

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 8, 2018 COTW Meeting

**I.1.a.d 1300 Yates Street - Development Variance Permit Application
No. 00209 (Fernwood)**

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

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. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 1. reduce vehicle parking stalls from 78 to 57;
 2. reduce visitor vehicle parking stalls from 8 to nil.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F.3 1300 Yates Street - Development Variance Permit Application No. 00209 (Fernwood)

Committee received a report dated October 25, 2018 from the Acting Director of Sustainable Planning and Community Development proposing to convert an existing amenity space on the fifth floor into an additional residential unit.

Moved By Councillor Thornton-Joe
Seconded By Councillor Collins

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. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking stalls from 78 to 57;
 - ii. reduce visitor vehicle parking stalls from 8 to nil.
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 8, 2018

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

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Variance Permit Application No. 00209 for 1300 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 Variance Permit Application No. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking stalls from 78 to 57;
 - ii. reduce visitor vehicle parking stalls from 8 to nil.
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 1300 Yates Street. The proposal is to convert an existing amenity space on the fifth floor into an additional residential unit. The variances are related to reducing the vehicle parking stalls from 78 to 57 and reducing the visitor parking stalls from 8 to 0.

The following points were considered in assessing this Application:

- the proposal is consistent with the *Official Community Plan* as it upgrades and regenerates the existing rental housing stock
- the vehicle parking variances would reduce the number of resident stalls from 78 to 57 and the visitor stalls from 8 to 0. This variance is considered supportable as it represents

the current parking configuration on-site and a Parking Review Summary conducted by Bunt & Associates confirms that the current number of stalls is adequate.

BACKGROUND

Description of Proposal

The proposal is to convert an existing amenity space on the fifth floor into an additional residential unit, which triggers two parking variances. The proposed variances are to reduce the vehicle parking stalls from 78 to 57 and reduce the visitor parking stalls from 8 to 0.

Sustainability Features

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

Active Transportation Impacts

The Application proposes a new four-stall bicycle rack, which supports active transportation.

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 a five-storey rental apartment building. Under the current R3-2 Zone, Multiple Dwelling District, the property could be developed as multi-unit residential at a maximum density of 1.6 to 1 Floor Space Ratio (FSR) and a maximum height of 22m.

Data Table

The following data table compares the proposal with the existing R3-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R3-2
Site area (m ²) – minimum	4272.35	920.00
Unit floor area (m ²) – minimum	54.00	33.00
Density (Floor Space Ratio) – maximum	1.20	1.20
Total floor area (m ²) – maximum	5114.00	5138.88
Height (m) – maximum	10.80	18.50

Zoning Criteria	Proposal	Zone Standard R3-2
Storeys – maximum	5	N/A
Vehicle parking – minimum		
Vehicle parking	57 *	78
Visitor parking included in the overall units	0 *	8
Bicycle parking stalls – minimum		
Long term	0	0 (legally non-conforming)
Short term	4	0 (legally non-conforming)

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 9, 2018, the Application was referred for a 30-day comment period to the Fernwood 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

Official Community Plan

The proposal for additional rental units within the rental apartment building is consistent with the *Official Community Plan (OCP, 2012)*, which supports housing diversity, rental housing choice and the ongoing upgrade and regeneration of the City's rental housing stock. Parking management includes the addition of one stall to offset the new unit and the addition of a bicycle rack to support active transportation.

Local Area Plans

The Fernwood Neighbourhood Plan notes that apartments should be contained to the Eastern Approaches, within which this property is located. However, the Plan does not speak to parking variances.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts and no impacts to public trees with this Application.

Regulatory Considerations

The applicant is requesting to reduce the required parking from 78 to 57 stalls. Under Schedule C, the parking requirement is 86 stalls; however, previous approvals for the site permitted 77 stalls. The addition of one unit would require a one vehicle stall increase for a total of 78 stalls required; however, it would appear that 77 stalls under previous approvals were never built and the current configuration is for 56 stalls. The applicant is proposing the addition of one stall to offset the new unit for a total of 57 stalls, which would still be 21 stalls below the required 78 stalls. To help offset the anticipated parking shortfall for this development and to incentivize reduced vehicle ownership and active transportation, the applicant has agreed to provide a four-stall bicycle rack on-site. In addition, a Parking Review Summary (attached) dated September 22, 2017 has been provided by the applicant, which demonstrates that the expected parking demand is lower than the number of stalls provided. Therefore, the parking variance for vehicle stalls and visitor stalls may be warranted.

CONCLUSIONS

The site has been functioning with a reduced parking allotment, below the standard established in Schedule C, for a number of years. The Parking Review Summary has shown that there is enough parking on-site to satisfy the demand, and the provision of one stall offsets the new unit being created. Finally, the applicant is providing a bicycle rack on-site to further reduce vehicle demand. Therefore, staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00209 for the property located at 1300 Yates Street.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

