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 5, 2017, the application was referred for a 30-day comment period to the Burnside Gorge Neighbourhood Association. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

The Applicant is proposing to reduce the required number of parking spaces from 80 to 28 in order to facilitate the conversion of the existing motel to a multiple-dwelling consisting of 48 affordable market rental units and existing commercial storage space in the lower level. According to the Parking Analysis prepared by the Applicant, the current residents do not occupy all the existing parking spaces onsite, and therefore, the demand is lower than the existing supply of parking. The existing commercial storage area is currently being used by nearby car dealerships to store vehicles. It is not a typical storage business where there are separate storage units rented out to individuals. The current driveway on Douglas Street providing access to the underground level can be maintained provided that this level is not used for parking.

To offset the parking shortfall, the Applicant is proposing to provide 48 Class 1 (secure and enclosed) bicycle parking spaces in lower level of the building which can be accessed off of Douglas Street. The subject property is also located on a major bus route and in close proximity (walking and biking) to a mix of shops and services.

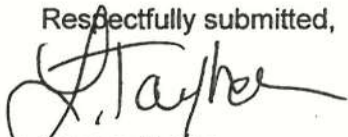
CONCLUSIONS

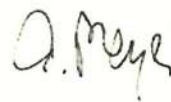
The proposal to reduce the required number of parking spaces from 80 to 28 will help facilitate the creation of more rental housing in the community. According to the parking analysis, there is adequate parking onsite to manage the parking demand that would be generated by the residential and warehouse uses. Staff recommend that Council consider supporting this Application.

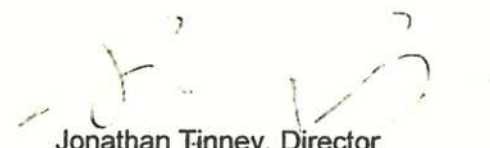
ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00198 for the property located at 3025 Douglas Street.

Respectfully submitted,

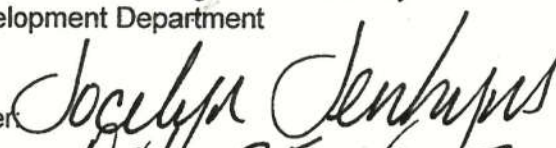

Leanne Taylor
Senior Planner
Development Services Division




Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

Date:


Oct. 25, 2017

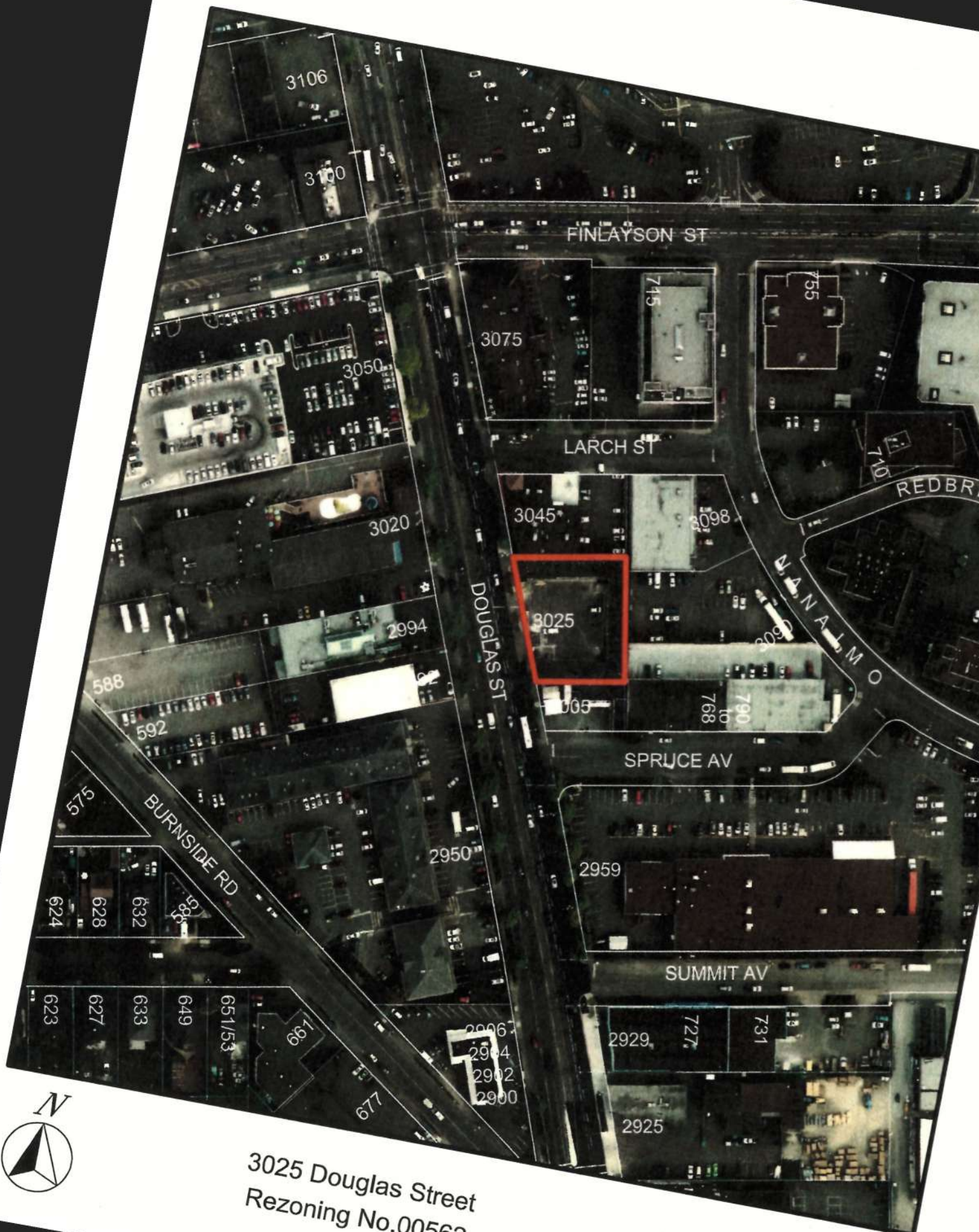
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 3, 2017
- Attachment D: Letter from applicant to Mayor and Council dated January 25, 2017
- Attachment E: Letter from applicant to Mayor and Council including the Parking Analysis dated October 23, 2017
- Attachment F: Community Association Land Use Committee Correspondence.



