



Council Report

For the Meeting of September 20, 2018

To: Council **Date:** September 6, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit Application No. 00213 for 1159 View 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 Variance Permit Application No. 00213 for 1159 View Street in accordance with:

1. Plans date stamped June 29, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking from 7 stalls to 3 stalls
 - ii. increase the site coverage from 30.00% to 45.56%
 - iii. increase the rear yard site coverage from 25.00% to 29.97%.
3. The applicant entering into an agreement with a car-share company to secure six car share memberships and car share usage credits in the amount of \$100 towards each car share membership, to the satisfaction of City Staff.
4. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Development Variance Permit application for the property located at 1159 View Street. The recommendation is amended to include the car-share agreement. The proposal is to add two rental housing units into the basement level of an existing fourplex apartment building, and to add a new accessory building in the rear yard which will be used for long-term bicycle storage. The variances are related to parking and site coverage.

Council considered the application at the Committee of the Whole meeting on August 9, 2018 and passed the following motion:

"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 Variance Permit Application No. 00213 for 1159 View Street in accordance with:

1. Plans date stamped June 29, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce vehicle parking from 7 stalls to 3 stalls
 - ii. increase the site coverage from 30.00% to 45.56%
 - iii. increase the rear yard site coverage from 25.00% to 29.97%.
3. The Development Permit lapsing two years from the date of this resolution.”

COMMENTS

As outlined in the August 9, 2018 Committee of the Whole report, six car-share memberships are proposed by the applicant in partnership with Modo Co-operative as part of a Transportation Demand Management (TDM) program to justify the proposed parking variance. Staff support the requested vehicle parking variance from seven to three stalls based on the provision of a TDM program including short and long-term bicycle parking, scooter parking, and the Modo Co-operative car-share memberships to incentivize active transportation, public transit and carpooling; and to help offset the anticipated parking shortfall for this development.

Attached to this report is a letter from Modo Co-operative, dated May 15, 2018, confirming that Modo sees the location of the property at 1159 View Street as having good potential for car-sharing and outlining the proposed car-sharing services. The \$100 usage credit towards each car-share membership is funded between Modo Co-operative and the applicant. At the time of writing of this report, the closest Modo vehicle to the subject site is located on Ormond Street near the intersection with View Street.

The recommendation is amended to ensure that the car-share agreement is in place prior to issuance of the Development Variance Permit, if approved by Council.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00213 for the property located at 1159 View Street.

Respectfully submitted,

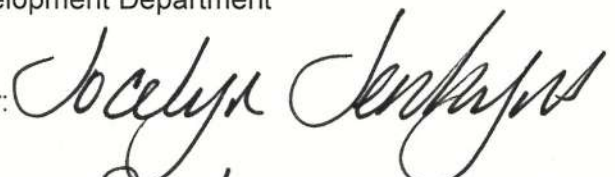


Moira Wilson,
Senior Planner – Urban Design,
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Sept. 13, 2018

List of Attachments:

- Attachment A: Letter from Modo Co-operative dated May 15, 2018



May 15, 2018

LIDA Homes
101-4442 West Saanich Rd.
Victoria, B.C.
V8Z 3E9



Attention: Ryan Jabs

Dear Ryan:

Re: Carshare arrangements at 1159 View Street, Victoria, BC

This letter will confirm that Modo sees the location of the residential development at 1159 View Street, Victoria as having good potential for carsharing. Currently, Modo has four vehicles located within a 500 metre radius from the site. Under the following arrangements, Modo is interested in entering into an agreement with LIDA Homes to provide carsharing services:

1. LIDA Homes will pay to Modo a one-time Project Fee for the purchase of six (6) partnership memberships providing member privileges to six (6) residents of the residential units for as long as the residential units exist;
2. Modo will provide \$50 of driving credits to each occupant of the proposed development joining Modo;
3. LIDA Homes will communicate the benefits of the carsharing services to prospective residents and residents of the development. This will be done through LIDA Homes communications channels, representatives and leasing agents with support as needed by Modo, with the intent to raise awareness and usage of the carsharing services;

Modo's purpose is to transform communities by connecting people with places in a way that's affordable, convenient, inclusive and sustainable. We advocate for walking, cycling, using transit and, when the trip requires a vehicle, use of a shared one.

To maximize the impact of a carsharing TDM measure aimed at reducing personal vehicle ownership and use and parking demand from future occupants of the building at 1159 View Street, Modo encourage LIDA Homes to integrate Modo in a comprehensive sustainable transportation program incentivizing active transportation, public transit and carpooling and disincentivizing personal vehicle use and single occupancy vehicle trips.



Modo is interested in working with LIDA Homes and its partners, and be part of the development located at 1159 View Street whose occupants may no longer need to own a car (or a second one) of their own for their personal and business needs.

Thank you for your support of carsharing in the City of Victoria.

Regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Sylvain Cellaire
Business Development Manager