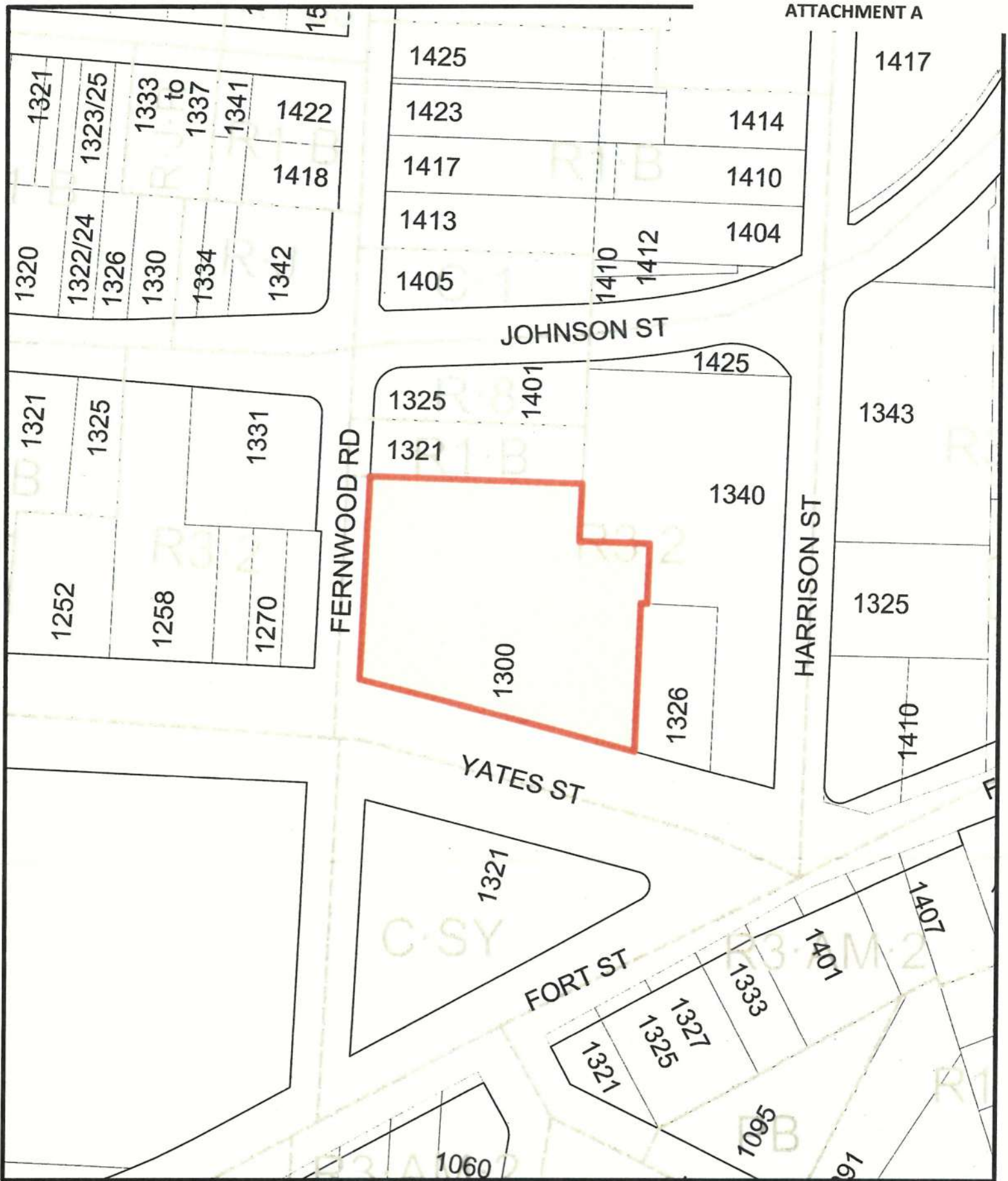


Date:

Nov 2, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 17, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 27, 2018
- Attachment E: Parking Review Summary dated September 22, 2017.



1300 Yates Street
Development Variance Permit #00209







PROJECT ADDRESS 1300 YATES STREET
VICTORIA BRITISH COLUMBIA
V8Z 1S2

LEGAL DESCRIPTION LOT A
PLAN 1913
SECTION 14 VICTORIA

BUILDING CODE REVIEW

THE LATEST VERSION OF BRITISH COLUMBIA'S BUILDING ACT & REGULATION APPLIES TO THIS PROJECT

CLASSIFICATION BY MAJOR OCCUPANCY (ART 3.1.2)
Residential, Multiple Dwelling Occupancy
B-1000 (Three or more units in a building group) C- RESIDENTIAL OCCUPANCY

NON COMBUSTIBLE CONSTRUCTION (ART 3.1.3)
1. The exterior walls of the building shall be non-combustible and shall be protected by fire-rated enclosures.

FIRE SEPARATION AND CLOSURES (ART 3.1.4)
PENETRATION OF FIRE SEPARATION AND FIRE RATED ASSEMBLIES (ART 3.1.5)
ANY FIRE SEPARATION (PARTITION WALL AND FLOOR) IS CONTINUOUS AND HAS A FIRE RATED RESISTANCE
ANY PENETRATION OF SEPARATION WILL BE PROPERLY INSTALLED AND PROTECTED

