REPORTS OF COMMITTEES

1. Committee of the Whole – November 2, 2017

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

Motion:
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.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

4. LAND USE MATTERS

4.2 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

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of November 2, 2017

To: Committee of the Whole **Date:** October 23, 2017

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, 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.

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 present 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 affordable market rental units, and existing commercial storage area in the lower level.

The following points were considered in assessing this application:

- the subject property is designated *General Employment* in the Official Community Plan which supports commercial uses, including office and retail, light industrial and industrial work/live uses. Residential uses are not supported within this designation
- the subject property is also designated *General Employment* in the Burnside Gorge Neighbourhood Plan, which supports commercial and light industrial uses, and it does not contemplate residential uses at this location; however, it does support the conversion of existing motel buildings to Single Room Occupancy (SRO) east of Cecilia Ravine through the Conversion Guidelines
- the proposal is not consistent with the Conversion Guidelines – Transient to Residential

Accommodation, in terms of land use, open/green space, unit mix and unit size

- notwithstanding the above, a Rezoning and OCP Amendment would be supportable to allow the conversion of the existing motel to residential rental units provided that if the building is demolished in the future, any new development on the site must comply with the *General Employment* Urban Place Designation.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the subject property from the T1 Zone, Limited Transient Accommodation District, to a new zone in order 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.

The following changes from the current zone are being proposed and would be accommodated in the new zone:

- change the use from a motel to a multiple dwelling
- increase the floor space ratio from 0.60:1 to 0.80:1.

The request to amend the *Official Community Plan*, 2012 (OCP) is necessary in order to permit residential uses on the subject property.

Affordable Housing Impacts

The applicant proposes the creation of 48 new affordable market rental units which would increase the overall supply of housing in the area. A Housing Agreement is being proposed which would ensure that the dwelling units in the existing building would remain as rental in perpetuity.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes to provide 48 Class 1 bicycle parking spaces in the underground storage area accessed by a ramp off of Douglas Street to support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

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

Land Use Context

The area is characterized by a mix of commercial uses.

Existing Site Development and Development Potential

The site is presently zoned to allow transient accommodation. Under the current T-1 Zone, Limited Transient Accommodation District, the property could be developed as a housekeeping apartment building, boarding house or rooming house, as well as a single-family dwelling.

Data Table

The following data table compares the proposal with the R3-A and R3-AM Zones. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the proposal is non-conforming.

Zoning Criteria	Proposal	Zone Standard R3-A1 and R3-A2 Zone
Site area (m^2) - minimum	1710.54	920
Density (Floor Space Ratio) - maximum	0.80:1	1:1
Total floor area (m^2) - maximum	1367.90	1710.50
Height (m) - maximum	8.24	10.70
Storeys - maximum	2	3
Site coverage % - maximum	48.0**	33.3
Open site space % - minimum	7.5**	30.0
Setbacks (m) – minimum:		
Front (Douglas Street)	0**	7.5
Rear (East)	0**	10.50
Side (north)	0**	4.1
Side (south)	0**	4.1
Entrance canopies or step projection into front setback (m) – maximum	0**	7.5
Surface parking space setback from the street boundary (m) – maximum	1.0**	
Surface parking screen landscape berm height at street (m) - minimum	1.0	
Parking - minimum	28*	80
Visitor parking (minimum) included in the overall units	0*	3

Relevant History

In 2011, the applicant applied to rezone the subject property to permit a private storage business and 45 rental residential units. At the time, the applicant proposed that the existing storage space existing below the motel building be used as leasable storage space. The

storage space and its associated parking do not have direct access from a public street. Instead, access is by way of a private easement across the adjacent property at 3090 and 3098 Nanaimo Street. While this easement currently exists, the City had no authority over the access. To ensure ongoing access to the leasable storage space, as well as to its associated parking, staff recommended that an easement be registered in favour of the City. The owners of 3090 and 3098 Nanaimo Street were not amenable to this recommendation and as a result the Applicant chose not to proceed with the Rezoning Application. The current Rezoning Application includes private storage of vehicles for nearby dealerships and the property owners of 3090 and 3098 Nanaimo Street are still not willing to enter a reciprocal access easement in favour of the City. Provided that the commercial storage space is solely used for the storage of vehicles and not parking then the existing driveway to the basement level can be maintained.

The building currently operates as a long-term affordable market rental housing, which is in contravention of the existing zone.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Burnside Gorge Neighbourhood Association at a Community Meeting held on April 11, 2016; however, the Applicant applied for Rezoning and an OCP Amendment more than six months following the Community Meeting. Since the details of the application had not changed, the CALUC waived its requirement for another meeting. A letter dated April 30, 2016 and additional correspondence from the CALUC are attached.

ANALYSIS

Official Community Plan

The Official Community Plan (OCP) Urban Place Designation for the subject property is *General Employment,* which supports large floor-plate commercial and light industrial, and mixed-use buildings up to four storeys at densities up to 2:1 FSR. Commercial, office, retail, commercial services and light industrial are envisioned; as well as, industrial work/live, education, community services, research and development, and health services. The proposal is not consistent with the OCP which only contemplates residential uses in an industrial work/live scenario. However, the OCP Amendment to allow residential uses would be supportable provided that if the existing building is demolished in the future, any new development on the site must comply with the *General Employment* Urban Place Designation. The OCP amendment would likely be in the form of a new policy addressing motel conversions consistent with the policies in the *Burnside Gorge Neighbourhood Plan*, and include a proviso that only existing buildings would qualify and that new development (demolition with new construction), that was not consistent with the General Employment designation, would require an OCP amendment.

The *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land located within 200 metres of the subject site, along with positing a notice on the City's website, will provide adequate opportunities for consultation with those affected.

The OCP Amendment Application to change the Urban Place Designation of 3025 Douglas Street from General Employment to a new designation to permit residential uses in the form of long-term affordable market rental (short term rental not permitted) will increase the supply of rental accommodation in the city. Given that the surrounding area is characterized by commercial and service commercial uses, and given that the Burnside Gorge Neighbourhood Association waived the request for another Community Meeting to address the OCP Amendment (see attached correspondence), the consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support an OCP amendment, Council is required to consider consultation 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 government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan*, the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal will have no impact on any of these plans.

Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan designates the subject property as *General Employment*, which supports commercial and light industrial uses, and it does not support solely residential uses at this location; however, the Plan would support residential uses at grade on lots which front onto Douglas Street provided that a significant employment component is included in the part of the lot along Douglas Street, which is designated *General Employment*. The Plan does support the conversion of existing motel buildings to Single Room Occupancy (SRO) east of Cecilia Ravine. The Applicant is proposing to convert the existing motel to residential and retain the vehicle storage in the lower level; however, the units would be fully self-contained (not SROs).

Conversion Guidelines - Transient to Residential Accommodation

From a land use perspective, the Conversion Guidelines – Transient to Residential Accommodation state that residential land uses should be supported in the OCP when considering a conversion. Residential uses are not supported in the OCP at this location. The Guidelines also state that commercial (e.g. retail store, bank) and community services (e.g. community/recreation centre, library, school) for residents should be located within walking distance. Commercial services are in close proximity to the site; however, there are no community services near the subject property.

With respect to site characteristics, there is no private space for the individual dwelling units and no usable green space, although plans do indicate several planters. There would be a large storage area and bicycle enclosure for residents in the lower level of the building; lighting, alarm systems and security cameras installed; and common laundry facilities located on the main floor. The Guidelines encourage a mix of housing units (i.e. not all bachelor units) with a minimum floor area of 33m² per dwelling unit, and encourage all units to be designed as barrier-free, or a minimum of 5% of the total units to be accessible. The design of the modified units should meet minimum standards as set out in the Canadian Standards Association document B651-M90 entitled Barrier Free Design. The proposal only includes bachelor units, only five of

the 48 units, including the manager's unit, meet the minimum unit size requirement, and none of the units are labelled accessible on the plans submitted.

The proposal is not consistent with the conversion guidelines with respect to land use, unit size, open/green space, accessibility, and unit mix; however, the applicant notes that the proposal is to re-use the existing structure as originally constructed. The units are currently occupied by long-term tenants.

CONCLUSIONS

While the OCP is supportive of initiatives to encourage the development of rental housing, it does not provide direction to override established land-use policies. Meanwhile, the Burnside Gorge Neighbourhood Plan supports commercial and light industrial uses, and it does not support solely residential uses at this location unless a significant employment component is included. However, the Plan does consider the conversion of existing motel buildings to Single Room Occupancy (SRO) east of Cecilia Ravine. The City has provided policy guidelines, such as the *Conversion Guidelines - Transient to Rental Accommodation,* in order to provide guidance regarding important criteria when considering such a proposal. Overall, this Application fails to meet the criteria with respect to locational and site characteristics. Yet, the Guidelines reiterate that proposals are acceptable when neighbourhood plan policies are also supportive. Given that the Neighbourhood Plan supports conversion of motel buildings east of Cecilia Ravine, which includes the subject property, staff recommend for Council's consideration that the Application proceed to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application N. 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

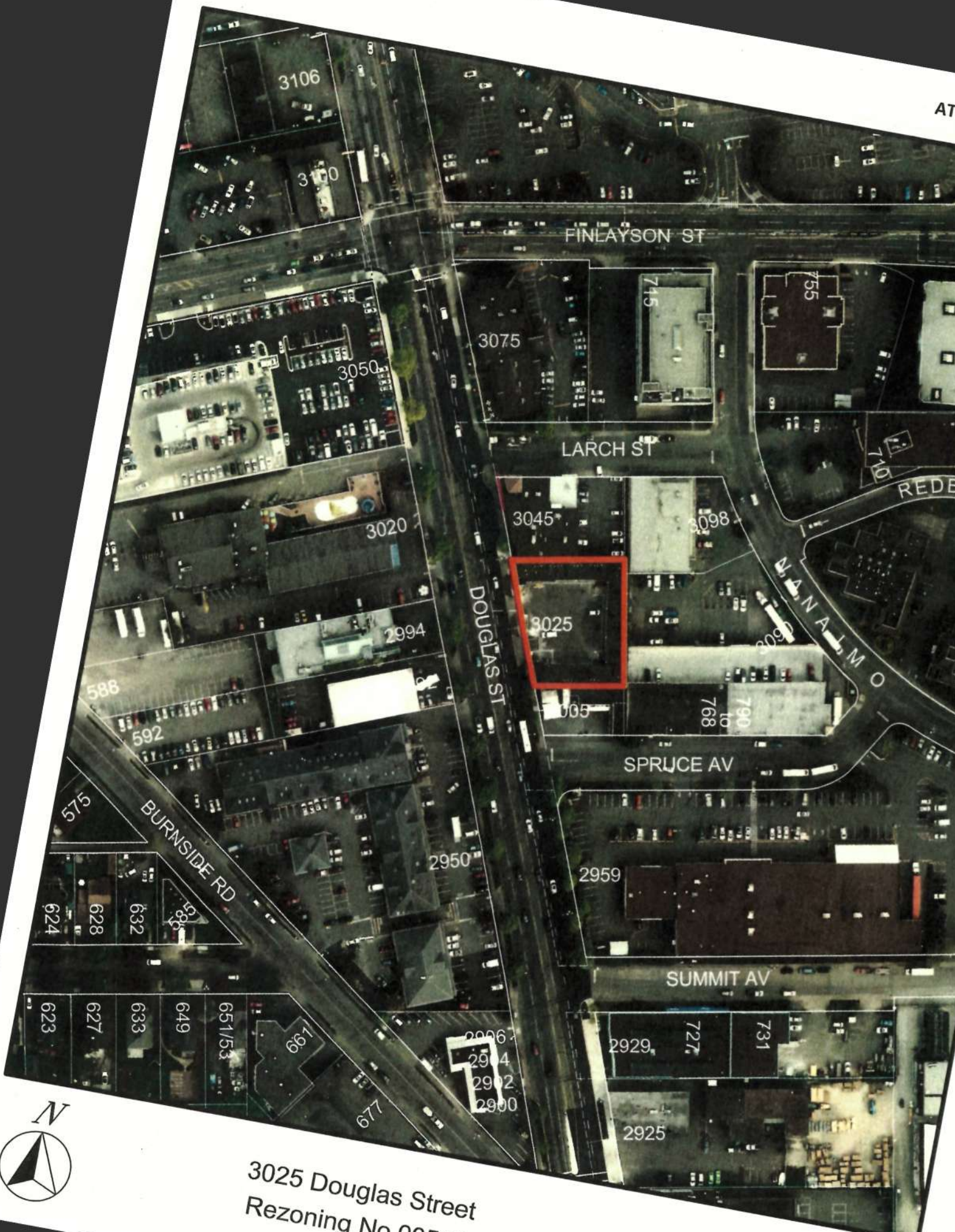
Report accepted and recommended by the City Manager: Jocelyn Jenkyns

