

I. **REPORTS OF COMMITTEES**

I.1 **Committee of the Whole**

I.1.a **Report from the May 17, 2018 COTW Meeting**

I.1.a.h **566 Yates Street - Development Permit with Variances
Application No. 00067**

Moved By Councillor Thornton-Joe
Seconded By Councillor Madoff

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with variance Application No. 00067 for 566-570 Yates Street in accordance with:

1. Plans date stamped January 11, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. permit residential uses on the ground floor.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.3 566 Yates Street - Development Permit with Variances Application No. 00067 (Downtown)

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion: "That Council authorize the issuance of Development Permit with variance Application No. 00067 for 566-570 Yates Street in accordance with:

1. Plans date stamped January 11, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: i. permit residential uses on the ground floor.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of May 17, 2018

To: Committee of the Whole **Date:** April 26, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variance Application No. 00067 for 566-570 Yates Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with variance Application No. 00067 for 566-570 Yates Street in accordance with:

1. Plans date stamped January 11, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. permit residential uses on the ground floor.
3. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 566-570 Yates Street. The proposal is to renovate the interior of an existing building to provide a residential unit at the ground floor. The variance is to allow a residential use on the ground floor.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Downtown Core Area Plan in terms of maintaining an active street frontage
- the variance is to permit residential use at the ground floor, and is supportable based on the rear location of the proposed residential unit which does not affect the intent of the policies to maintain active street level uses.

BACKGROUND

Description of Proposal

The proposal is for an interior renovation to provide residential use in the rear, ground floor unit within an existing building. No exterior alterations are proposed in association with this proposal. The location of the residential use on the ground floor triggers the variance.

Sustainability Features

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

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit application.

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 occupied by a three storey heritage designated building.

Data Table

The following data table compares the proposal with the existing CA-3C Zone, Old Town District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing CA-3C Zone, Old Town District
Density (Floor Space Ratio) - maximum	2.64	3.0
Use Location - residential	Ground floor*	Not permitted

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on January 23, 2018 the application was referred for a 30-day comment period to the Downtown Residents Association CALUC. 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 subject property is located in Development Permit Area 1 (HC) Core Historic. The relative objectives of this DPA are to conserve and protect heritage value and to revitalize commercial uses through infill.

Design guidelines that apply to Development Permit Area 1 (HC) are the *Downtown Core Area Plan, 2012* (DCAP), *Old Town Design Guidelines* (2006), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) and *Guidelines for Fences, Gates and Shutters* (2010), *Victoria Harbour Plan* (2001), *City of Victoria Heritage Program Sign & Awning Guidelines* (1981), and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The key policies related to assessing this variance come from the *Downtown Core Area Plan* (DCAP). It recommends that residential dwellings within the Historic Commercial District are to be located on upper-storeys to retain and accommodate more active commercial uses at the street level.

The intent of these guidelines are not affected with this proposal given that the residential use is proposed at the rear of the building. A commercial use will remain at the building frontage adjacent to the street. Additionally, the proposed use may add to the street vibrancy by providing additional residential use and supports the retention of a heritage building within the Core Historic area by providing a variety of uses to maintain its viability.

Heritage

The subject property is heritage designated; however, the designation applies only to the exterior of the building. The proposed interior changes do not affect this designation.

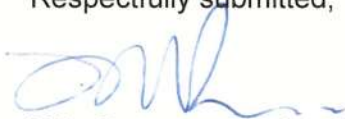
CONCLUSIONS

The proposal to renovate the interior of an existing heritage designated building for a residential unit at the rear, ground level of the building does not affect the intent of the relevant guidelines. Additionally, it may benefit the retention of a heritage building and promotes street vibrancy. On this basis, Staff recommend for Council's consideration that this application be supported.

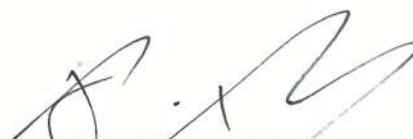
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00067 for the property located at 566-570 Yates Street.

Respectfully submitted,



Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
Development Department Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jocelyn Jenfusus

Date:

May 9, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped January 11, 2018
- Attachment D: Letter from applicant to Mayor and Council dated January 2, 0218

JOHNSON ST

563

565 to 577

579/81

585 to 589

1328 to 1316

550
554
560
562

564

566 to 570

574/76
1300 to 1306
578

308/10

312/14

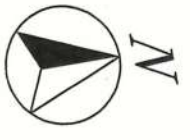
GOVERNMENT ST

130

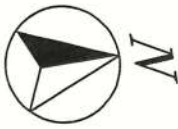
YATES ST



566/70 Yates Street
Development Permit with Variance #00067



1241



Development Permit with Variance #00067
566/70 Yates Street



ATTACHMENT B



PROPOSED CONVERSION

568 - 570 YATES STREET, VICTORIA. BC.

740 388 1111
1000 C. 134 217
Tel 804 731 3366
Fax 804 734 1171
11/20

studioone
architecture inc.

ISSUED FOR DEVELOPMENT PERMIT
DECEMBER 22, 2017

CONSULTANTS:

Architects
STUDIO ONE ARCHITECTURE INC.
740 - 388 West 10th Ave.
Victoria, BC, V8W 2G2
John Wang / Teresa Wall
T: 804 731 3366
F: 804 734 1171

Structural
JOHN BRITTON & PARTNERS
700 - 800 W. Hastings Street
Victoria, BC, V8W 4R4
John Britton
T: 804 680 9512
F: 804 680 9566

Received
City of Victoria

JAN 11 2018

Planning & Development Department
Community Planning Division

EXISTING WALLS AND COLUMNS

TYPE	PLAN	DESCRIPTION	REV.	DATE	REVISIONS	NOTES
V	WALL	EXISTING CONCRETE Existing wall in room. 100 mm concrete slab.	1			
V	WALL	EXISTING CONCRETE Existing wall in room (Section D-E). 100 mm concrete slab.	1			Check for any structural issues.
V	WALL	EXISTING CONCRETE Existing wall in room (Section E-F). 100 mm concrete slab.	1			Check for any structural issues.
V	WALL	EXISTING CONCRETE Existing wall in room (Section F-G). 100 mm concrete slab.	1			Check for any structural issues.
V	WALL	EXISTING CONCRETE Existing wall in room (Section G-H). 100 mm concrete slab.	1			Check for any structural issues.
V	WALL	EXISTING CONCRETE Existing wall in room (Section H-I). 100 mm concrete slab.	1			Check for any structural issues.