3025 Douglas Street
Rezoning No.00562





3025 Douglas Street
Rezoning No. 00562

**SITE PLAN OF LOT A, SECTION 4,
VICTORIA DISTRICT, PLAN 13004**

SCALE 1:200M

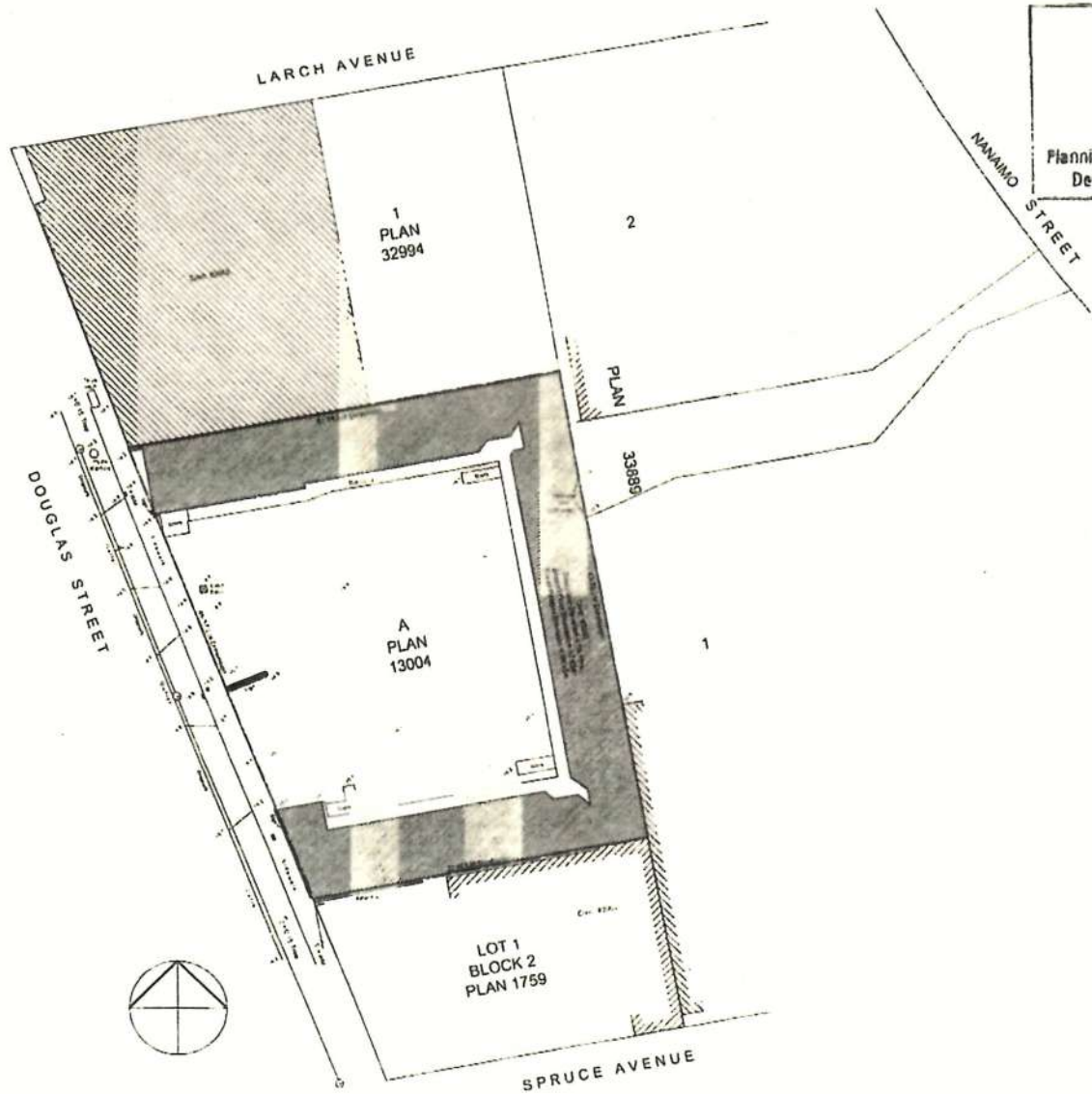
NOTE: This site plan is a copy of the original site plan of a development and is not a legal survey. It is not a substitute for a legal survey.

LEGEND

- denotes utility pole
- denotes water main
- denotes water valve
- denotes gas main
- denotes sewer
- denotes light
- denotes fire hydrant and alarm
- denotes ground contour

This survey was completed on the 25th day of February, 2011.