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



N

3025 Douglas Street
Rezoning No. 00

ATTACHMENT C

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

SCALE 1:200M

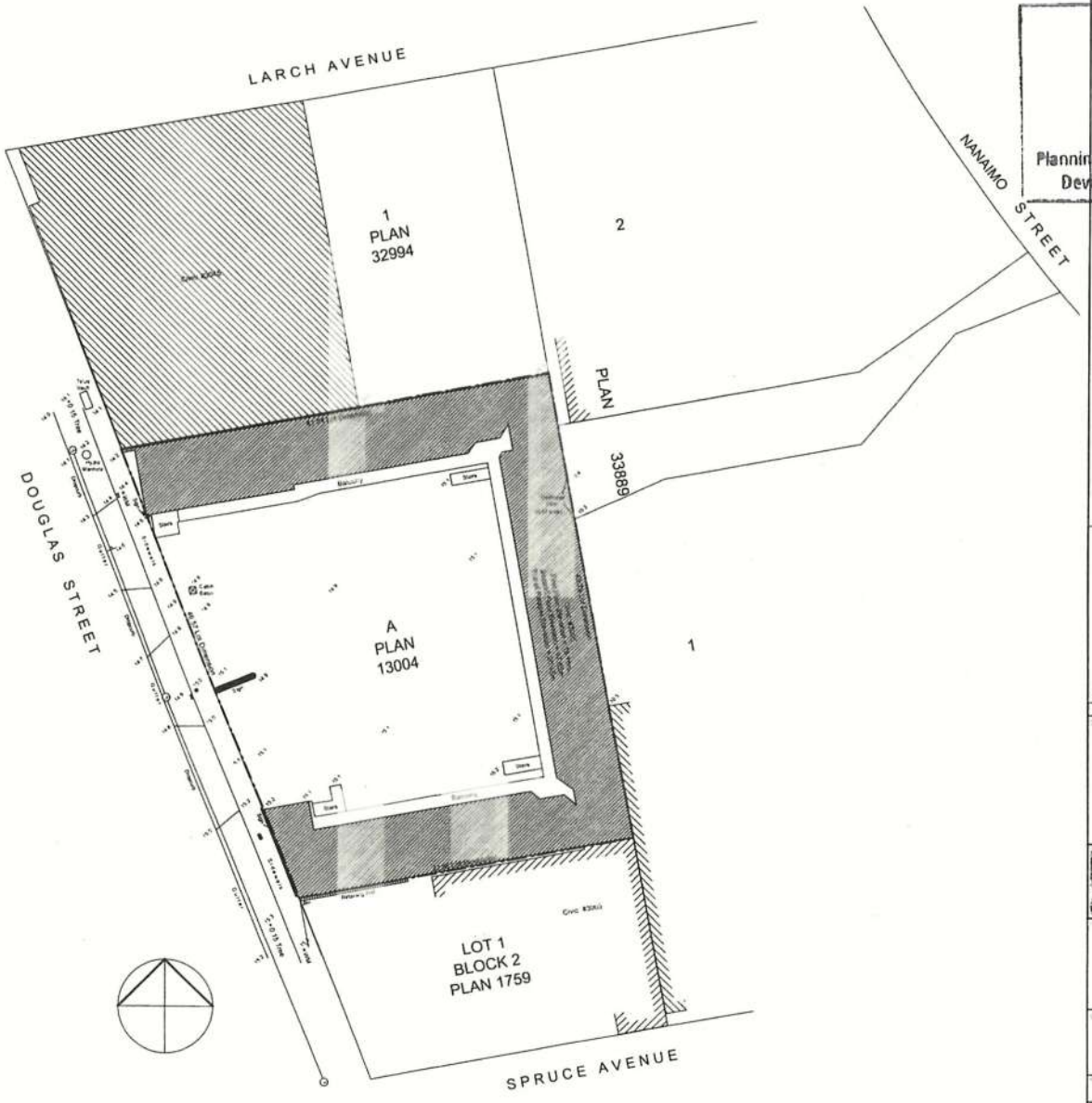
NOTE Lot dimensions may vary upon completion of a comprehensive Legal Survey Elevations shown are based upon geodetic datum

LEGEND

	Denotes utility pole
WM	Denotes water meter
	Denotes water valve
	Denotes gas valve
	Denotes cleanout
	Denotes sign
+0.15 Tree	Denotes tree location and diameter
	Denotes ground elevation

Field survey completed this 25th day of February, 2011

File 33-DEVONSHIRE-MN	
Date March 2, 2011	
Island Land Surveying Ltd	
1-755 Cadboro Bay Avenue	
Victoria, B.C. V8Y 1T1	
Tel: 250-479-1199 Fax: 250-475-1516	
www.islandsurveying.ca	