FLOOR ASSEMBLY

TYPE	PLAN	DESCRIPTION	REV.	DATE	REVISIONS	NOTES
V	FLOOR	CONCRETE SLAB 200 mm concrete slab. 100 mm concrete slab.	1			
V	FLOOR	WOOD FRAME FLOOR ASSEMBLY 100 mm concrete slab. 100 mm concrete slab.	1			
V	FLOOR	WOOD FRAME FLOOR ASSEMBLY 100 mm concrete slab. 100 mm concrete slab.	1			

DRAWING LIST	
ARCHITECTURAL	
A00	CORER SHEET
A01	ASSEMBLY SYMBOL LEGEND, DRAWING LIST
A10	PROJECT INFORMATION, LOCATION PLAN, SITE PLAN, STATISTICS
A11	PROPOSED GROUND FLOOR PLAN
A12	PROPOSED 1ST FLOOR PLAN
A13	PROPOSED 2ND FLOOR PLAN
A21	EXISTING ELEVATIONS & SECTIONS
A31	DETAILS

SYMBOL LEGEND			
	1/2 WALL		1/2 WALL
	1/4 WALL		1/4 WALL
	1/8 WALL		1/8 WALL
	1/16 WALL		1/16 WALL
	1/32 WALL		1/32 WALL
	1/64 WALL		1/64 WALL
	1/128 WALL		1/128 WALL
	1/256 WALL		1/256 WALL

ROOF ASSEMBLY

TYPE	PLAN	DESCRIPTION	REV.	DATE	REVISIONS	NOTES
V	ROOF	WOOD FRAME ROOF ASSEMBLY 100 mm concrete slab. 100 mm concrete slab.	1			

ABBREVIATIONS										
A AREA	AD ABOVE DECK	AS ASBESTOS	B BENCH MARK	B BENCH MARK	B BENCH MARK	B BENCH MARK	B BENCH MARK	B BENCH MARK	B BENCH MARK	B BENCH MARK
ACF ABOVE CURB FINISH	AC ABOVE CURB FINISH	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK
AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK	AD ABOVE DECK

1. **PROJECT NAME**: Addition to 568-570 Yates Street, Victoria, B.C.

2. **DATE**: 2017

3. **ISSUED FOR**: OP

4. **DATE**: 2017

5. **ISSUED FOR**: BLDG PERMIT

6. **DATE**

7. **DESCRIPTION**

project site:
Addition to
568-570 Yates Street
Victoria, B.C.

Drawing title:
Wall, Floor, and Roof
Assembly, Symbol Legend,
Drawing List

Project No.: 17024
Drawing No.: 001
Checked by: JWS
Date: SEPT 2017
Scale: AS NOTED

Drawing No:

Received
City of Victoria

JAN 11 2018

Planning & Development Department
Community Planning Division

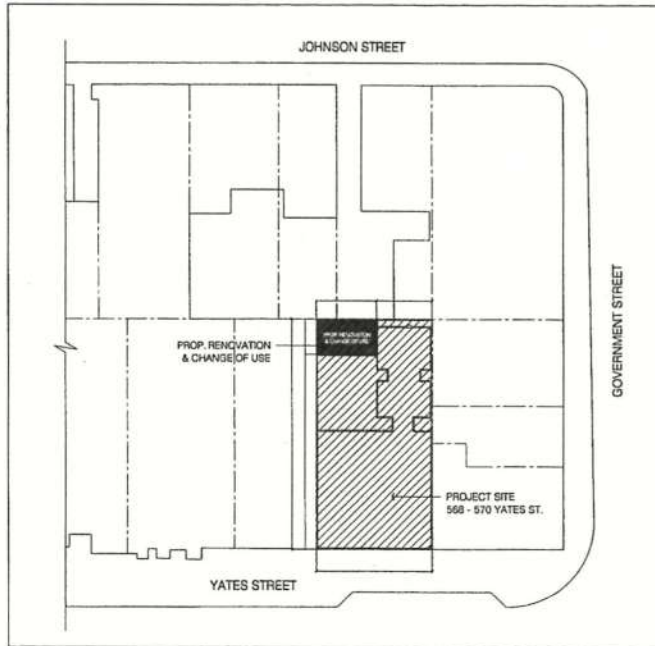
A0.1



CONTEXT PLAN
SCALE: NTS



PROPOSED PROJECT
568-570 YATES ST.



SITE PLAN
SCALE: NTS



SCOPE OF WORK

PREPARE ARCHITECTURAL DRAWINGS FOR THE PROPOSED PROJECT. DRAWINGS TO BE PROVIDED TO THE CITY OF VICTORIA FOR REVIEW AND PERMITTING. THE PROPOSED DRAWINGS WILL BE PROVIDED TO THE CITY OF VICTORIA FOR REVIEW AND PERMITTING. THE PROPOSED DRAWINGS WILL BE PROVIDED TO THE CITY OF VICTORIA FOR REVIEW AND PERMITTING.