FIRE WALLS (ART 3.1.10)
EXTERIOR FIRE WALLS ARE CONTINUOUS

OCCUPANT LOAD (ART 3.1.17.1)
BASED ON OCCUPANT LOAD 2 PERSONS PER SLEEPING UNIT
TOTAL OCCUPANT LOAD 175 PERSONS

PROPOSED OCCUPANT LOAD 2 PERSONS PER SLEEPING UNIT
TOTAL OCCUPANT LOAD 175 PERSONS

RESIDENTIAL OCCUPANCY (ART 3.2.4)
SUITS OF RESIDENTIAL OCCUPANCY ARE SEPARATED FROM EACH OTHER AND THE ALTERNATE USE OF THE BUILDING BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING NOT LESS THAN 1 HOUR (3.2.4.2)

TRAVEL DISTANCE (ART 3.4.2.3)
EVERY FLUOR AREA INTENDED FOR OCCUPANCY IS SERVED BY 3 EXITS (ART 3.4.2.1.1)
MINIMUM TRAVEL DISTANCE FOR AT LEAST 1 EXIT IS 30 M

EXIT CAPACITY CALCULATIONS (ART 3.4.2.3)

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1300 YATES STREET

VICTORIA, BRITISH COLUMBIA
RESIDENTIAL PENTHOUSE UNIT

PROJECT DESCRIPTION

THE BUILDING IS A SIX-STOREY APARTMENT BUILDING IS A 5-STOREY WOOD STRUCTURE AND IS NOT UNIMPROVED. THE BUILDING WAS CONSTRUCTED BETWEEN 1965 AND 1970

THE EXISTING BUILDING DIMENSIONS ARE LENGTH 100 FT. WIDTH 28.5 FT. AND HEIGHT 44 FT.

THE DEVELOPMENT PERMIT FROM 1965 INCLUDED 107 PARKING STALLS. THE EXISTING LOT WAS NOT BUILT AS PER THE PERMIT, RESULTING IN 107 PARKING STALLS ON SITE.

NO CHANGES TO THE EXISTING ACCESS PATHS OF TRAVEL EXISTING EXITS OR NUMBER OF EXISTING EXITS WILL BE MADE

NO CHANGES TO EXISTING WALLS AND FLOORS BETWEEN UNITS

NO CHANGES TO EXISTING STRUCTURE

SUBJECT SUITE
PENTHOUSE 101

AREA
TOTAL AREA OF SUITE OF 101 34.6 SQM
TOTAL AREA OF BUILDING 3114.0 SQM

MINOR VARIANCE

REQUEST TO VARY
A. TO VARY EXISTING AS BUILT STALL COUNT TO A RATIO OF 0.74
B. AND TO INCREASE THE TOTAL COUNT OF 10 STALLS WITH TWO ADDITIONAL STALLS TO BE ADDED TO THE TOTAL COUNT WITHIN THE APPLICABLE PARKING BY-LAW TO COMPLY WITH THE PROPOSED PENTHOUSE SUITE

EXISTING STALL COUNT: 107
PROPOSED STALL COUNT: 51



PROJECT TEAM

CLIENT

PRIMER INVESTMENTS
101 185 WEST BRUNSWICK
VICTORIA BRITISH COLUMBIA
V8Z 1S2

PROJECT MANAGER DAVE BROWN
1 604 833 8351
E DAVE@PRIMERINVESTMENTS.COM

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LIST OF DRAWINGS

ARCHITECTURAL

A-000 PROJECT INFORMATION LIST OF DRAWINGS

A-010 SITE PLAN ORIGINAL

A-011 SITE PLAN REVISIONS

A-012 TECHNICAL SPECIFICATIONS

A-100 EXISTING PLAN DEMOLITION PLAN

A-101 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-102 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-103 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-104 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-105 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-106 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-107 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-108 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-109 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-110 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-111 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-112 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

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A-130 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-131 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