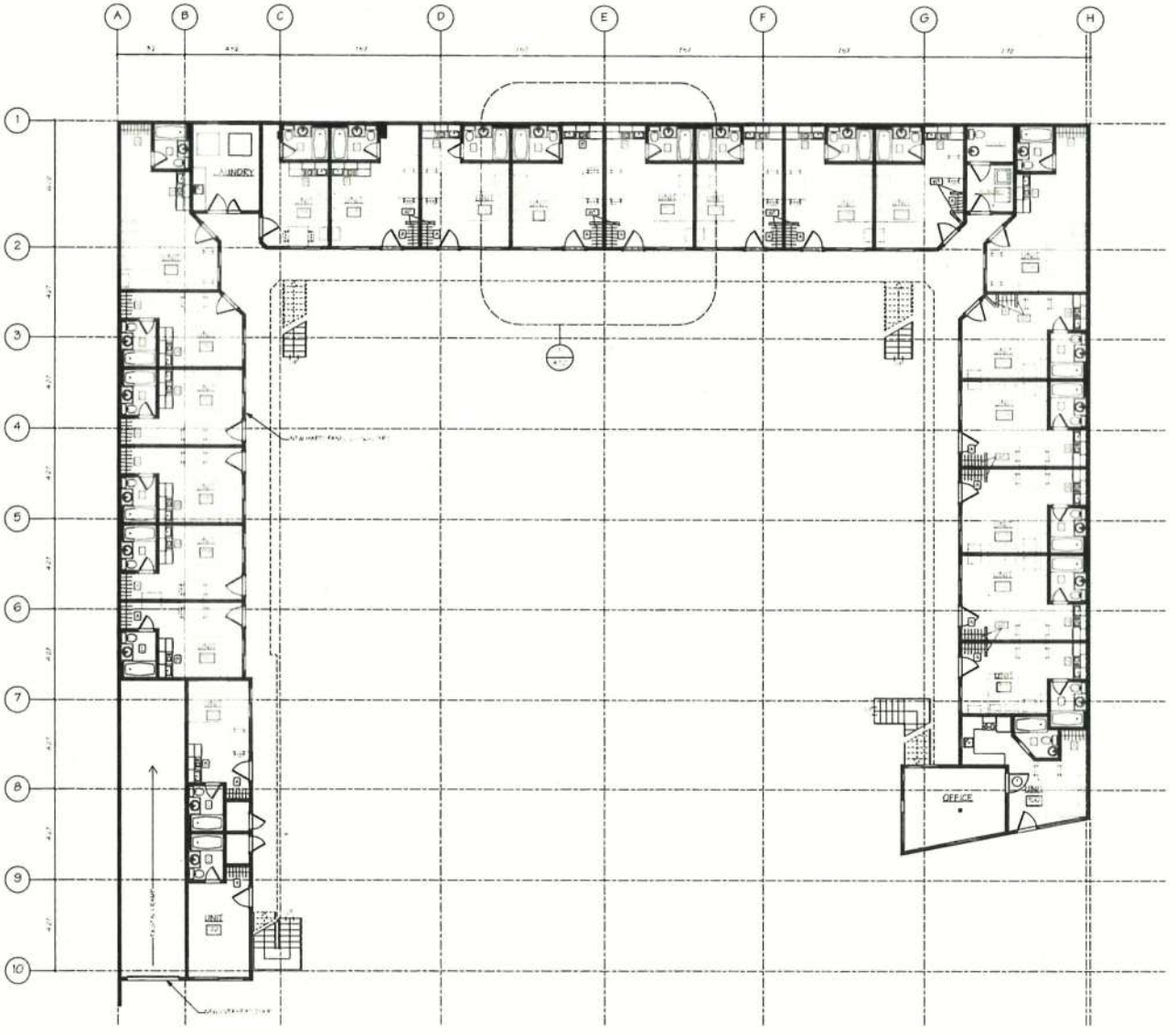
PRAXIS

MOTEL RENOVATION

3025 DOUGLAS STREET
VICTORIA, BC

SITE SURVEY / SITE PLAN

A1.0



1 A3.1 MAIN FLOOR RENOVATION PLAN

TYPICAL NEW CONSTRUCTION:

DRAWING SYMBOL LEGEND

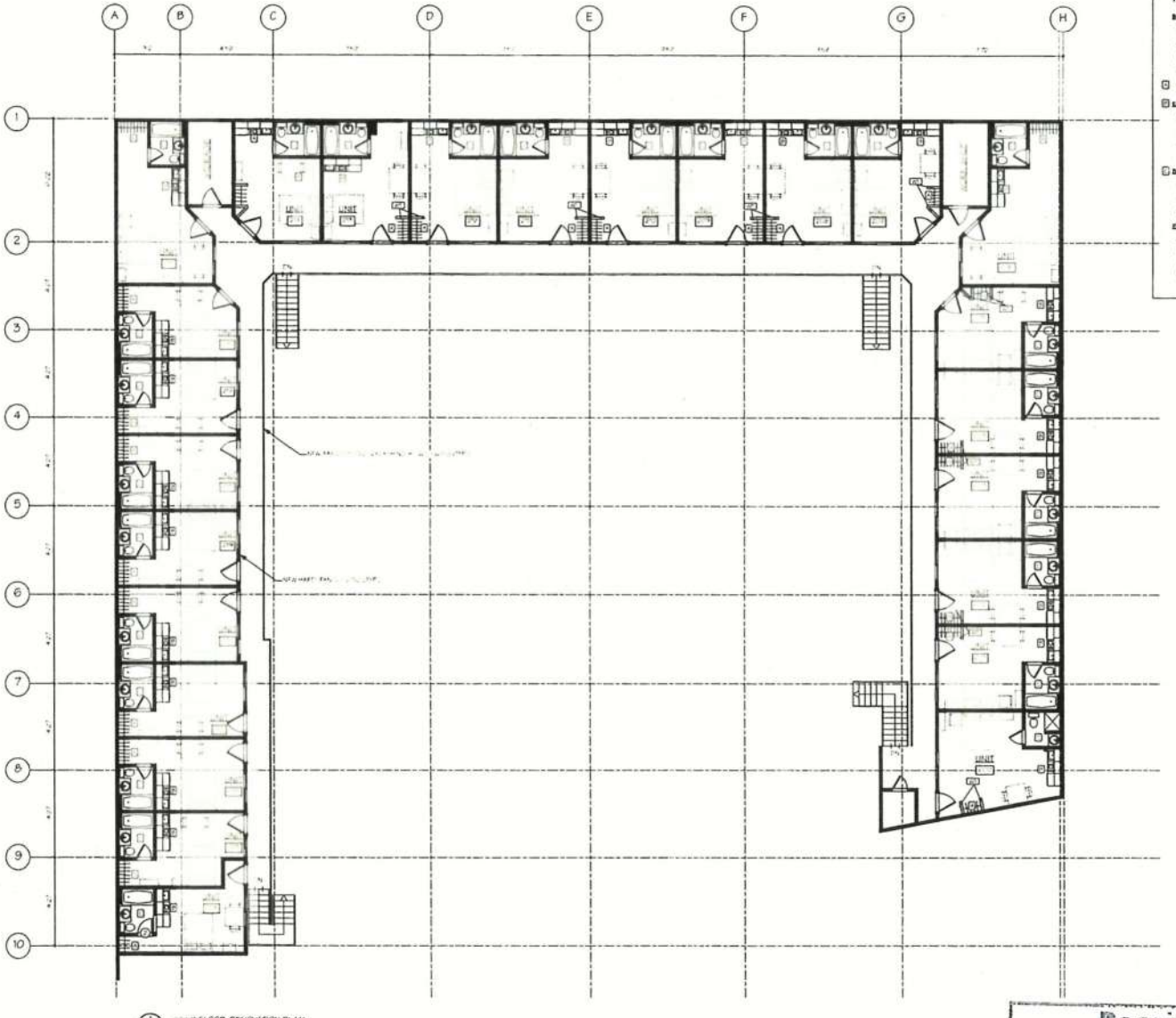
PRAXIS

MOTEL
RENOVATION

3025 DOUGLAS STREET
VICTORIA, BC

MAIN FLOOR
RENOVATION PLAN

A3.1



1 UPPER FLOOR RENOVATION PLAN
A4.1

TYPICAL NEW CONSTRUCTION:

DRAWING SYMBOL LEGEND

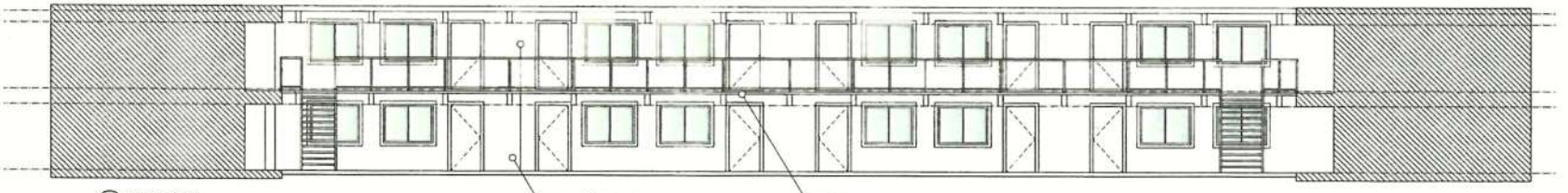
PRAXIS

MOTEL
RENOVATION

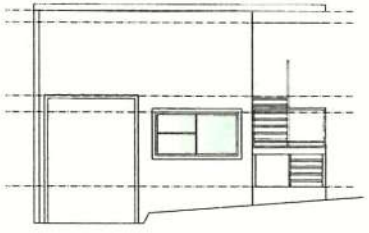
3025 DOUGLAS STREET
VICTORIA, BC

UPPER FLOOR
RENOVATION PLAN

A4.1



1 / A6.0 EAST ELEVATION
Scale: 3/16" = 1'-0"



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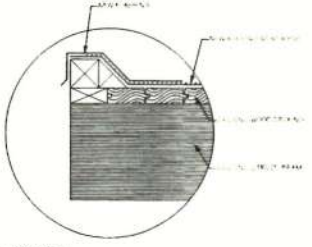

4 / A6.0 ROOF DETAIL
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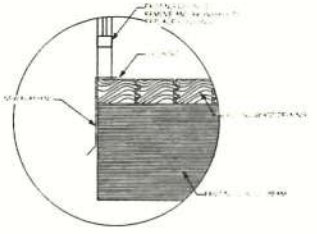

5 / A6.0 WALKWAY DETAIL
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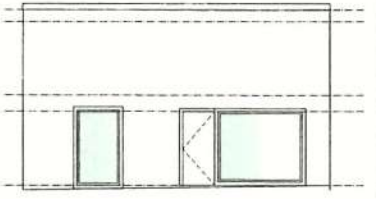

1B / A6.0 EAST ELEVATION
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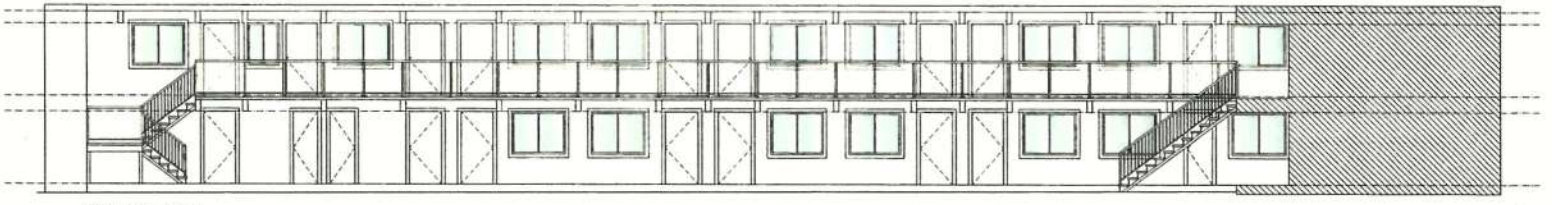

2 / A6.0 NORTH ELEVATION
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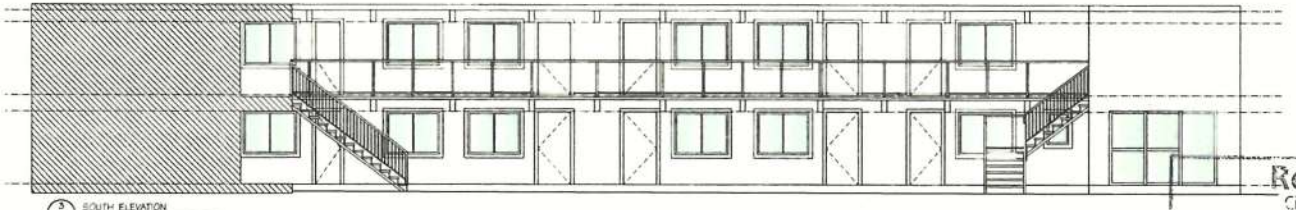