PROJECT INFORMATION TABLE

DATE: 2017-09-20
 DRAWN BY: JAV
 CHECKED BY: JAV
 DATE: 2017-09-20

	EXISTING	PROPOSED
EXISTING BUILDING	3 STOREY	3 STOREY
ALTERED FLOOR AREA	NO CHANGE	NO CHANGE
TOTAL FLOOR AREA	3764.4 SQ.M.	3764.4 SQ.M.
SITE COVERAGE	100%	100%
FLOOR AREA RATIO	234.1% (ZONING 24.1)	NO CHANGE
HEIGHT OF BUILDING	15.1M	NO CHANGE
NUMBER OF STOREY	3	NO CHANGE
FRONT	0	NO CHANGE
REAR	0	NO CHANGE
SIDE	0	NO CHANGE
PERMITTED SPACE (SQ. M)	0	0
PARKING SPACES	0	NO CHANGE
BICYCLE PARKING	0	NO CHANGE

CODE REFERENCE:

B.C. BUILDING CODE 2016 (B.C.B.C.)

BUILDING CODE DATA:

PROPERTY CLASSIFICATION: 24.1 (ZONING 24.1) - RESIDENTIAL (3 STOREY)
 BUILDING CODE REFERENCE: 2016 B.C.B.C. PART 9 - GENERAL
 BUILDING AREA: 3764.4 SQ.M.
 BUILDING HEIGHT: 3 STOREY
 NUMBER OF STOREY: 3
 FLOOR AREA RATIO: 234.1%
 HEIGHT OF BUILDING: 15.1M
 NUMBER OF STOREY: 3
 FRONT: 0
 REAR: 0
 SIDE: 0
 PERMITTED SPACE (SQ. M): 0
 PARKING SPACES: 0
 BICYCLE PARKING: 0



FRONT ELEVATION @ YATES STREET

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JAN 11 2018
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 Community Planning Division

740 388
 B.C. V24 347
 604 731 3956
 604 731 1171

studioone
 architecture inc.

Project Title:
 Addition to
 568-570 Yates Street
 Victoria, B.C.

Project Info:
 Project Information, Site Plan
 Context Plan, Photos,

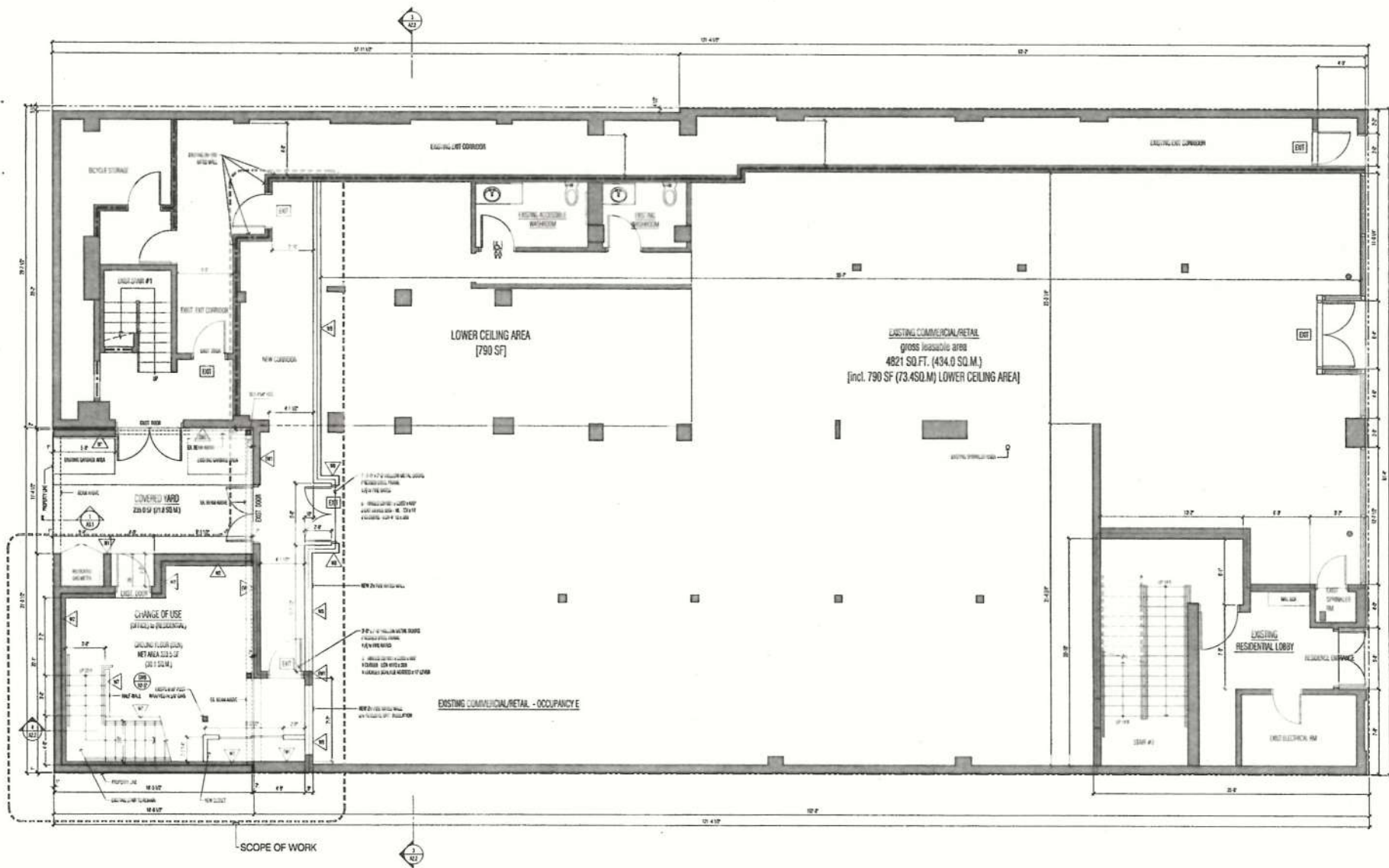
Project No.: 17034
 Drawn By: EB
 Checked By: JAV
 Date: SEPT 2017
 Scale: AS NOTED

Scale: AS NOTED

A1.0

745-386-2747 ext 201
 1000-1100 B.C. V8T 3X7
 Tel: 855-231-2028
 Fax: 250-431-1121
 www.studioone.ca
 MABC

studioone
 architecture inc.