A-132 CONSTRUCTION PLAN PLUMBING ELECTRICAL PLAN

Received
City of Victoria

SEP 17 2018

Planning & Development Department
Development Services Division

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



PROJECT NO. 1219

DRAWING NO. SITEPLAN

AS NOTED

AS NOTED

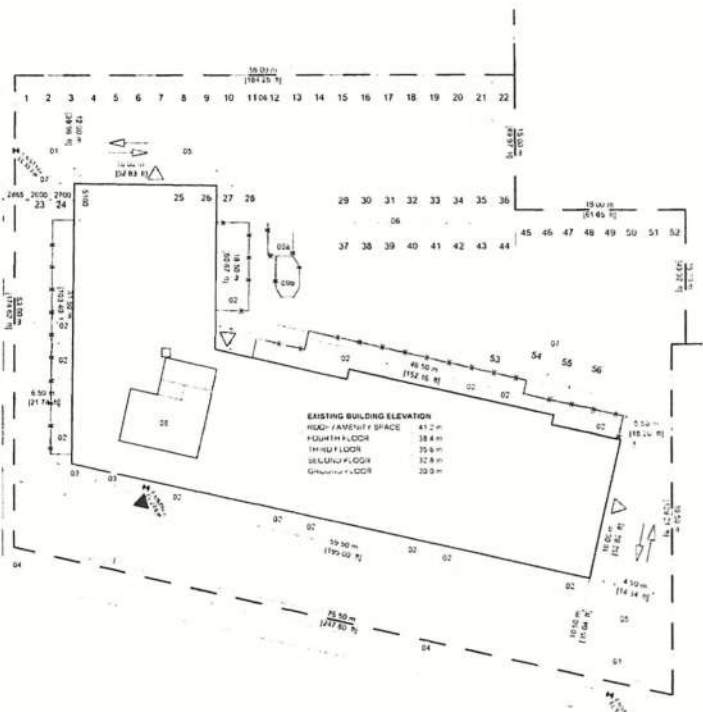
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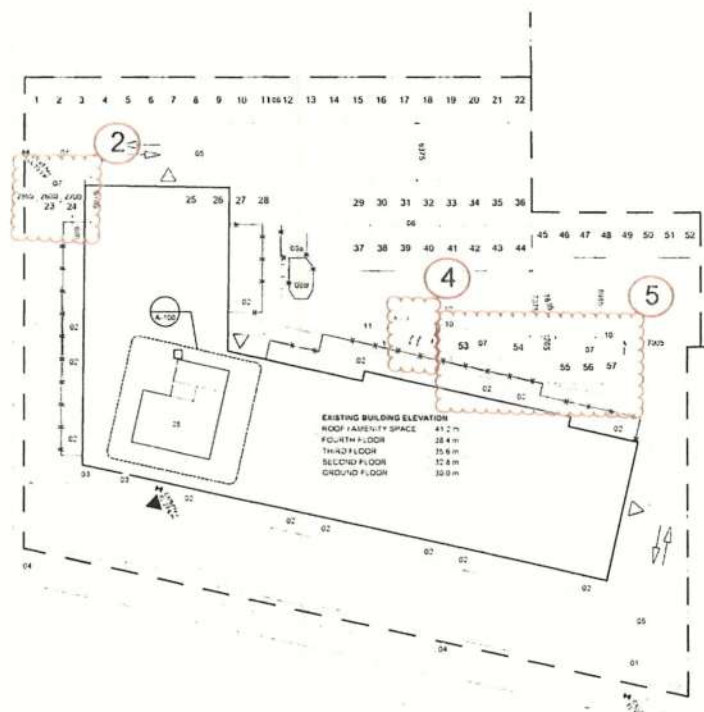
1 EXISTING SITE PLAN
A-010 SCALE 1:250

- NOTES
- 01 PARKING ENTRANCE
 - 02 PATIO
 - 03 PLANTER
 - 04 CONCRETE SIDEWALK
 - 05 ASPHALT
 - 06 COVERED PARKING STALLS
 - 07 EXISTING PARKING STALLS TO DELETE
 - 08 EXISTING AMENITY SPACE
 - 09A EXISTING GARBAGE AREA
 - 09B EXISTING PAD MOUNTED TRANSFORMER

- LEGEND
- ▲ MAIN BUILDING ENTRANCE
 - △ EXIT
 - TRAFFIC FLOW
 - PROPERTY LINE
 - BUILDING OUTLINE
 - - - FENCE

EXISTING PARKING 56 STALLS

1 BICYCLE RACK
SCALE 1:20



1 PROPOSED SITE PLAN
A-010 SCALE 1:250

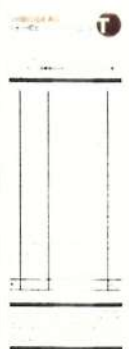
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 - 05 ASPHALT
 - 06 COVERED PARKING STALLS
 - 07 PARKING STALLS
 - 08 PROPOSED PENTHOUSE RENTAL UNIT
 - 09A EXISTING GARBAGE AREA
 - 09B EXISTING PAD MOUNTED TRANSFORMER
 - 10 NEW BOLLARD ROUND 5" (100mm) ROUND / 42" (1067mm) HIGH
 - 11 EXISTING CURB
 - 12 NEW BICYCLE RACK

- LEGEND
- ▲ MAIN BUILDING ENTRANCE
 - △ EXIT
 - TRAFFIC FLOW
 - PROPERTY LINE
 - BUILDING OUTLINE
 - - - FENCE

PROPOSED PARKING 57 STALLS
STALL #1 TO #52 EXISTING
STALL #53 TO #54 2.6m x 6.4m
STALL #55 TO #57 5.1m x 2.6m WITH WHEEL STOP