File 22 DEVENPORT, BC	
Date	March 2011
Surveyed by: [Signature]	
Scale: 1:200	



Received
City of Victoria

AUG 03 2017

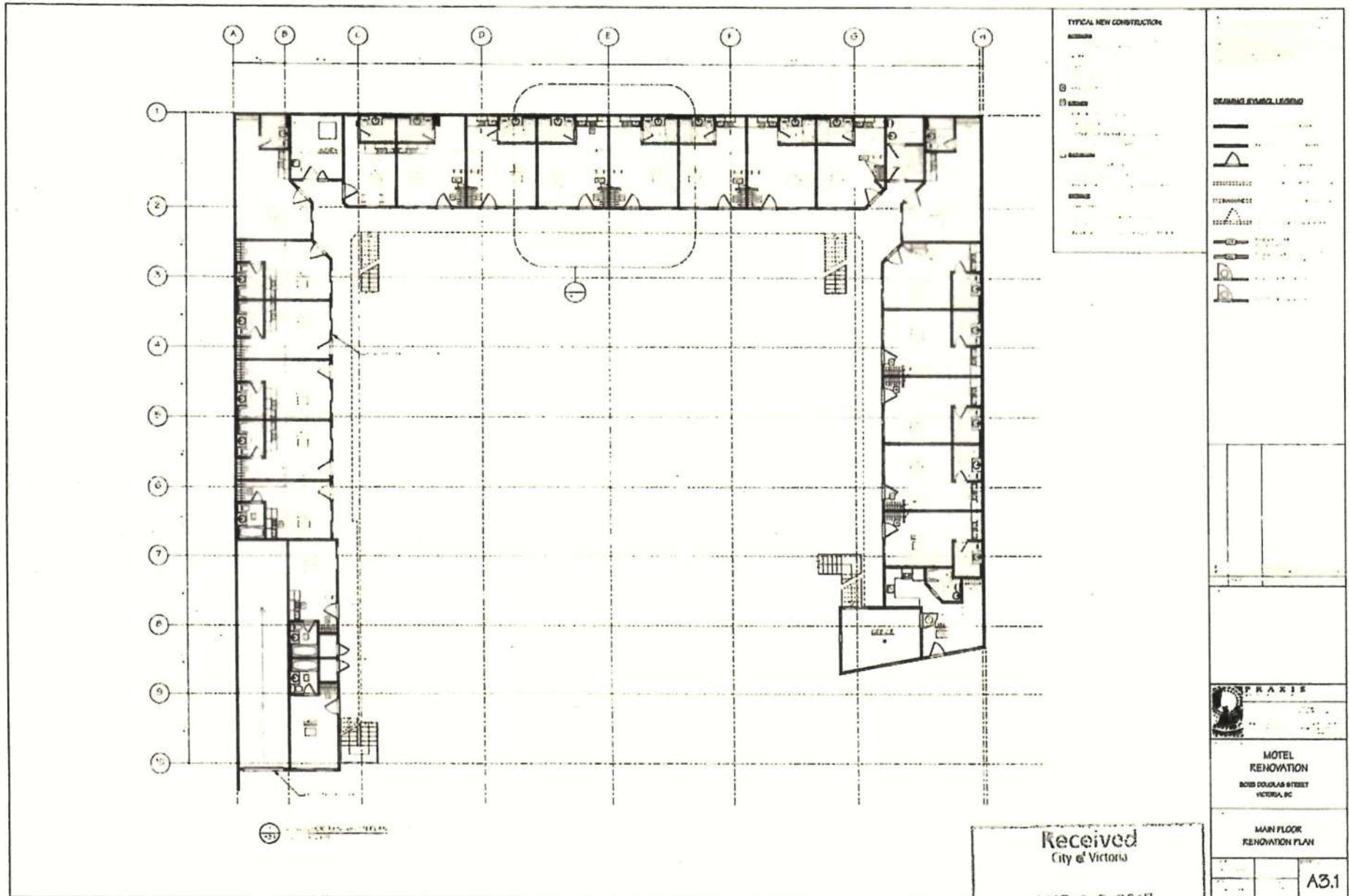
Planning & Development Department
Development Services Division