PROPOSED GROUND FLOOR PLAN - OFFICE ADDITION - 348.8 SF (32.4 SQ.M.)
 SCALE: 1/4" = 1'-0"

WALL LEGEND	
[Symbol]	EXISTING WALL AND CEILING
[Symbol]	EXISTING WALL - EXPOSED BRICK
[Symbol]	NEW SPECIALty GLASS WALL
[Symbol]	NEW BRICK WALL

2	DEC 22/17	ISSUED FOR DP
1	OCT 04/17	ISSUED FOR BLDG PERMIT
NO	DATE	DESCRIPTION
REVISIONS		
PROJECT TITLE		
Addition to		
568-570 Yates Street		
Victoria, B.C.		
DRAWING TITLE		
Proposed		
Ground Floor Plan		

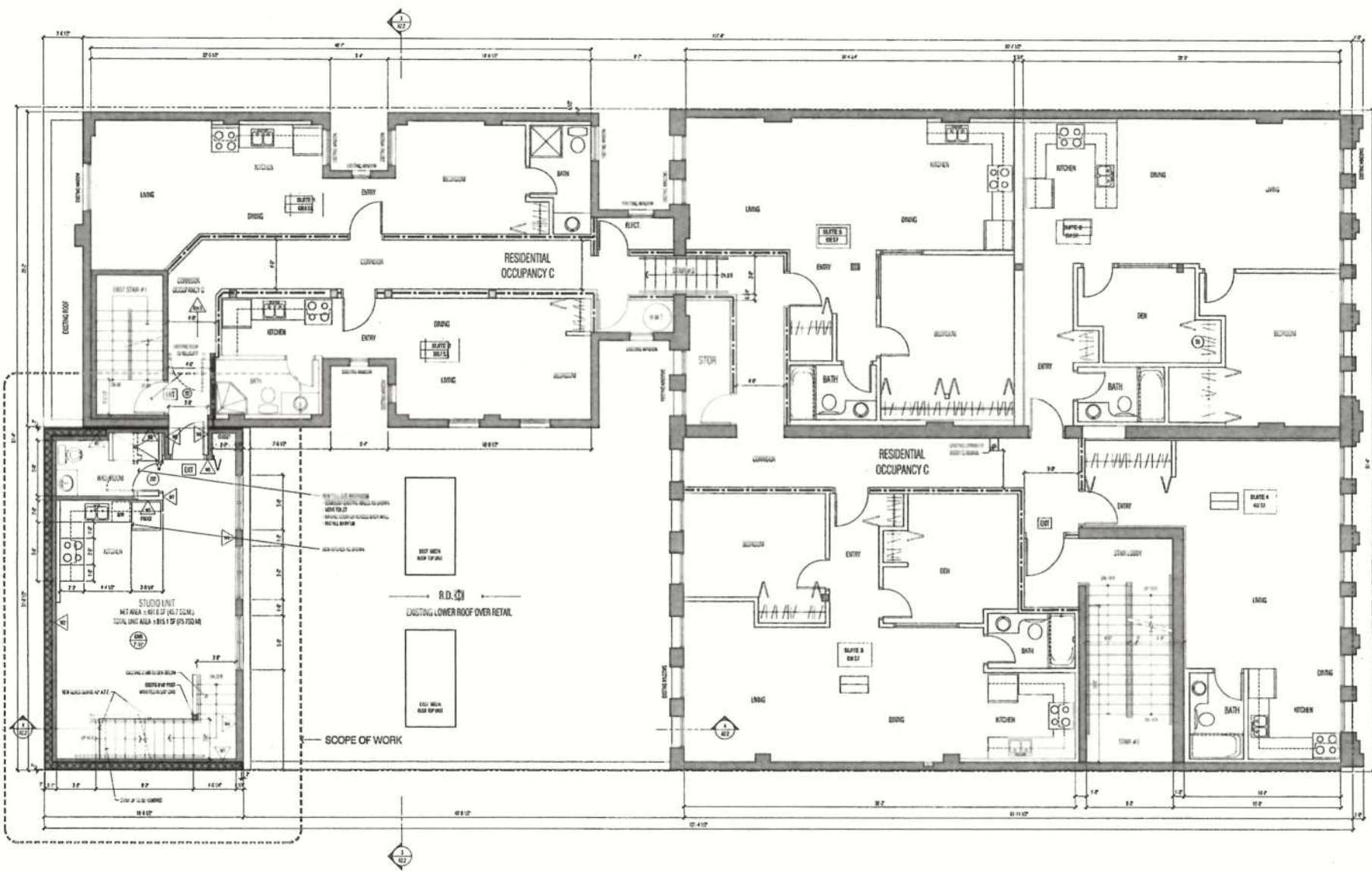
DESIGNED BY	17074
DRAWN BY	ER
CHECKED BY	JW
DATE	SEPT 2017
SCALE	AS NOTED
DRAWING NO.	
A1.1	

Received
 City of Victoria
JAN 11 2018
 Planning & Development department
 Community Planning Division

ALL DIMENSIONS TO BE CONFIRMED ON SITE

740-258-0000
 1100 W. 10th Ave
 Victoria, B.C. V8W 2E6
 Tel: 740-258-0000
 Fax: 740-258-1121
 www.studioone.ca
 1585BC

studioone
 architecture inc.