1 BOLLARD DETAIL
A-010 SCALE 1:20

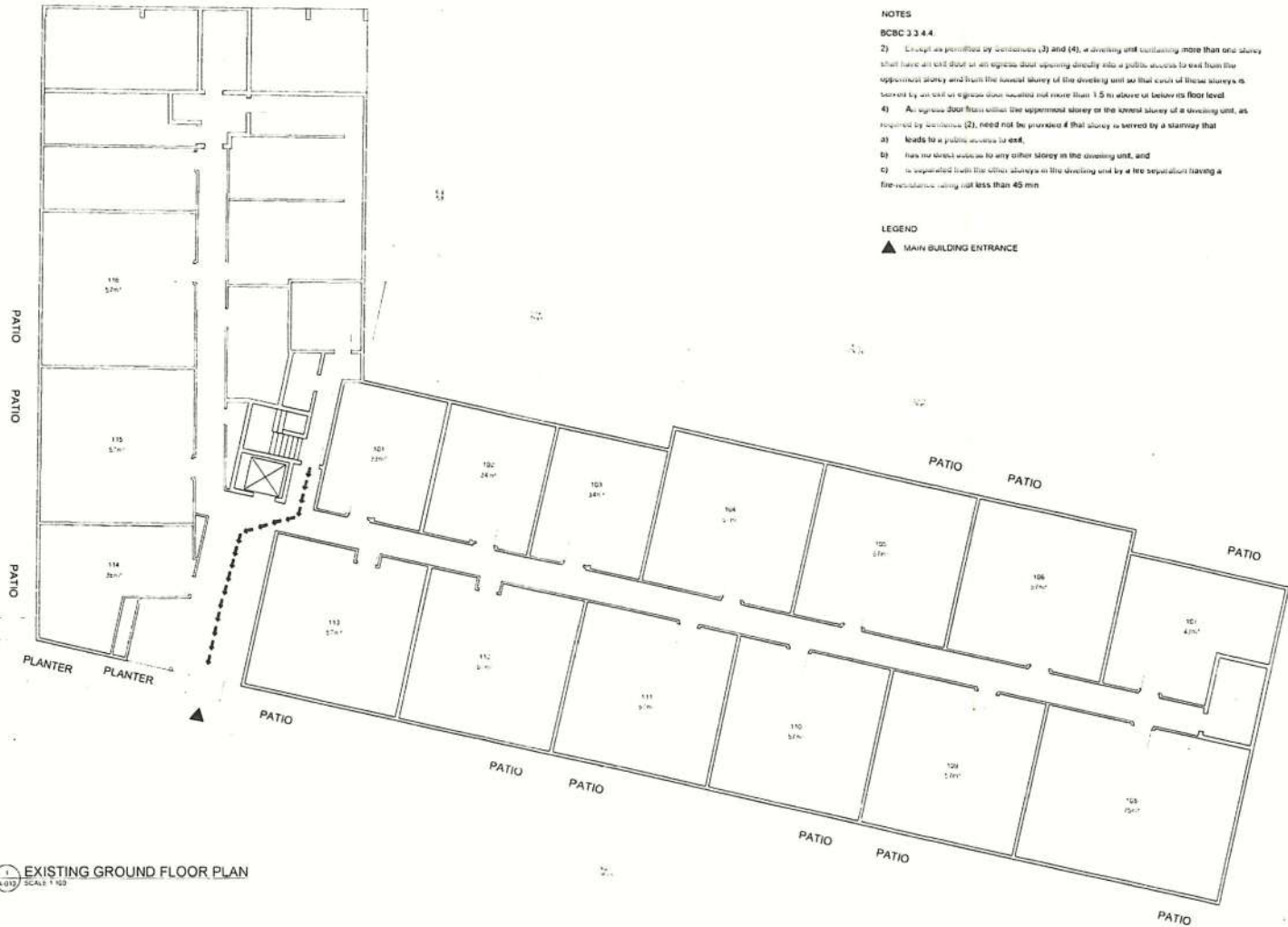
Received
City of Victoria
SEP 17 2018
Planning & Development Department
Development Services Division



1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



AS-BUILT SITE PLAN PROPOSED SITE PLAN	A-010
AS NOTED	1
DATE	
BY	



NOTES

BCBC 3.3.4.4:

- 2) Except as permitted by sentences (3) and (4), a dwelling unit containing more than one storey shall have an exit door at an egress door opening directly into a public access to exit from the uppermost storey and from the lowest storey of the dwelling unit so that each of these storeys is served by an exit or egress door located not more than 1.5 m above or below its floor level.
- 4) An egress door from either the uppermost storey or the lowest storey of a dwelling unit, as required by sentence (2), need not be provided if that storey is served by a stairway that
 - a) leads to a public access to exit,
 - b) has no direct access to any other storey in the dwelling unit, and
 - c) is separated from the other storeys in the dwelling unit by a fire separation having a fire-resistance rating not less than 45 min.

LEGEND

▲ MAIN BUILDING ENTRANCE

EXISTING GROUND FLOOR PLAN
SCALE: 1/100

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



BC-1119

EXISTING GROUND FLOOR PLAN

DATE	2018-09-17
AS NOTED	A-011
NAME	
PS	1

Received
City of Victoria
SEP 17 2018
Planning & Development Department
Development Services Division