**MOTEL
RENOVATION**
2015 DOUGLAS STREET
VICTORIA, BC

SITE SURVEY /
SITE PLAN

A1.0

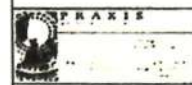


TYPICAL NEW CONSTRUCTION

1	WALL
2	DOOR
3	STAIR
4	ELEVATOR
5	WALL
6	WALL
7	WALL
8	WALL
9	WALL
10	WALL

DETAILED SYMBOL LEGEND

1	WALL
2	DOOR
3	STAIR
4	ELEVATOR
5	WALL
6	WALL
7	WALL
8	WALL
9	WALL
10	WALL

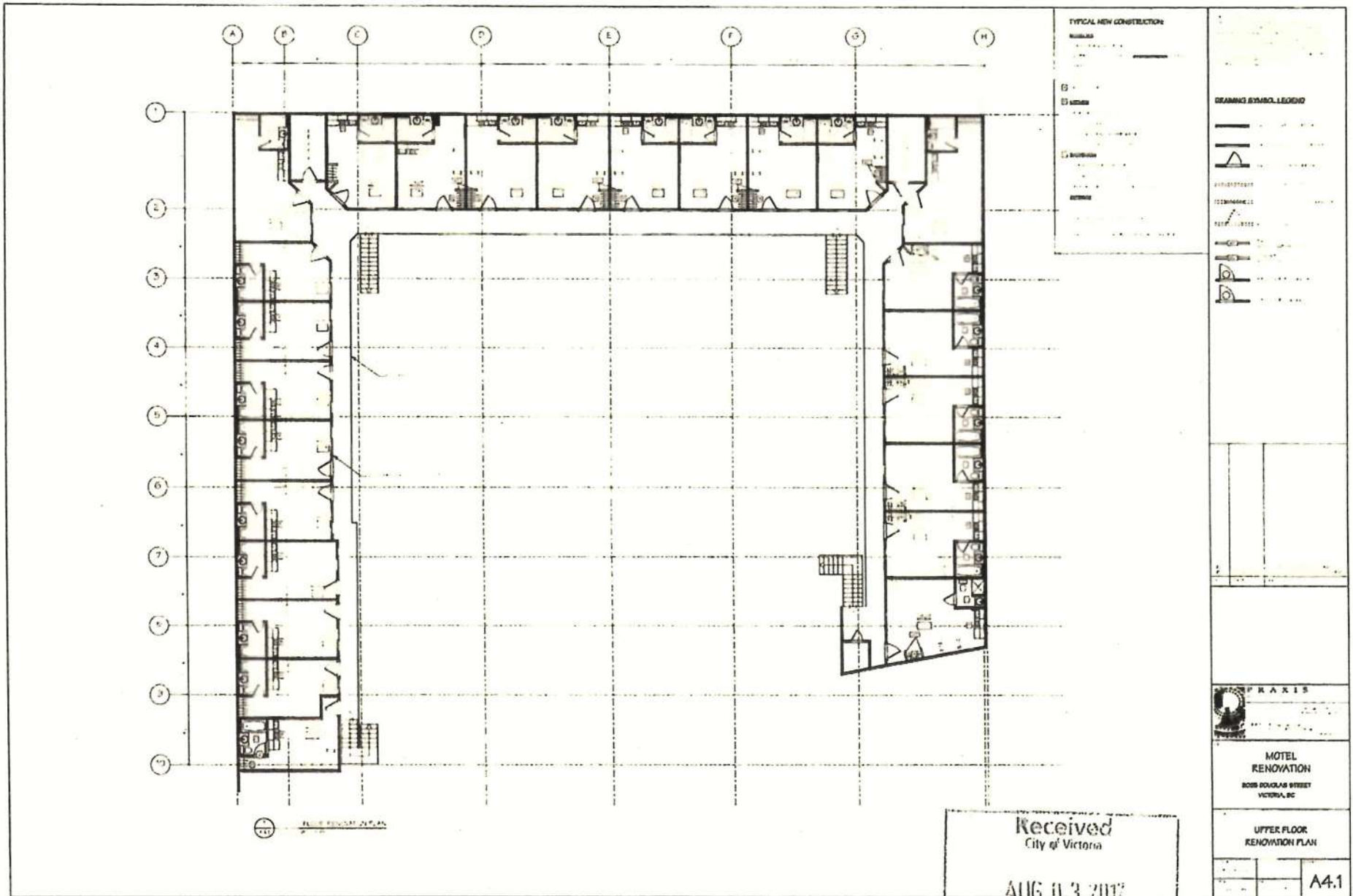


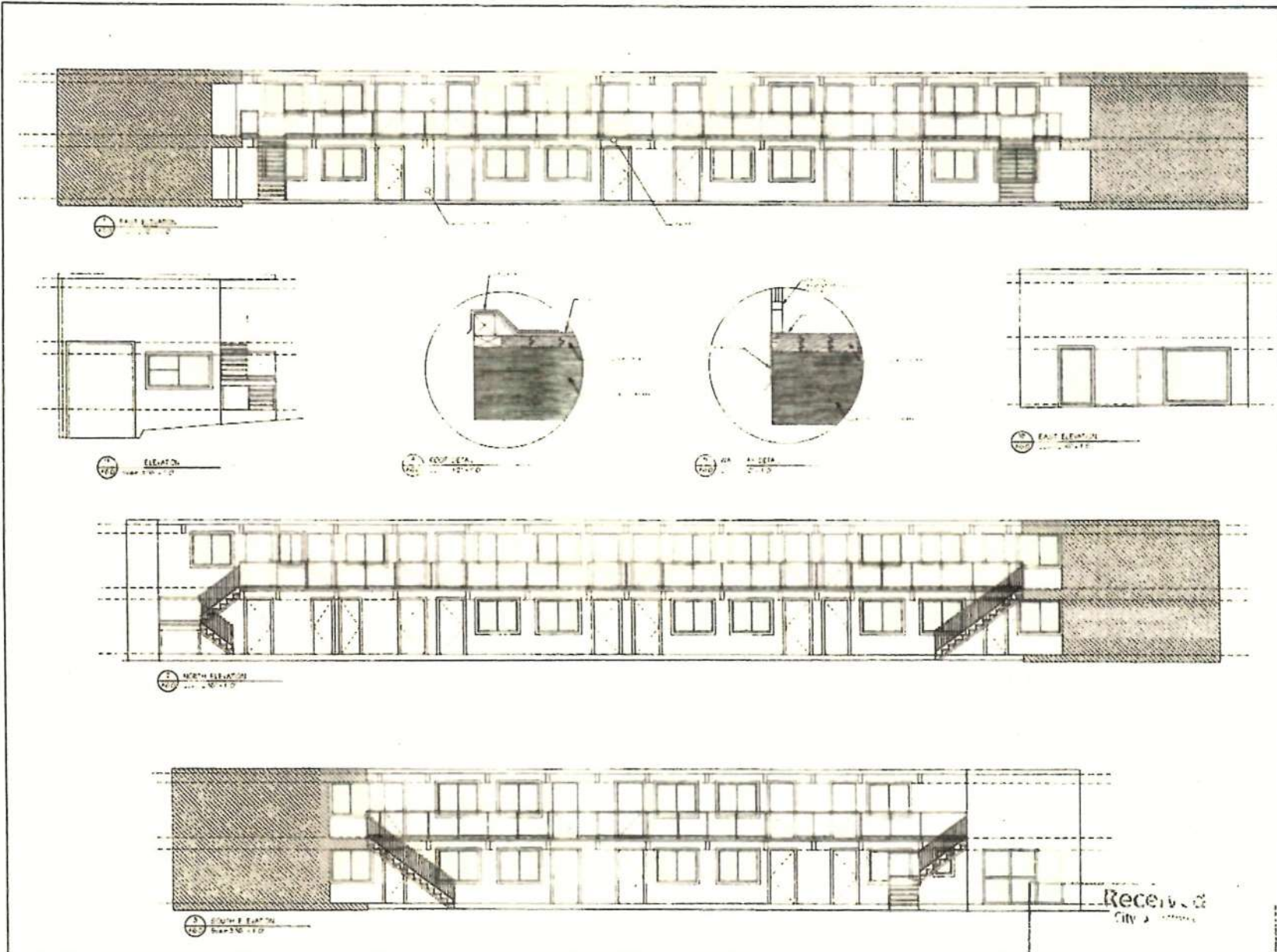
MOTEL RENOVATION
 3025 DOUGLAS STREET
 VICTORIA, BC

MAIN FLOOR RENOVATION PLAN

Received
 City of Victoria
 AUG 03 2017
 Planning & Development Department
 Development Services Division