PROPOSED SECOND FLOOR PLAN - OFFICE ADDITION - 593.0 SF (55.0 SQ.M.)
 SCALE: 1/8" = 1'-0"

WALL LEGEND	
[Symbol]	EXISTING WALL INCLUDING
[Symbol]	EXISTING WALL - EXPOSED
[Symbol]	NEW STRUCTURAL GLASS WALL
[Symbol]	NEW FINISH WALL

2 DEC 2017 ISSUED FOR DP
 1 OCT 04/17 ISSUED FOR BLDG PERMIT
 for: [Name] drawings

Project Name
 Addition to
 568-570 Yates Street
 Victoria, B.C.

Drawing Title
 Proposed
 Second Floor Plan

Approved by: 17034
 drawn by: ER
 checked by: JW
 date: SEPT 2017
 scale: AS NOTED

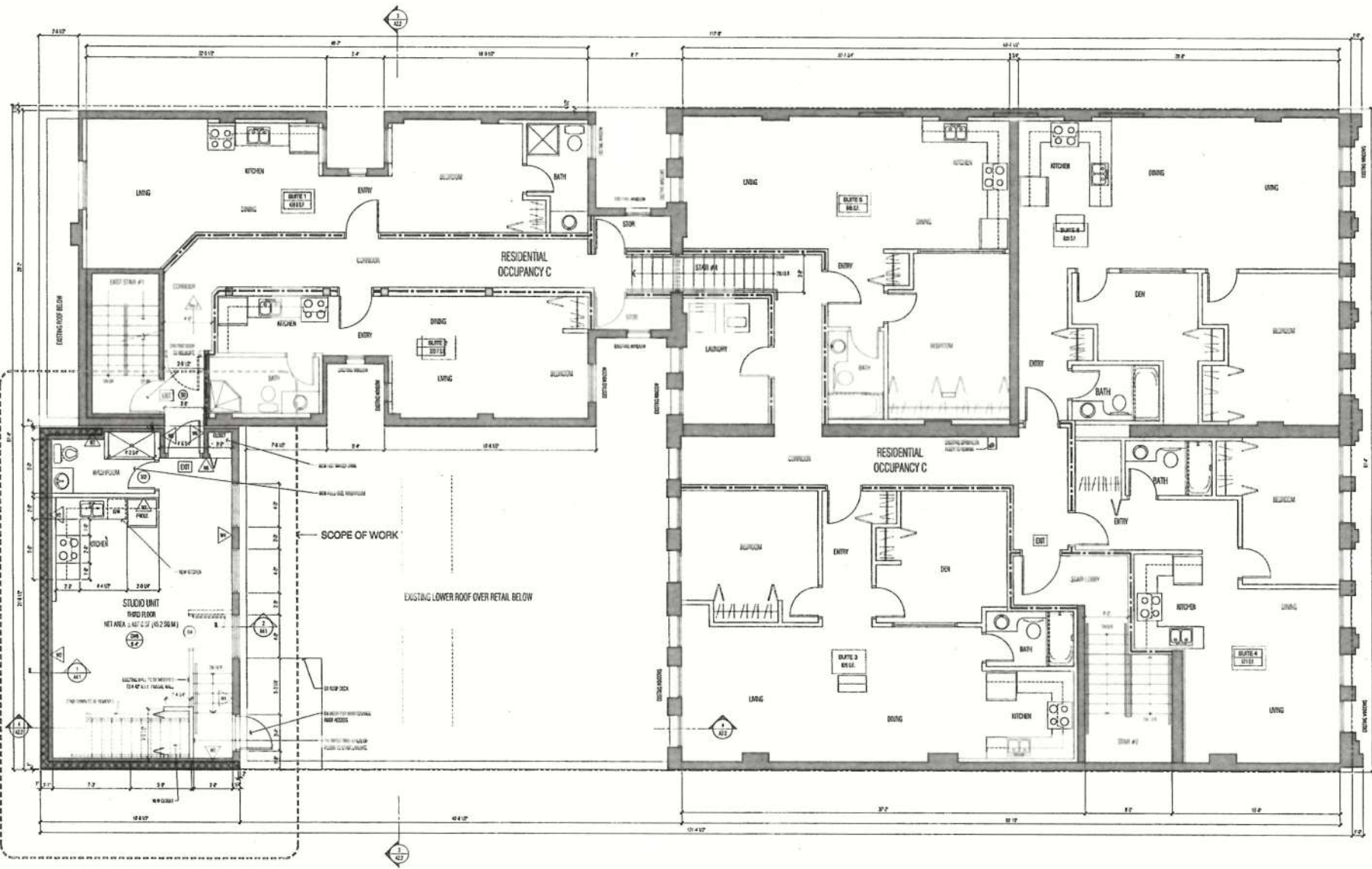
Drawing No.
A1.2

Received
 City of Victoria
JAN 11 2018
 Planning & Development Department
 Community Planning Division

ALL DIMENSIONS TO BE CONFIRM ON SITE

749 355 4444
 360 529 319
 194 688 431 3868
 Fax 604 431 1177
 1000 Burrard Street, Suite 200
 Victoria, BC V8W 2E8

studioone
 architecture inc.



PROPOSED THIRD FLOOR PLAN - OFFICE ADDITION - 593.0 SF (55.0 SQ.M.)
 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL - NO CHANGE
	EXISTING WALL - NEW FINISH
	NEW STRUCTURAL WALL
	NEW NON-STRUCTURAL WALL

2 DEC 2017 ISSUED FOR DP
 1 OCT 2017 ISSUED FOR BLDG PERMIT
 in site description
 revisions

project title:
 Addition to
 568-570 Yates Street
 Victoria, B.C.