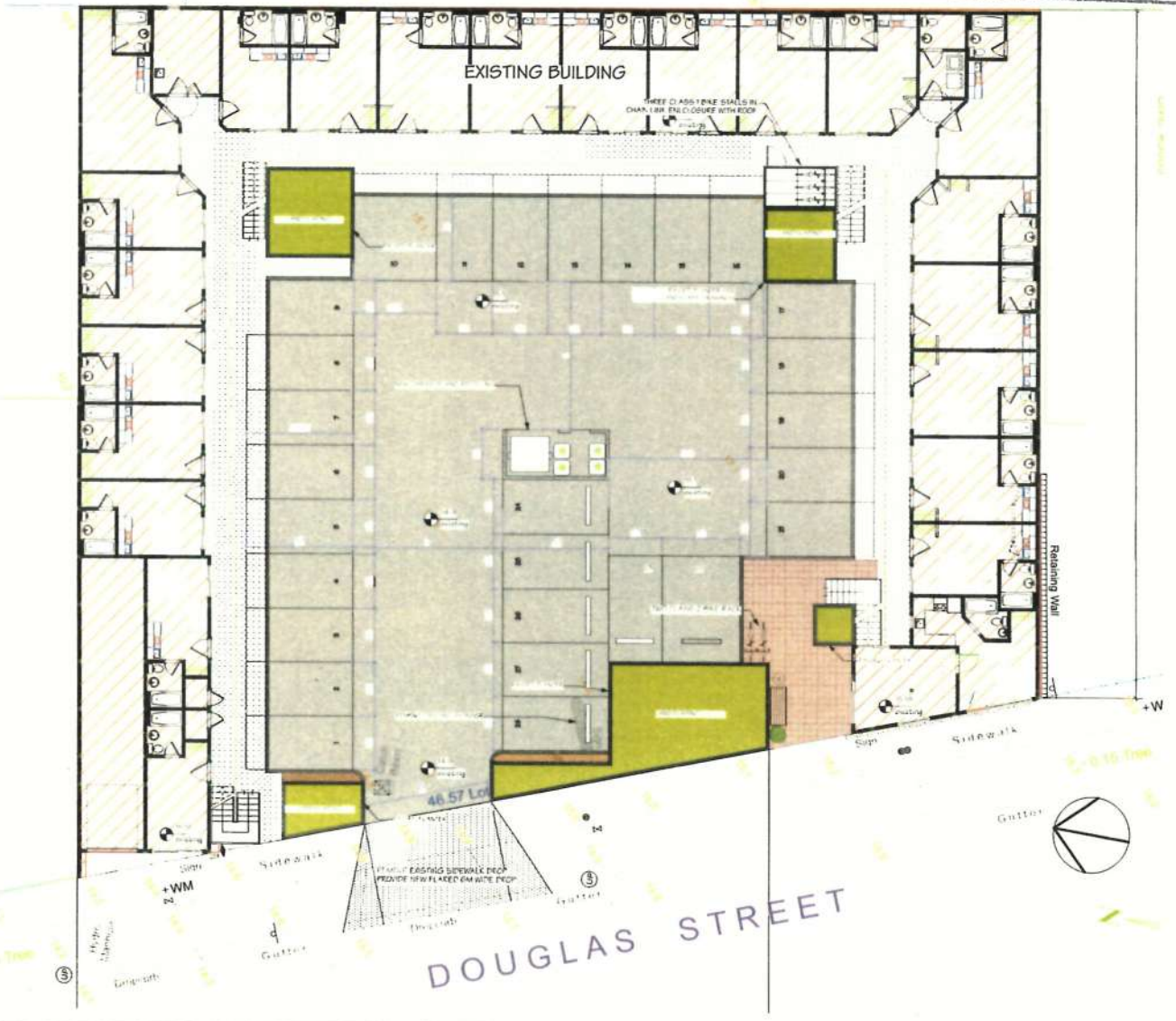
3 / A6.0 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