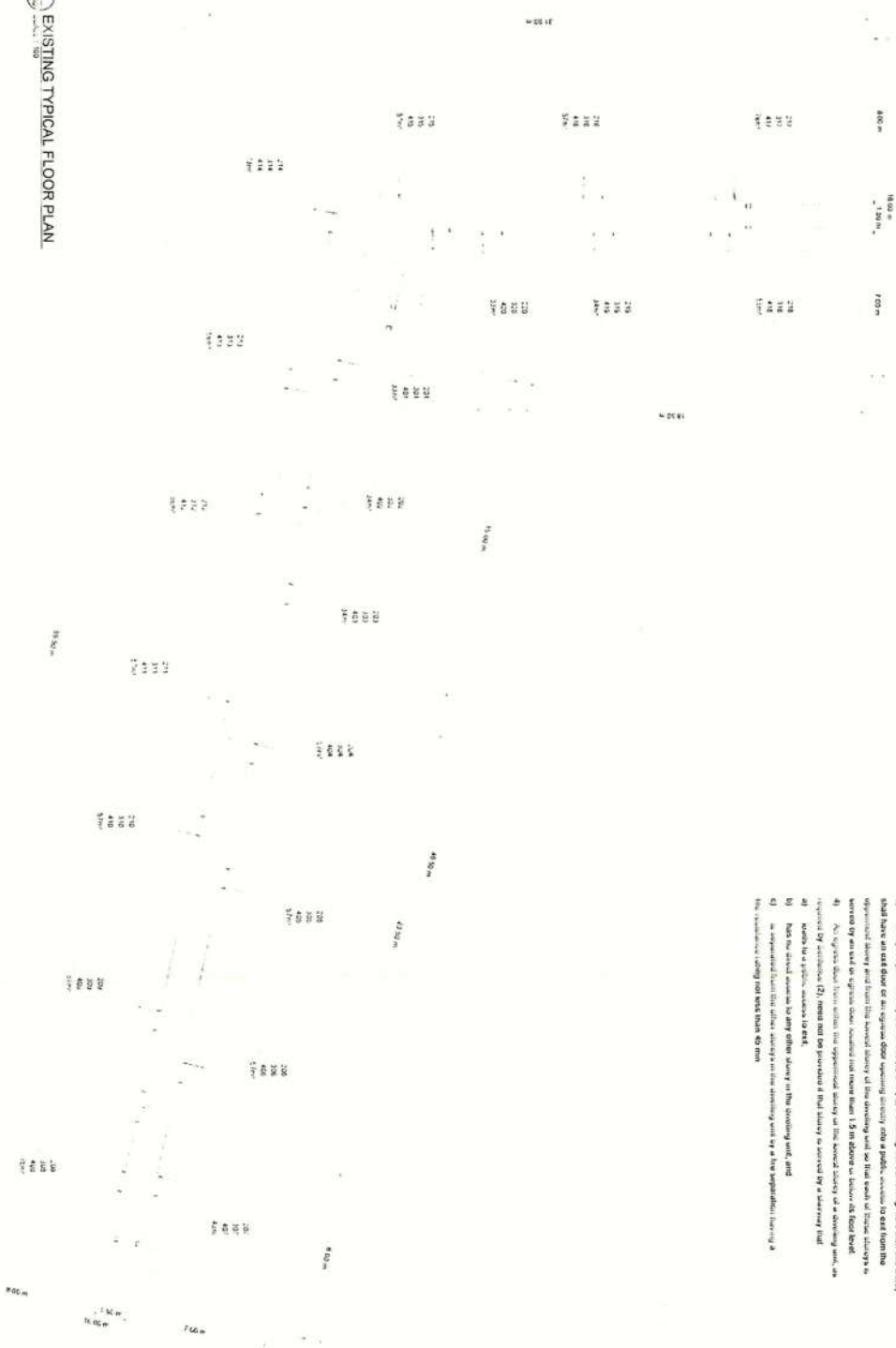


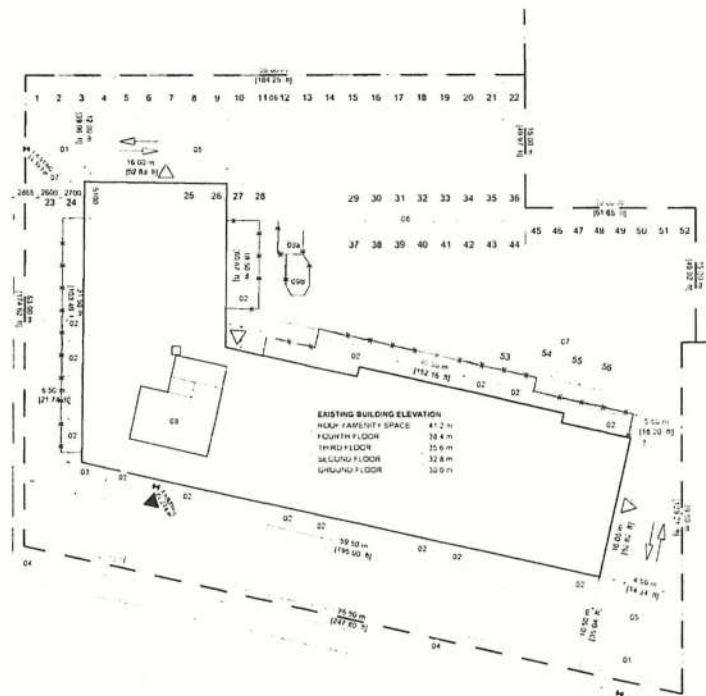
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Planning & Development Department
Development Services Division

L'Oréal Paris
 PARIS • 1907

2) Except as

[illegible]



NOTES

- 01 PARKING ENTRANCE
- 02 PATIO
- 03 PLANTER
- 04 CONCRETE SIDEWALK
- 05 ASPHALT
- 06 COVERED PARKING STALLS
- 07 EXISTING PARKING STALLS TO DELETE
- 08 EXISTING AMENITY SPACE
- 09a EXISTING GARBAGE AREA
- 09b EXISTING PAD MOUNTED TRANSFORMER