A3.1





PRAXIS

MOTEL RENOVATION
3025 DOUGLAS STREET
VICTORIA, BC

EXTERIOR ELEVATIONS

A6.0

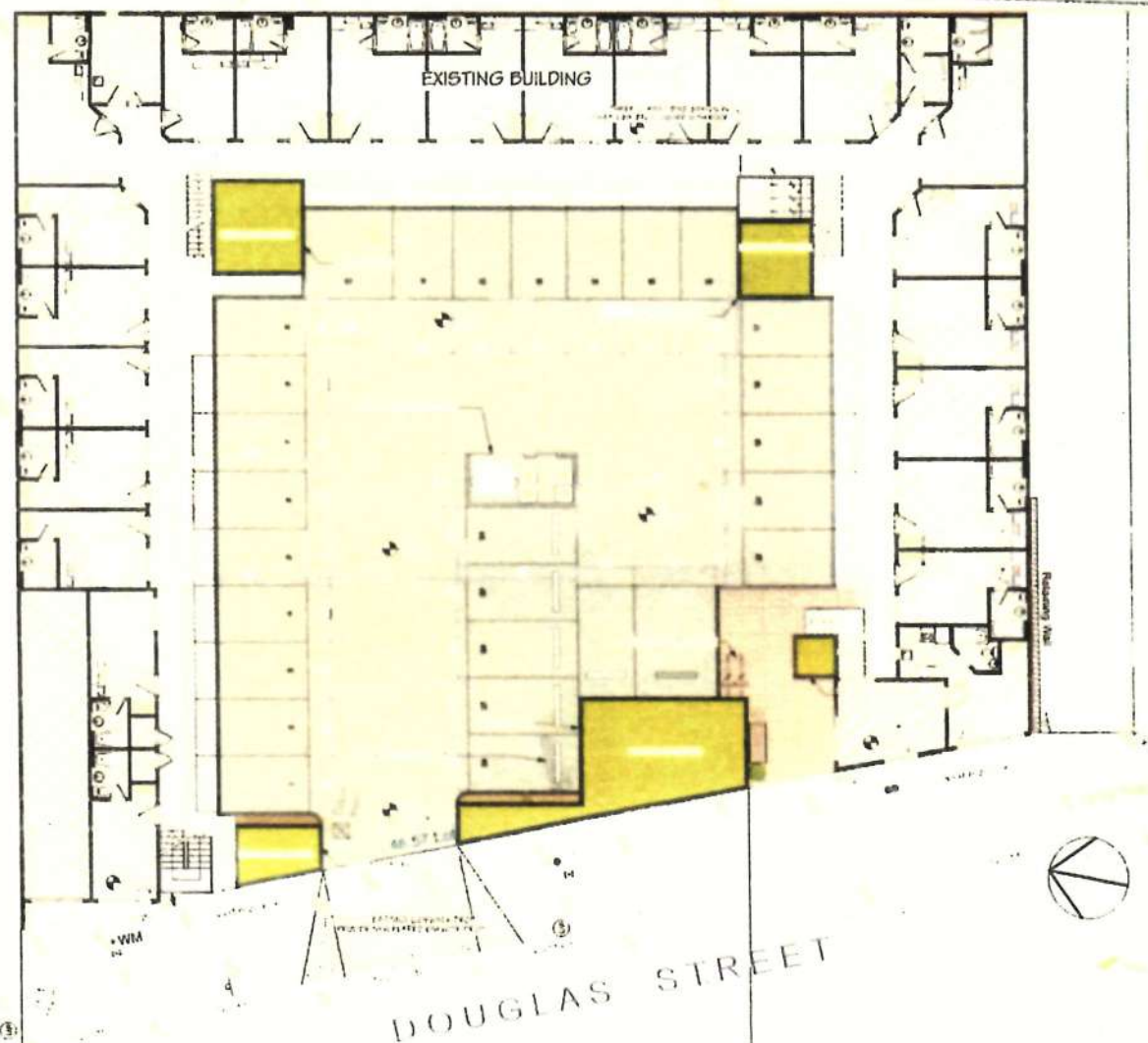
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City of Victoria