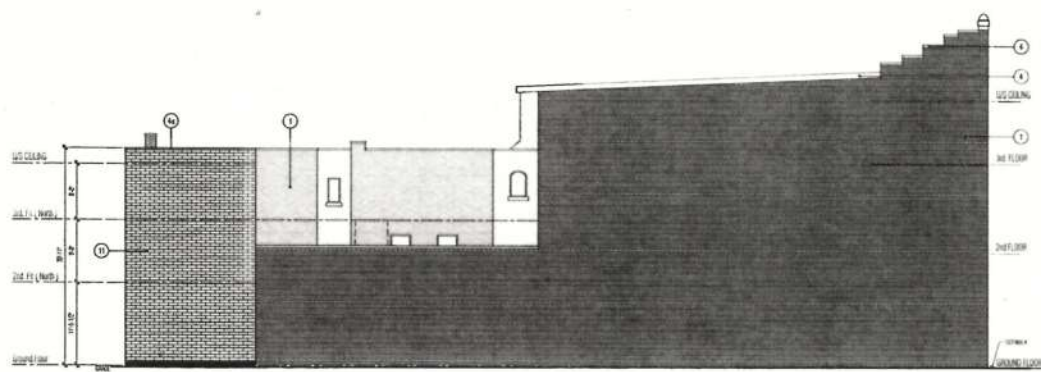
drawing title:
 Proposed
 Third Floor Plan

project no: 17294
 drawn by: ER
 checked by: JW
 date: SEPT 2017
 scale: AS NOTED

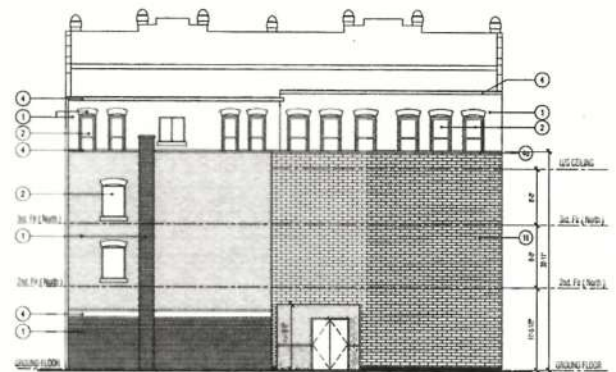
drawing no:
A1.3

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JAN 11 2018
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 Community Planning Division

ALL DIMENSIONS TO BE CONFIRM ON SITE



1 WEST ELEVATION (NO CHANGE)
 SCALE: 1/8" = 1'-0"



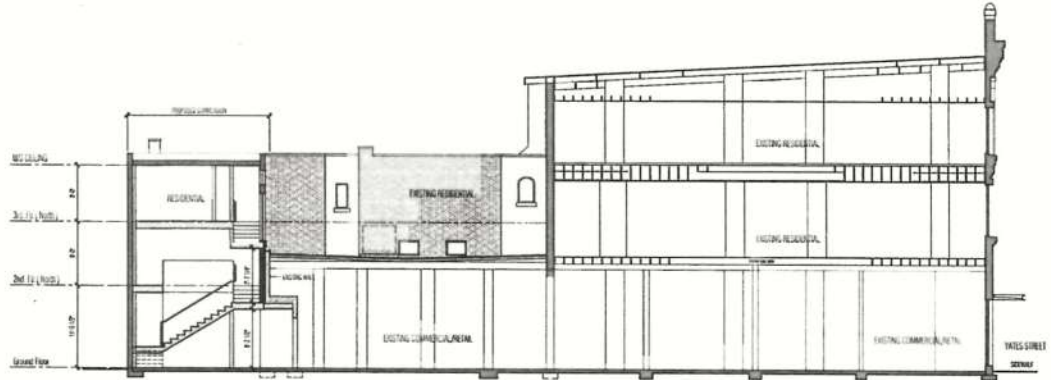
2 NORTH ELEVATION (NO CHANGE)
 SCALE: 1/8" = 1'-0"

EXISTING FINISHES

- | | | |
|---|---|--|
| 1 EXISTING BRICK (OUTSIDE) | 6 EXISTING BRICK (OUTSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 11 EXISTING BRICK (OUTSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING |
| 2 EXISTING BRICK (INSIDE) | 7 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 12 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING |
| 3 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 8 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 12a EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING |
| 4 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 9 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 13 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING |
| 4a EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 10 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | 14 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING |
| 5 EXISTING BRICK (INSIDE) WITH BRICKWORK REPAIRS TO MATCH EXISTING | | |



3 COURT ELEVATION (NO CHANGE)
 SCALE: 1/8" = 1'-0"



4 LONGITUDINAL SECTION
 SCALE: 1/8" = 1'-0"

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 City of Victoria

ALL DIMENSION TO BE CONFIRM ON SITE

JAN 11 2018

Planning & Development Department
 Community Planning Division



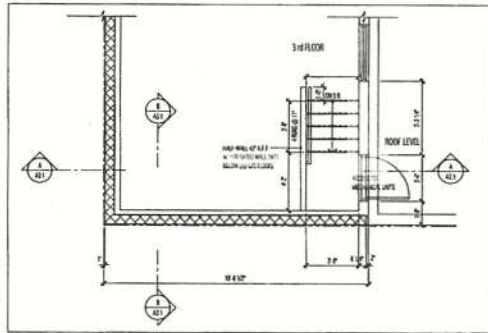
2 DEC 22/17 ISSUED FOR O/P
 1 OCT 04/17 ISSUED FOR BLOG PERMIT
 NO O/P description
 REVISIONS

Project Site
 Addition to
 568-570 Yates Street
 Victoria, B.C.