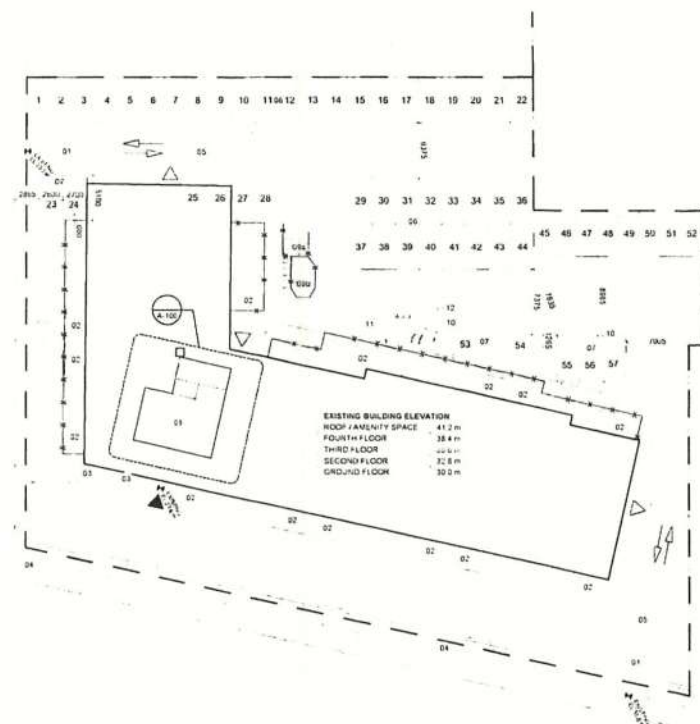
EXISTING PARKING 56 STALLS

900

LEGEND

- ▲ MAIN BUILDING ENTRANCE
- △ EXIT
- TRAFFIC FLOW
- PROPERTY LINE
- BUILDING OUTLINE
- - - FENCE

BICYCLE RACK
SCALE 1:25



NOTES

- 01 PARKING ENTRANCE
- 02 PATIO
- 03 PLANTER
- 04 CONCRETE SIDEWALK
- 05 ASPHALT
- 06 COVERED PARKING STALLS
- 07 PARKING STALLS
- 08 PROPOSED PENTHOUSE RENTAL UNIT
- 09a EXISTING GARBAGE AREA
- 09b EXISTING PAD MOUNTED TRANSFORMER
- 10 NEW BOLLARD ROUND 5" (125mm) ROUND 1/4" (100mm) HIGH
- 11 EXISTING CURB
- 12 NEW BICYCLE RACK

PROPOSED PARKING 57 STALLS

- STALL #1 TO #52 EXISTING
- STALL #53 TO #54 2.6 m x 6.4 m
- STALL #55 TO #57 5.1 m x 2.6 m WITH WHEEL STOP

LEGEND

- ▲ MAIN BUILDING ENTRANCE
- △ EXIT
- TRAFFIC FLOW
- PROPERTY LINE
- BUILDING OUTLINE
- - - FENCE

BOLLARD DETAIL
SCALE 1:25

Received
City of Victoria

SEP 17 2018

Planning & Development Department
Development Services Division

1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



AS-BUILT SITE PLAN
PROPOSED SITE PLAN

AS-BUILT
A-010
1

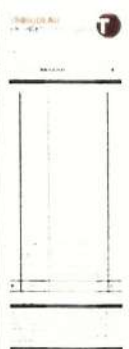


AS NOTED	A-011
KA NR	
PS	1



1
A.C.M. EXISTING TYPICAL FLOOR PLAN
SCALE 1:100

- NOTES
- BCBC 3.3.4.4
- 2) Except as permitted by Sentences (3) and (4), a dwelling unit containing more than one storey shall have an exit door or an egress door opening directly into a public access to exit from the uppermost storey and from the lowest storey of the dwelling unit so that each of these storeys is served by an exit or egress door located not more than 1.5 m above or below its floor level.
 - 4) An egress door from either the uppermost storey or the lowest storey of a dwelling unit, as required by Sentence (2), need not be provided if that storey is served by a stairway that:
 - a) leads to a public access to exit,
 - b) has no direct access to any other storey in the dwelling unit, and
 - c) is separated from the other storeys in the dwelling unit by a fire separation having a fire resistance rating not less than 45 min.



1300 YATES STREET
VICTORIA, BRITISH COLUMBIA



EXISTING TYPICAL FLOOR PLAN	
AS NOTED	A-012
SA, TB	
PS	1

Received
City of Victoria
SEP 17 2018
Planning & Development Department
Development Services Division

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.

VANCOUVER

Thibodeau Architecture + Design

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

2018-08-27 - 10:43

MONTREAL

T: 778.330.1139 F: 778.327.5844

www.gotaa.ca

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Date: 10/10/10
Reference: 10/10/10

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

Best regards,



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



TECHNICAL MEMO

DATE: September 22, 2017
PROJECT NO: 04-17-0019
PROJECT: 1300 Yates Street Parking Review
SUBJECT: Parking Review Summary

TO: Karim Aiche
Thibodeau Architecture + Design

PREPARED BY: Simon Button, EIT, M.Eng.
REVIEWED BY: Tyler Thomson, MURB, MCIP, RPP, PTP

The following memo summarizes the findings and recommendations of our parking review required by the City of Victoria for the proposed design changes at 1300 Yates Street. A parking occupancy review was required by the City in order to approve the proposed conversion of a rooftop amenity space into an additional rental unit given that the City's parking requirements would be impacted.