AUG 6 3 17

Planning & Development Department
Development Services Division

AUG 03 2017

Planning & Development Department
Development Services Division



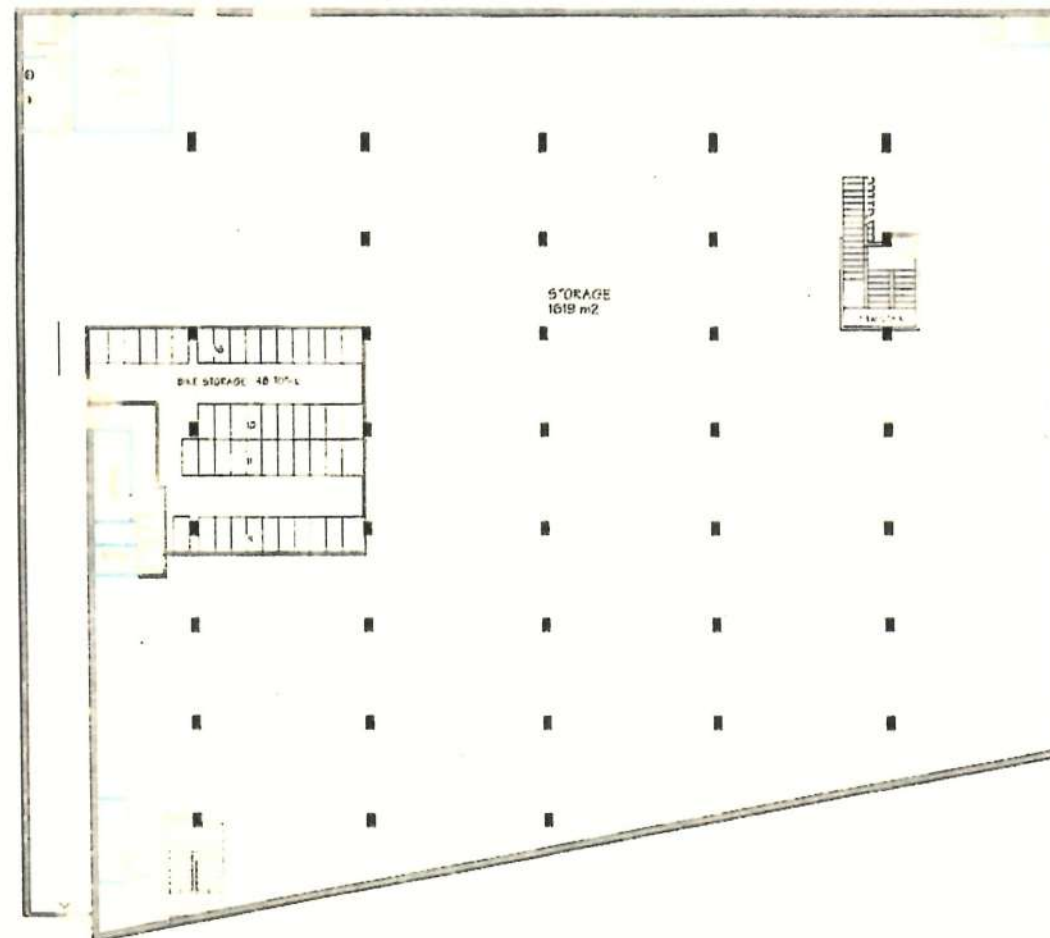
3050 DOUGLAS STREET
VICTORIA, BC

EXISTING PARKING /
SITE PLAN

RECEIVED	DEEMED
OCT 23 2017	AUG 03 2017

DEEMED

AUG 03 2017



APPENDIX

2020 DOUGLAS STREET
VICTORIA, BC

LOWER LEVEL BIKE STORAGE /
STORAGE

Planning & Development Department
Development Services Division

ENCLOSURE TO BE A SECTION OF: NEW YORK
 NY, NEW YORK NY, NEW YORK NY
 1-28 10 04 207, 1-28 45 04 02

- LANDSCAPE AREAS ARE TO BE REMAINED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- THIS LANDING IS CONCRETE, ONLY AND NOT ALLOWED FOR CONSTRUCTION PURPOSES.
- THIS STAIRING IS FOR SOFT LANDSCAPE ONLY.
- STRUCTURAL ENGINEER TO CONSIDER LOADS OF SOIL, STAIRS REQUIRED ARE STAIRS TO BE SUPPORTED BY THE STRUCTURAL SLAB AND STRUCTURE BELOW. ANY STAIRS LATERALLY LOADING ARE NOT LIMITED TO TYPICALY 1000 LBS OF SOIL PER SQ. FT. OF STAIR AREA. SOILS IN THE STAIRS ARE TO BE REMOVED PRIOR TO POURING ANY MATERIAL ON THE SLAB STRUCTURE.

3025 DOUGLAS STREET
VICTORIA, B.C.

PRELIMINARY PLAN 14



P R A X I S
architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxisarchitectsinc.com

January 25, 2017

City of Victoria

1 Centennial Square
Victoria, BC
V8W 1P6

Re. 3025 Douglas Street
Rezoning – Existing Motel to Residential

Mayor and Council,
DESCRIPTION OF PROPOSAL

The owner of the existing motel at 3025 Douglas wishes to rezone the existing property from T-1 transient to residential.

Currently occupants of the existing motel when staying past the maximum time permitted in the T-1 zoning are subject to eviction. The proposed rezoning is requested so that these residents can legally remain where they now reside. It is understood that there is a shortage in Victoria of available accommodation that serves the budget and needs similar to those now living at 3025 Douglas St.

NEIGHBOURHOOD CONTEXT

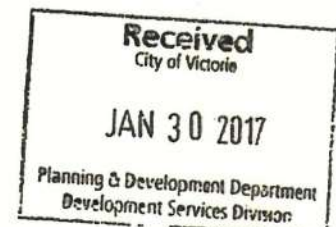
The building is existing and newly renovated. The proposed change has been presented to the Burnside - Gorge Community Association and there are no objections to this proposed change. Refer to attached for more detailed information.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:

Robert Rocheleau, Architect AIBC
Director





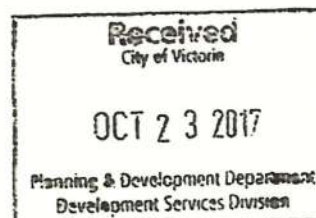
P R A X I S
architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxisarchitectsinc.com

October 23, 2017

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6



Re. 3025 Douglas Street
Rezoning – Existing Motel to Residential

Mayor and Council,

The following is provided in response to the Application Review Summary received, subsequent discussions, a meeting with planning and transportation engineering on July 17 at the City of Victoria, and comments received from Leanne Taylor on August 24, 2017.

1. Amendment to the OCP

As per correspondence and meeting of July 17 at City of Victoria, Gorge Community Association Land Use Committee has advised that no additional meeting required.

2. Parking Variance:

Number of Units 48, market rental.

Existing parking 28 stalls.

It is proposed that there be a parking variance accepting the existing 28 stalls as sufficient.

The proposed revised Schedule C that is coming to Council for approval would require the following for Bachelor apartments:

If this building was in nearby Village Centre	.6 spaces / unit	28.8 spaces
If this building was in other areas	.75 spaces / unit	36 spaces

Parking ratio for existing Schedule C	1.3 spaces / unit	63 spaces
---------------------------------------	-------------------	-----------

Per above, the provided 28 stalls is only .8 of a stall above meeting the Town Centre requirement. As this is within a block of the delineation of the Mayfair Town Centre boundary indicated in the proposed revised Schedule C, and 8 spaces short of meeting the requirement of the pending revised Schedule C, I submit that the requested variance is reasonable.

Notwithstanding the above, monitoring parking on site currently indicates that there are a significant number of available stalls of the 28 provided that are not being used.

For the existing storage area at basement level:

Area 1619 m2	storage	93 m2 / stall	17.4 spaces
29 m2 office / WC		65 m2 / stall	.45 spaces

(Note that in reality for continuing the existing car storage there area no occupants other than those from the dealership moving cars in and out, which is much less than the 18 required.)