PRAXIS

MOTEL
RENOVATION
3025 DOUGLAS STREET
VICTORIA, BC

EXTERIOR
ELEVATIONS

A6.0

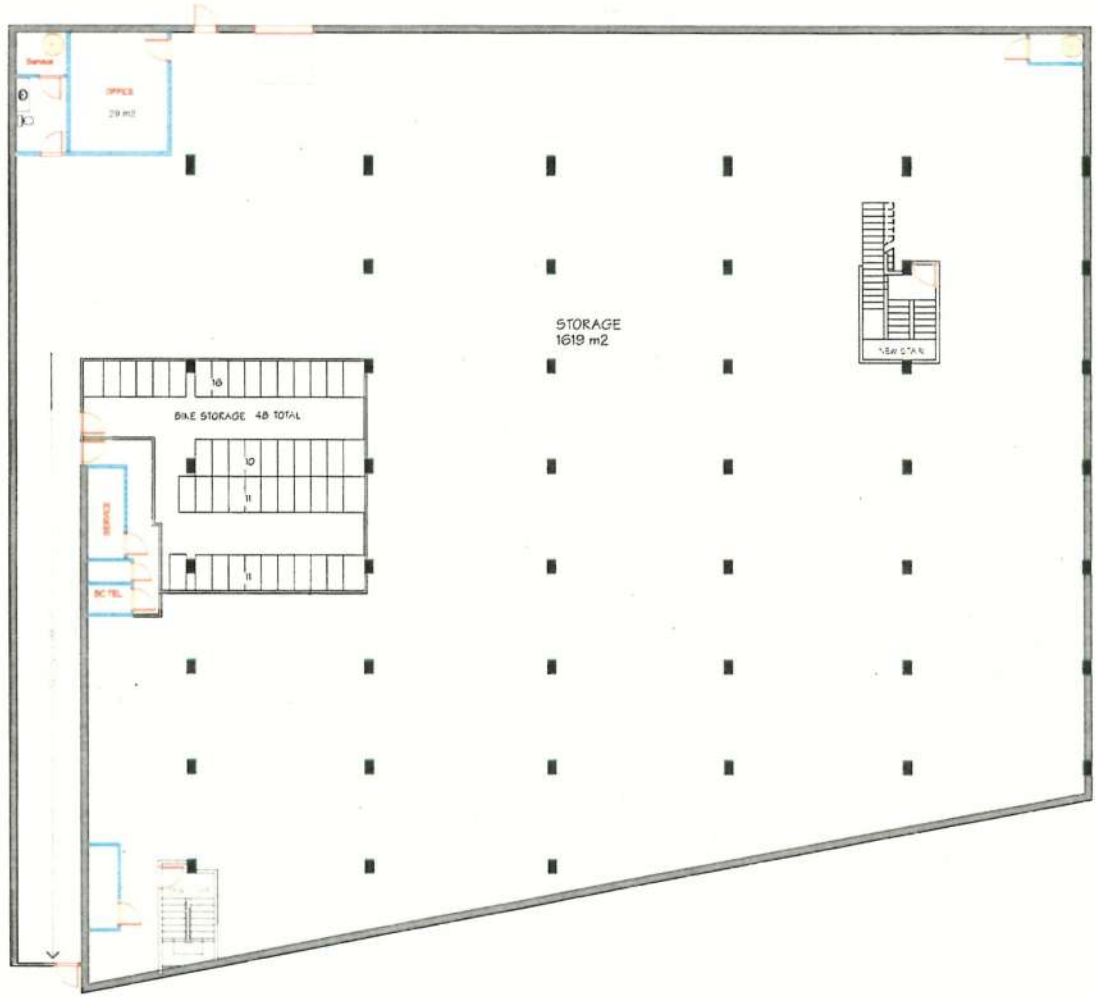


PRAXIS

3025 DOUGLAS STREET
VICTORIA, BC

EXISTING PARKING / SITE PLAN

A103



NOT FOR CONSTRUCTION

NO	DATE	ISSUE/REVISION

FRAXIS

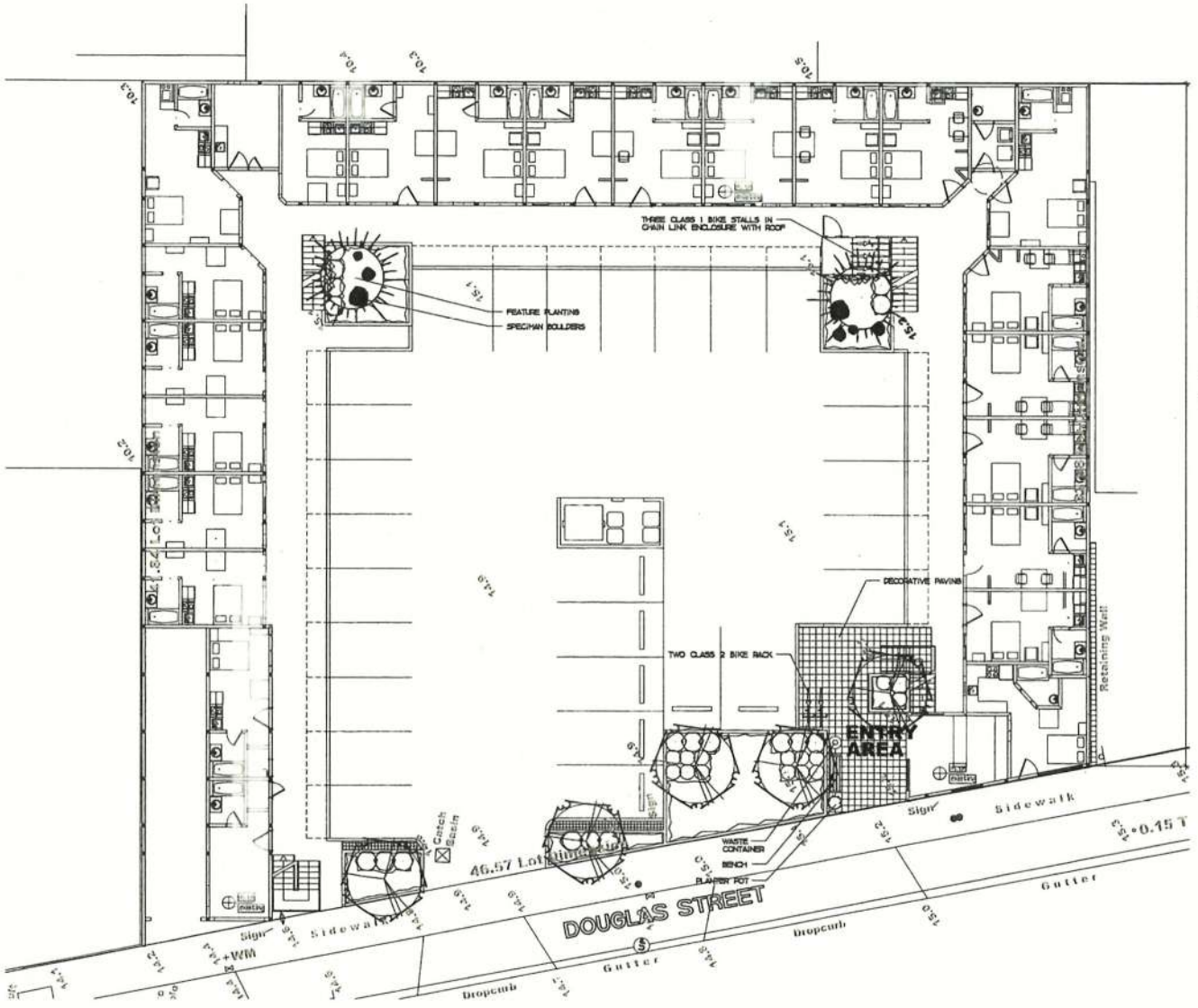
PROJECT TITLE

3025 DOUGLAS STREET
VICTORIA, BC

SHEET TITLE

LOWER LEVEL BIKE STORAGE / STORAGE

A104



LEGEND

SMALL DECIDUOUS TREE TO BE A SELECTION OF: STAR MAGNOLIA, DWARF STRAWBERRY TREE, CALIFORNIA LILAC.
SIZE 2.5 H HT., APPROXIMATE NO. - 5

CONIFEROUS TREE TO BE A SELECTION OF: SPECIMEN PINE, SERBIAN SPRUCE.
SIZE 2.5 H HT., APPROXIMATE NO. - 2

MEDIUM SHRUB TO BE A SELECTION OF: RHODODENDRON (BL), JAPANESE AKALIA (BL), PINK ESCALLONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL).
SIZE 21 CH POT, APPROXIMATE NO. - 21

SMALL SHRUB TO BE A SELECTION OF: DWARF RHODODENDRON (BL), BONSAI BOUCHER BRELIA (BL), LAVENDER (BL), JOE DILAKE SPIREA (BSP), DWARF JAPANESE AKALIA (BL), NEWPORT DWARF ESCALLONIA (BL).
SIZE 15 CH POT, APPROXIMATE NO. - 14

VINES TO BE A SELECTION OF: PYRACANTHA (BL), ENGELMANN IVY (DEC), CLEMATIS (DEC).
SIZE 21 CH POT, APPROXIMATE NO. - 02

GROUNDCOVER TO BE A SELECTION OF: PERIWINKLE (BL), KINNIKINNICK (BL), WINTERGREEN (BL).
SIZE 10 CH POT, PLANT 45 CH O.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
- STRUCTURAL ENGINEER TO CONFIRM LEVELS OF SOIL, TREES PROPOSED ARE ADEQUATELY SUPPORTED BY THE STRUCTURAL SLAB AND STRUCTURE BELOW. ANY STAGING LIMITATIONS INCLUDING BUT NOT LIMITED TO TEMPORARY STORAGE OF SOILS, PAVERS, PLANT MATERIAL, ETC. SHOULD BE NOTED AND THE CONTRACTOR INFORMED PRIOR TO MOVING ANY MATERIAL ON THE SLAB STRUCTURE.