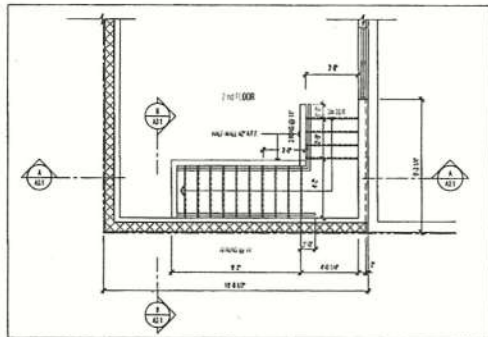
Working Title
 Proposed
 Elevations & Section

Project No. 17024
 Drawn by: EN
 Checked by: JMF
 Date: SEPT 2017
 Scale: AS NOTED

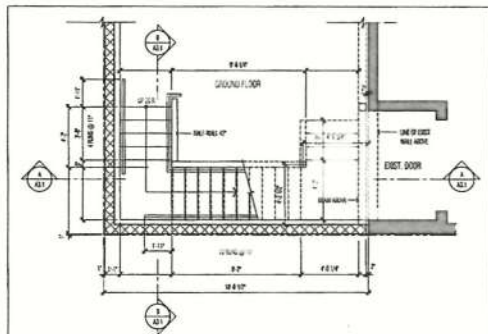
Working No.
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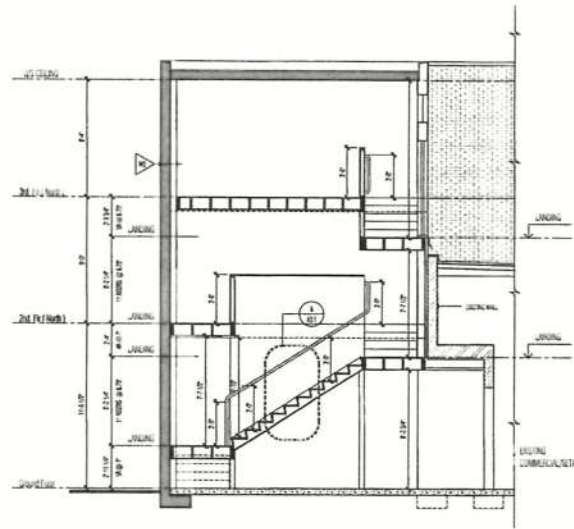
1 STAIRS PLAN - 3RD FLOOR
SCALE: 1/4" = 1'-0"



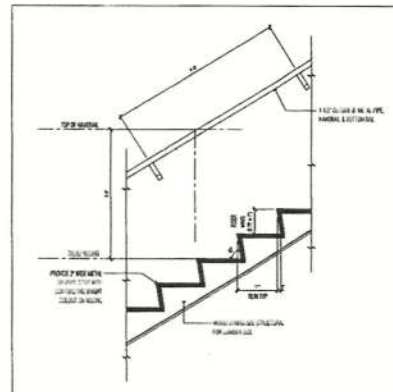
2 STAIRS PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



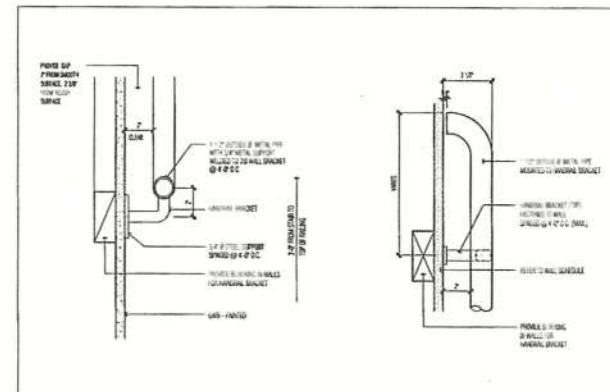
3 STAIRS PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



4 STAIRS SECTION A-A
SCALE: 1/4" = 1'-0"



5 STAIRS SECTION DETAIL
SCALE: 1/4" = 1'-0"



6 DETAIL - TYP. HANDRAIL BRACKET @ WALL
SCALE: 3/4" = 1'-0"

7 DETAIL - HANDRAIL TERMINATION
SCALE: 3/4" = 1'-0"

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2 DEC 29/17 ISSUED FOR DP
1 OCT 04/17 ISSUED FOR BLDG PERMIT
NO. DATE DESCRIPTION

Project Site:
Addition to
568-570 Yates Street
Victoria, B.C.

Drawing Title:
Stairs Details

Project No: 17034
Drawn by: EHL
Checked by: JHE
Date: SEPT 2017
Scale: AS NOTED

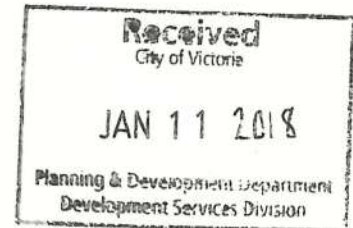
Drawing No:
A3.1

Received
City of Victoria

JAN 14 2018

Planning & Development Department
Community Planning Division

ALL DIMENSION TO BE CONFIRM ON SITE



January 02, 2018

Mayor Lisa Helps and Members of Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

**Re: Suite at 566 Yates Street
Application for Development Permit (Variance)**

Dear Mayor Helps and Council

We have applied for a Building Permit for a conversion of an office space at the back of the building at 566 Yates. Through the city process we realized we will need to apply for Variance for the residential use at the ground level as it is not permitted on the ground floor.

Please consider this letter and the drawings as our application for a Development Permit & Variance allowing the residential use at ground level at the back of the building.

This proposal looks to utilize the unused 3-storey office space at the back of the building by converting it into 2 residential rental units. The existing office has remained vacant for some time now and the owner is trying to ensure their building is utilized to its full potential. These units would be accessed via the existing residential circulation, and create unique rental housing opportunity in the heart of the city.

The addition of rental residential component to the downtown core will benefit businesses and street life. The new residential provides a response to the changing urban fabric to live-work-play within the community.