1. INTRODUCTION

The building at 1300 Yates Street was provided a development permit in 1966 which included 75 parking stalls. The building currently has 57 stalls for 76 rental suites and the owner plans to add 1 rental suite for a total of 77 rental suites. As such, Thibodeau Architecture + Design have requested that Bunt conduct a parking study as this is a condition of approval from the City. The site location is highlighted at **Figure 1**.

Figure 1: Site Location

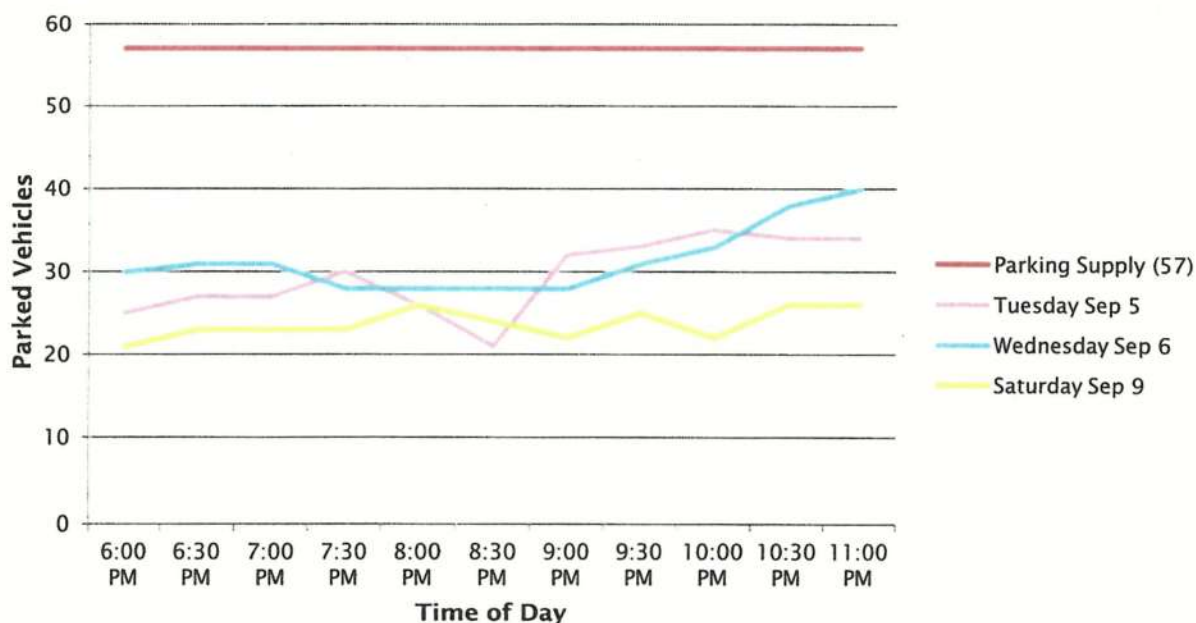
The focus of this study was on developing an understanding of the existing parking demand for the building in order to assess whether there is adequate existing parking supply to accommodate the proposed additional rental unit given that there are already more rental units than there are parking spaces. To do this, it was important to monitor both the on-site parking, and the nearby on-street parking to capture the full extent of the parking demand for the building including visitor parking demands.

The following section highlights the survey information for the study and the results from the survey.

2. DATA COLLECTION & RESULTS

Parking demand surveys were conducted for two weekdays (Tuesday September 5th, 2017 and Wednesday September 6th, 2017), and one weekend day (Saturday September 9th, 2017) from 6pm to 11pm. This time frame was chosen as most residents are home in the late evening. Parking occupancy counts were conducted every 30 minutes in the 1300 Yates Street off-street parking lot and parking turnover surveys were conducted at the on-street parking stalls in front of the building (1300 block of Yates Street).

As shown in **Figure 2**, the peak parking demand in the off-street parking lot during the data collection periods was 40 parked vehicles which is approximately two thirds of the supply (57 stalls).

Figure 2: Off-Street Parking Occupancy

The 1300 block of Yates Street has space for approximately 7 parked vehicles. The on-street parking was relatively busy during the data collection periods. During each data collection day there was at least one instance of there being 7 parked vehicles. Approximately half of the drivers were observed going into/out-of 1300 Yates Street. To be conservative it can be assumed that 1300 Yates Street was responsible for generating a maximum of 4 vehicles parked on the street at one time.

By combining the off-street and on-street parking data, the peak parking demand for 1300 Yates Street is 44 which is 0.6 parked vehicles per rental suite. Therefore the conversion of the rooftop amenity space to an additional dwelling is anticipated to add 0.6 parked vehicles to the total parking demand for the building. The total parking demand with the additional rental suite is anticipated to be 45 parked vehicles.

3. PARKING SUMMARY AND RECOMMENDATIONS

1300 Yates Street has 57 off-street parking stalls and there is space for 7 parked vehicles on Yates Street in front of the building. During the data collection periods, the peak parking demand reached 40 parked vehicles off-street and 7 parked vehicles on-street. 1300 Yates Street currently has 76 rental suites which results in a peak parking rate of less than one vehicle per rental suite. The parking demand from one additional rental suite will be able to be accommodated within the existing parking supply.

cc: Patrick Schilling, Thibodeau Architecture + Design

Development Variance Permit Application for 1300 Yates Street