No.	Date	By	Revision
1.	04/26/11	S.P.	BIKE RACK
2.	05/04/12	D.H.	VISIBLE PLANTS
3.	04/27/12	D.H.	CITIES REVIEW RESPONSE
4.	05/04/15	D.H.	GENERAL SITE
5.	05/09/15	D.H.	PARKING
A.	05/04/16	S.P.	DEVELOPERS

Drawn	D.H./S.P.
Checked	J.P.
Date	MARCH 17, 2010
File No.	30250-PIR7.DWG
Job No.	259 11 01

1 : 100

Lombard North Group
LANDSCAPE ARCHITECTURE GROUP (2011) INC.
#200 - 1609 BLANSHARD STREET
VICTORIA, BRITISH COLUMBIA, V8W 3K1
TELEPHONE: (250) 386-7794
FAX: (250) 386-2110
E-MAIL: lng@lngroup.ca

3025 DOUGLAS STREET
VICTORIA, B.C.

PRELIMINARY PLAN | P1

ATTACHMENT D

PRAXIS
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	plus office	Unit	m2
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,

REGISTERED ARCHITECT
ROBERT G. ROCHELEAU
BRITISH COLUMBIA

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 accomodation) to residential. While the property was recently renovated and is already fully occupied by tenants staying lonber 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 succesful. 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.

471 Cecelia Road, Victoria, BC V8T 4T4
T. 250-388-5251 | F. 250-388-5269
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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** landuse@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 <landuse@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

Laura Wilson

From: Carolyn Gisborne <landuse@burnsidegorge.ca>
Sent: Sunday, Nov 27, 2016 1:03 PM
To: caluc@victoria.ca
Cc: Victoria Mayor and Council; Robert Rocheleau
Subject: Waiving community meeting: 3025 Douglas
Attachments: 3025Douglas.doc.pdf

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.

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> Dear Mayor and Council,
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>
> Respectfully,
>
> Carolyn Gisborne

Laura Wilson

From:	Carolyn Gisborne <landuse@burnsidegorge.ca>
Sent:	Saturday, Apr 30, 2016 1:41 PM
To:	caluc@victoria.ca
Cc:	Robert Rocheleau; Development Services email inquiries
Subject:	CALUC community meeting: 3025 Douglas
Attachments:	3025Douglas.doc.pdf

Dear Mayor and Council,

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

Respectfully,

Carolyn Gisborne

Leanne Taylor

From: Carolyn Gisborne <landuse@burnsidegorge.ca>
Sent: March 7, 2017 8:54 PM
To: caluc@victoria.ca
Cc: Community Planning email inquiries; Leanne Taylor; Robert Rocheleau
Subject: 3025 Douglas

Good evening,

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, and that an OCP amendment will be required for the rezoning.

As the details of the application have not changed since the most recent community meeting in April 2016, our CALUC does not require another meeting on this property.

Best regards,
Carolyn Gisborne

Katie Lauriston

From: Barbara Chamber[redacted]
Sent: Sunday, October 15, 2017 12:01 PM
To: Victoria Mayor and Council
Cc: Community Planning email inquiries
Subject: MeltTown 2650 Quadra Street REZ No. 00570

Dear Mayor Helps and Council members:

I was deeply dismayed to see that when you were given a clear opportunity to reject the application for yet another Cannabis retailer to operate in the Quadra/Hillside neighbourhood you instead voted to move it to public hearing. This location is within 200m of the south-east corner of the playing fields at SJ Willis School - that alone would have allowed you the reason to reject this application without further comment. In fact, I did not submit my objections to this development as I assumed, as your city staff recommended, that this application would be rejected. Instead, you elected to advance the application to public hearing. Our neighbourhood, as I have written before, is over-served in this area. I don't object to Cannibis retailers. I object to several in the same area. We need to bring in businesses that support community. I am sure the council is aware that Cannabis retailers regularly set up shop in disadvantaged areas and as you know the Quadra/Hillside neighbour has many challenges in this regard. I refer you to this section of an article written by Jordana Vanderselt, MPH on April 11, 2017.

"Areas with dispensaries fear that there will be increased marijuana use. Some residents complain of odour. Community leaders worry that neighborhoods significantly impacted by drugs and the war on drugs are now being asked to shoulder the burden and risk of having dispensaries on their streets. Some see the location of these stores as a way to circumvent resistance to placing dispensaries in wealthier areas.

These fears are well-founded. While a wide range of individuals from many different socio-economic status groups utilize the dispensaries, many of the areas with dispensaries are economically disadvantaged and lack the political and economic power to discourage the placement of these stores in their communities. The dispensaries are also often placed in locations with alcohol outlets nearby. Hence, the fears associated with dispensaries are an added worry to the many challenges disadvantaged communities already face. Data show that the neighborhoods with dispensaries bear the brunt of the industry's presence in their communities: the more marijuana dispensaries a neighborhood has, the greater the number of marijuana-related hospitalizations. Another concern is that children and adolescents will be at heightened risk of using the marijuana sold at these dispensaries, as the drug becomes far more accessible. And youth in disadvantaged neighborhoods are known to be at even higher risk. Regulations to prevent adolescent use have done little to ease concerns. Sometimes, laws that are applied to tobacco and alcohol retail outlets aren't enforced in the same way for marijuana, particularly zoning laws. Indeed, anti-marijuana activists are increasingly concerned about these stores being located near schools.
Residents of economically disadvantaged neighborhoods who were assured that the taxes from the dispensaries would be put back into the community aren't seeing the benefits. In one working class Denver neighborhood, there hasn't been any sign of revitalization, despite the promises of city politicians."
Jordana is a Research Associate at The National Centre on Addiction and Substance Abuse in New York. The complete article can be found here: https://www.centeronaddiction.org/the-buzz-blog/marijuana-dispensaries-and-disadvantaged-neighborhoods
I am asking that you sincerely consider the larger ramifications to our neighbourhood everytime an application for yet another Cannabis retailer is put before you. Ask yourself how many you would want just down the street from where you live? The residents of this area are fighting hard to build a community - please use your power to help rather than hinder these efforts.

Sincerely
Barbara Chambers.