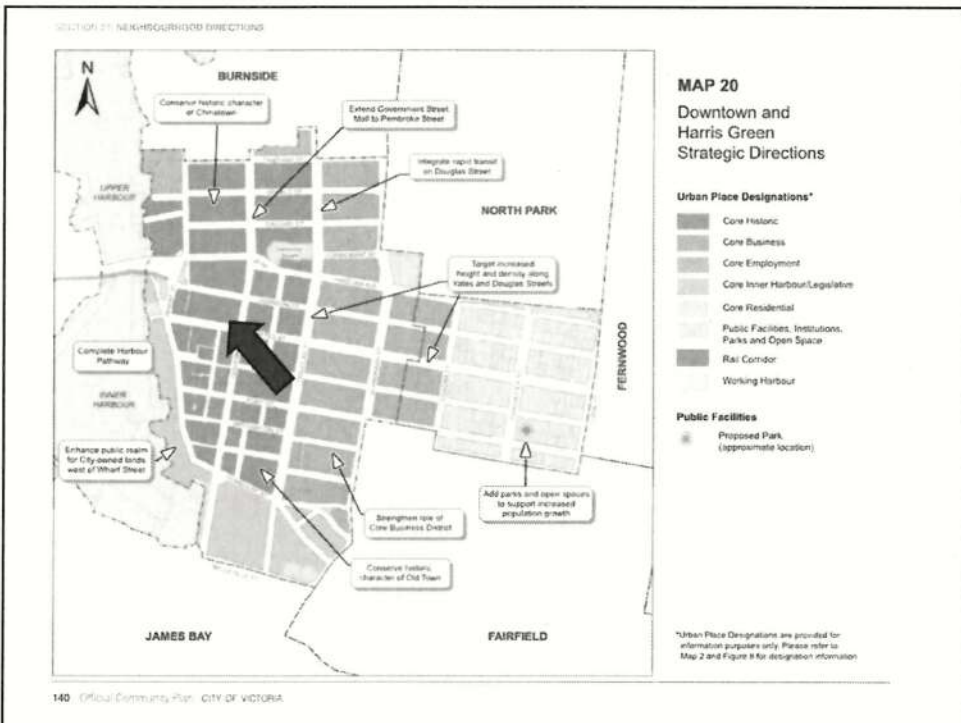
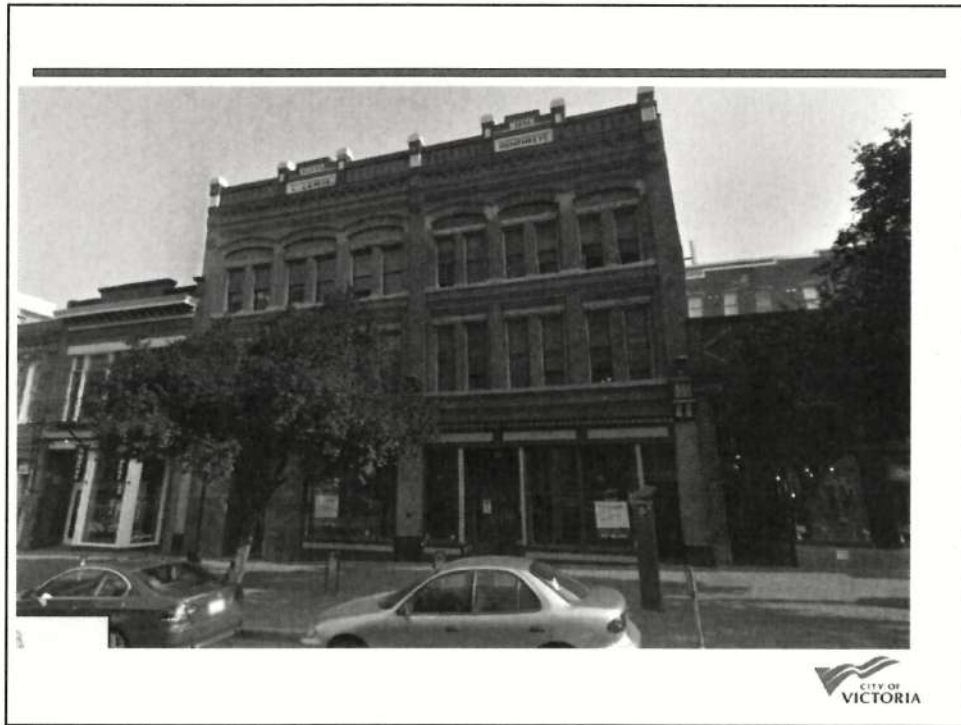
Best regards,
Egor Revenko

A handwritten signature in black ink that reads "E. Revenko".

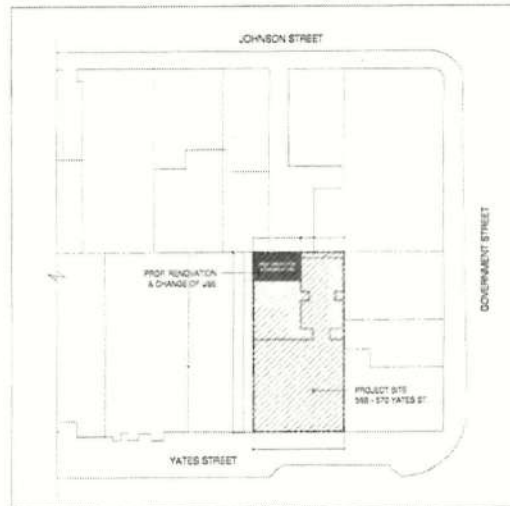
Studio One Architecture Inc.

Development Permit with
Variance Application
for
566 Yates





Site Plan



SITE PLAN
SCALE 1:1



Ground floor Plan