Total parking required per current bylaw requirements 81

Unit Sizes:

Unit	m2	Unit	m2
	plus office		
100	22.6 16.5	200	27.1
101	20.3	201	22.9
102	22.9	202	22.9
103	22.9	203	22.9
104	22.9	204	22.9
105	22	205	22
106	29.7	206	29.7
107	22.8	207	22.8
108	23.7	208	23.7
109	23.7	209	23.7
110	23.7	210	23.7
111	23.7	211	23.7
112	23.7	212	23.7
113	23.8	213	23.8
114	17.9	214	23.2
115	29.9	215	29.9
116	19.7	216	19.7

117	20.3	217	20.3
118	20.3	218	20.3
119	20.3	219	20.3
120	20.3	220	20.3
121	20.5	221	21.4
122	19.3	222	21.4
		223	19.8
		224	19.8

3. Housing Agreement:

Owners will undertake a housing agreement with the City of Victoria

4. Lower Level Storage:

It is proposed that a portion of the lower level storage area be used to provide the required bicycle storage area to accommodate 48 bikes. Refer to the plan drawing of the Storage Area. Access will be provided down the existing ramp from Douglas Street.

Lighting will be provided to ensure the area is well lit, security cameras will be installed and monitored at the manager's office, and an alarm will also be installed, sounding in the bicycle storage area and the manager's office.

It is also proposed that the current use of car storage for nearby dealerships be permitted, as the existing ramp has proven adequate to serve this use. In the meeting with Transportation Engineering of July 17 this was discussed and there did not appear to be any objection to continue using the existing ramp off Douglas for this purpose, as is now done.

5. Private easement over 3090 Nanaimo Street:

The owner of the property at 3090 Nanaimo St. is not willing to enter into an agreement to provide this easement in perpetuity, therefore it is assumed that access will continue from Douglas Street down the existing ramp and also by new exit stairs to grade level.

6. Site Plan - Existing Parking layout:

See attached plan.

7. Landscape Strip:
As discussed in the meeting of July 17, there is no possibility of incorporating a landscape strip between car wheel stops and end of stalls, as the parking is over an existing structure.
8. Bicycle Storage:
Refer to Item 4 above.
9. Removal of redundant driveway crossings on Douglas St. frontage:
This was completed as part of the previous DP.
10. Storm Water Treatment:
Existing parking area exceeds 10 spaces. No change proposed from existing parking, which is as per previously approved DP.
11. Sewage Attenuation
This is an existing building whereby no changes are proposed.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director



Burnside Gorge Community Association

471 Cecelia Road, Victoria, BC V8T 4T4
T. 250-388-5251 | F. 250-388-5269
info@burnsidegorge.ca | www.burnsidegorge.ca

April 30, 2016

Dear Mayor and Council:

CALUC Community Meeting: Rezoning Application for 3025 Douglas Street

On April 11, 2016, the Burnside Gorge Community Association (BGCA) hosted a CALUC community meeting that was advertised to discuss the proposal to rezone 3025 Douglas Street from T-1 (Transient accommodation) to residential. While the property was recently renovated and is already fully occupied by tenants staying longer than 30 days, the new property owners wish to bring the building's zoning into conformance with its present use. There are 48 units, with an average size of 33-50 square metres; current rent is \$600-\$700.

Robert Rocheleau with Praxis Architects presented on behalf of the property owner. Feedback on this proposal is summarized below.

Parking

- No parking variance would be applied for. There are 28 parking stalls on site which accommodates current use.

Building tenants

- One attendee asked who currently lives in the building. Robert responded that the building is fully occupied, mainly by young people coming into Victoria to work, and that most people stay longer than 30 days.
- One attendee asked about frequency of police visits to the building. Robert responded that he wasn't certain how frequently police visit 3025 Douglas.
- One attendee asked whether current tenants are using leases. Robert responded that current tenants are not using leases, but that the owner intends to offer one-year leases should the rezoning application be successful.

Building use/zoning

- A property manager lives on site.
- One attendee asked whether the City is pressuring the new owners to rezone. Robert replied that the owner is voluntarily undertaking the rezoning process in order to come into compliance.
- One attendee asked whether anything in the OCP precludes the owner from developing the site if the rezoning application is successful. Robert responded that according to the OCP, the owner may redevelop the site to a larger/taller development in future without another rezoning, and that it may not necessarily be residential.



Burnside Gorge Community Association

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Vote: As per the process of a BGCA rezoning community meeting, there was a straw vote to provide context to the questions. Of the meeting attendees who chose to vote, 3 were generally in favour and 1 was opposed to the proposal as presented.

Broader Context for Development

In addition to facilitating comments on the specific rezoning application at BGCA community meetings, the Chair also seeks feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. This information is provided to Mayor and Council and the Planning department to help provide critical, holistic perspectives on neighbourhood development objectives. Over time, this will help us stitch together a more comprehensive view and put rezoning applications into context of overarching community goals.

Attendees provided the following comments about the area around 3025 Douglas Street:

- I'm not opposed to seeing this property remain the same but I want to see a mix of affordable housing and market housing. You can't put all marginalized people in one area.
- This property is a good example of the pressures facing this area; the neighbourhood plan includes more density but developments are low density.
- I want to see a large format grocery store in this area.

Respectfully,

Carolyn Gisborne

Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Robert Rocheleau, Praxis Architects

From: Carolyn Gisborne larnduse@burnsidegorge.ca
Subject: Waiving community meeting: 3025 Douglas
Date: November 27, 2016 at 1:03 PM
To: caluc@victoria.ca
Cc: mayorandcouncil@victoria.ca, Robert Rocheleau robert.rocheleau@praxisarchitectsinc.com



Good afternoon,

Robert recently reached out to the burnside gorge CALUC to inform us that the owners of 3025 Douglas intend to move forward with their rezoning application to bring it in line to its existing use as residential, from existing transient zoning.

Seven months have lapsed since the most recent community meeting and as such the CALUC can require another meeting. As the details of the application have not changed since the most recent community meeting in April, our CALUC does not require another meeting on this property.

However, please refer to the comments in the attached letter for a sense of community comments on this site and other motel conversions.

