

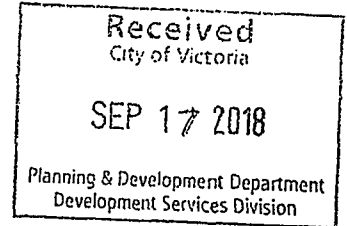
THIBODEAU
ARCHITECTURE+DESIGN



Vancouver Montreal

August 27, 2018

Mayor and Council, City of Victoria – City Hall
1 Centennial Square
Victoria, BC, V8W 1P6



Re : BC-1219 - 1300 Yates, Victoria, BC - Request for Development Variance

To Mayor Lisa Helps and Council,

I am writing you regarding a Development Variance proposal for a multi-dwelling residential rental property at 1300 Yates Street, Victoria, British Columbia.

The current owner of the property is applying for a development variance permit to relax the parking requirements in order to transform an existing disengaged amenity space on the 5th floor into a residential rental suite.

The property is currently zoned for R3-2. The uses permitted in this zone include dwelling units and dwelling unit accessory uses. The Zoning By-Law (Part 3.3, art.2) requires that a residential unit be no smaller than 33m². The off-street parking requirement, as per the updated Schedule C – Art1.2 - Parking Calculations, requires 86 parking stalls in total for 77 (76 + 1 proposed unit) units including visitor parking, creating a ratio of 1.1 of parking stalls to residential units.

The multi-unit residential building was built between 1966-1970. There is a total of 76 rental units and 56 parking stalls which represent a ratio of 0.73 parking stalls per residential unit, existing.

The scope of work includes: Transformation of an existing amenity space located on the roof, into a one-bedroom residential rental unit, 54.0sqm (581.25 sqft), with an addition of a parking spaces (Schedule C – Art1.2-Parking Calculations states 1.00 spaces per dwelling unit that is between 45sqm-70sqm).

The transformation scope includes demolition of non-structural partitions, construction of new partitions, installation of new doors, installation of new finishes and new fixtures.

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Thibodeau Architecture + Design

138 West 8th Avenue, Vancouver, BC, V5Y 1N2

2018-08-27 10:43

T. 778.330.1139 F. 778.327.6844

www.gofaa.ca

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In doing this, no changes to the existing egress paths of travel, existing exits, or number of existing exits, will be made. There will also be no changes to demising walls and floors between suites, or changes to existing structure.

To do this, we are requesting a relaxation of the off-street parking requirements, outlined in Schedule C, for the existing parking from requirement of 86 spaces (1.1 spaces per dwelling unit) to an acceptable parking stall total of 57 stalls (ratio of 0.7 spaces per dwelling units).

We are requesting this based on the following:

1. Parking study:

The existing parking demand and supply was assessed and outlined in a parking study attached to this request.

Through data collection, it has been observed that the actual parking supply during peak demand is less than one vehicle per rental unit.

The peak parking demand for 1300 Yates Street is 44 which represents 0.6 parked vehicles per rental suite.

The parking demand from one additional rental suite will be able to be accommodated within the existing parking supply.

2. Existing building: the area of the existing site does not allow for the addition of parking stalls that would meet all the requirements of the current Schedule C in terms of stall size, clearance to adjacent structures, setbacks from the property lines and the parking spaces per requirement of 86 spaces (1.1 ratio per unit).

3. Proximity to public transit: there are numerous bus lines, with frequent buses, within less than five (5) minute walking distance from the building. These bus lines include numbers 11, 14, 15, and 22 (Westbound); 19 (Northbound) and 2, 27 and 28 (Eastbound).

4. Proximity to the downtown core: the property is located within walking distance of the downtown core and the access to necessities are within a ten (10) minute walk in each direction. The need for a car in this location is not necessary.

5. Rental property: the dwelling units in the building are all rentals. None of the dwelling units are owned. The average occupancy of one of the dwelling units is 2 to 3 years, with the turnaround of the tenants being frequent.

The parking study demonstrates that the existing parking supply, off-street and on site, is sufficient for the existing number of rental units (76) as well as for the addition of one rental unit (77).

We are proposing to supplement 1 (one) additional parking space to exceed the actual demand ratio of 0.66 parking stalls per unit. This results in a proposed parking with 57 stalls.

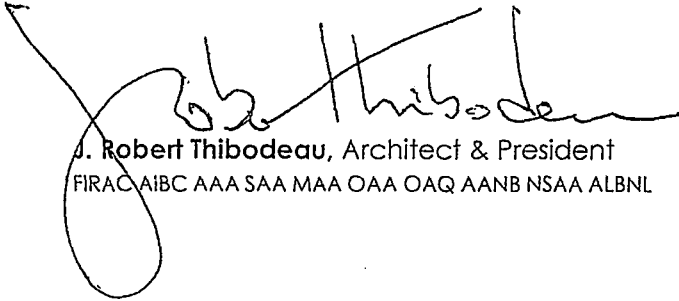
I hope you see that this proposal is in order,



Date :
Reference :

I am available at your convenience to discuss the above and respond to any comments or questions you may have.

Best regards,



J. Robert Thibodeau, Architect & President
FIRAC AIBC AAA SAA MAA OAA OAQ AANB NSAA ALBNL