Best regards,

Carolyn Gisborne

From: Carolyn Gisborne larnduse@burnsidegorge.ca
Subject: CALUC community meeting: 3025 Douglas
Date: April 30, 2016 at 1:40:37 PM PDT
To: caluc@victoria.ca
Cc: Robert Rocheleau robert.rocheleau@praxisarchitectsinc.com, Development Services email inquiries DevelopmentServices@victoria.ca

Dear Mayor and Council,

Please find attached a letter summarizing the CALUC community meeting feedback for 3025 Douglas.

Respectfully,

Carolyn Gisborne



3025Douglas.doc.pdf

From:
Subject:

From: Lindsay Edwards [REDACTED]
Sent: December 11, 2017 4:54 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 3025 Douglas Street Input

Hi Leanne,

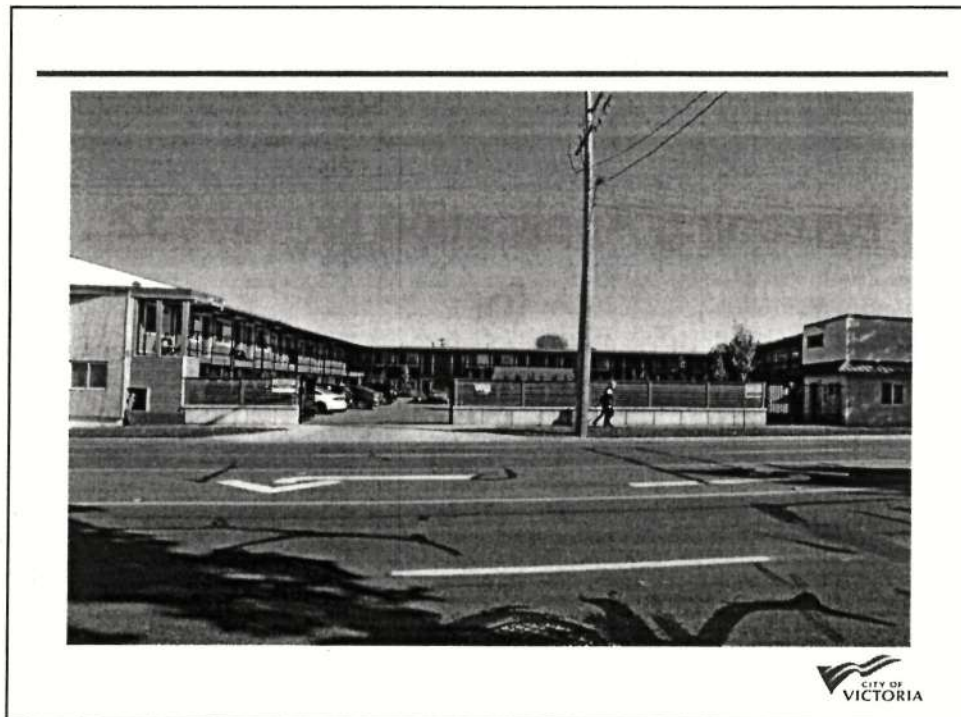
I think converting 3025 Douglas St from motel to residential is a great idea.

Thanks,

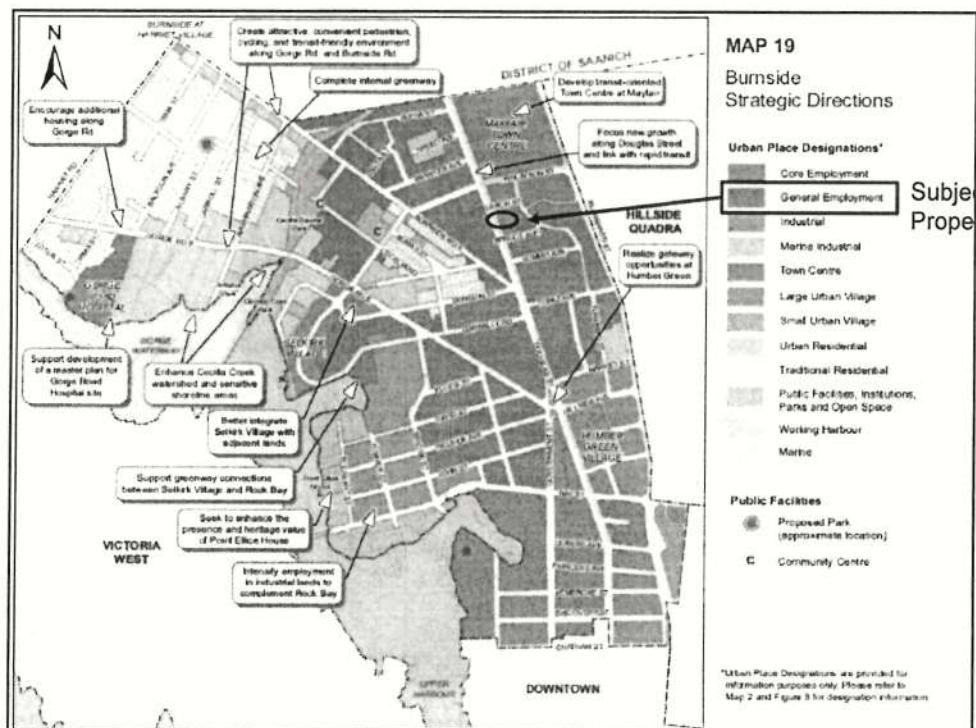
Lindsay Edwards

Rezoning Application No. 00532
for
3025 Douglas Street





CITY OF
VICTORIA



Comparison of OCP Urban Place Designations

General Employment (existing)

- Maximum 2:1 Floor Space Ratio
- Maximum height of six storeys
- **Uses:**
 - Commercial, including office and retail
 - Light industrial
 - Industrial live/work
 - Education, research and development, health services
 - **Residential uses not supported**

Town Centre (proposed)

- 2:1 Floor Space Ratio and may be increased up to approximately 3:1 FSR for the advancement of Plan objectives
- Maximum height of ten storeys
- **Uses:**
 - Low, mid and high-rise multi-unit residential and mixed use
 - Commercial, including office, destination retail and visitor accommodation
 - Live/work

