

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.b.c **Update Report: 1501 Haultain Street - Development Variance Permit Application No. 00066 (Fernwood)**

Moved By Councillor Coleman
Seconded By Councillor Lucas

That, subject to the preparation and execution of legal agreements to secure a transportation demand management program, to the satisfaction of the Director of Sustainable Planning and Community Development, which would include:

- purchase of one car share vehicle
- dedication of a car share parking space onsite
- provision of five car share memberships (one for each residential unit)
- provision of car share usage credits in the amount of \$100 towards each car share membership.
- car share membership for each residential unit
- provision of each resident with a \$400 contribution towards the purchase of a bicycle.

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. 00066 for 1501 and 1503 Haultain Street, subject to registration of the required legal agreements, to the satisfaction of the City Solicitor, and in accordance with:

1. Plans date stamped July 10, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. Provide a sketch of the proposed gate to be installed adjacent to the staircase on the north side of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.

4. The Development Permit lapsing two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (2): Councillor Isitt, and Councillor Young

CARRIED (7 to 2)

DRAFT

F. LAND USE MATTERS

F.1 Update Report: 1501 Haultain Street - Development Variance Permit Application No. 00066 (Fernwood)

Committee received a report dated July 12, 2018, from the Director of Sustainable Planning and Community Development regarding an update on an application to expand and renovate the exterior of the building and construct a third residential storey.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That, subject to the preparation and execution of legal agreements to secure a transportation demand management program, to the satisfaction of the Director of Sustainable Planning and Community Development, which would include:

- purchase of one car share vehicle
- dedication of a car share parking space onsite
- provision of five car share memberships (one for each residential unit)
- provision of car share usage credits in the amount of \$100 towards each car share membership.
- car share membership for each residential unit
- provision of each resident with a \$400 contribution towards the purchase of a bicycle.

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. 00066 for 1501 and 1503 Haultain Street, subject to registration of the required legal agreements, to the satisfaction of the City Solicitor, and in accordance with:

1. Plans date stamped July 10, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. Provide a sketch of the proposed gate to be installed adjacent to the staircase on the north side of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- *The applicant's response to concerns raised previously.*

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe

OPPOSED (2): Councillor Madoff, and Councillor Young

CARRIED (6 to 2)



Committee of the Whole Report For the Meeting of July 26, 2018

To: Committee of the Whole **Date:** July 12, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00066 for 1501 and 1503 Haultain Street

RECOMMENDATION

That, subject to the preparation and execution of legal agreements to secure a transportation demand management program, to the satisfaction of the Director of Sustainable Planning and Community Development, which would include:

- purchase of one car share vehicle
- dedication of a car share parking space onsite
- provision of five car share memberships (one for each residential unit)
- provision of car share usage credits in the amount of \$100 towards each car share membership.
- car share membership for each residential unit
- provision of each resident with a \$400 contribution towards the purchase of a bicycle.

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. 00066 for 1501 and 1503 Haultain Street, subject to registration of the required legal agreements, to the satisfaction of the City Solicitor, and in accordance with:

1. Plans date stamped July 10, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. Provide a sketch of the proposed gate to be installed adjacent to the staircase on the north side of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.

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 Permit with Variance Application for the property located at 1501 and 1503 Haultain Street. The proposal is to expand and renovate the exterior of the building and construct a third residential storey. The variances are related to parking and setbacks.

Council considered the application at the Committee of the Whole meeting on June 28, 2018 and passed the following motion:

“That, subject to the preparation and execution of legal agreements to secure the car share memberships, to the satisfaction of the Director of Sustainable Planning and Community Development, 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. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. *Plans date stamped May 22, 2018.*
2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. *Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.*
 - ii. *Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.*
 - iii. *Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.*
 - iv. *Decrease the required number of parking spaces from 14 to 3.*
3. *The applicant provide one electric bicycle for use by the residents in the building.*
4. *Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.*
5. *The Development Permit lapsing two years from the date of this resolution.*
6. *Request that the applicant provide a car share vehicle in a nearby on street parking space.*
7. *The applicant be requested to provide one electric bicycle per unit”*

COMMENTS

At the Committee of the Whole meeting on June 28, 2018, Council requested that the applicant provide a car share vehicle in a nearby on-street parking space. Staff will work with the car share provider to determine where an additional on-street shared parking space is appropriate. The applicant is willing to provide a car share vehicle and register a parking space on-site for a car share vehicle should the one on the street need to be removed in the future. In the meantime, the on-site car share parking space can be used temporarily by visitors or commercial patrons until such time it is needed for a car share vehicle. It cannot, however, be dedicated to a residential unit. The applicant would also provide five car share memberships (one for each residential unit), and car share usage credits in the amount of \$100 per car share membership. The usage credits are an incentive to encourage and introduce new residents to car share.

Council also requested that the applicant provide one electric bicycle per unit. Both staff and the applicant have some concerns related to this request. Staff have concerns with the proposed electric bicycles being retained at the property for use by residents, as well as, concerns about whether pre-purchased electric bikes would represent the best option for all residents given the different heights and biking abilities of different people. Also, the storage of five electric bikes, plus personal bikes, would be a challenge on-site as there is limited space in the building or outside to construct an accessory building for the bikes. Alternatively, the applicant is proposing a monetary contribution of \$400 per dwelling unit toward the purchase of a bicycle. With this option, a tenant can purchase a bike that would be suitable for their biking needs and lifestyle. The applicant is willing to register a legal agreement to secure the above transportation demand management measures.

To improve the accessibility in the proposed bicycle storage facility, the applicant redesigned the space to provide eight horizontal and two vertical bicycle parking spaces (a total of ten Class One bicycle parking spaces). The previous plans proposed all vertical bike racks requiring cyclists to lift their bikes, which can be difficult for some users. The horizontal bike racks are universally accessible and they have been designed in accordance with the proposed bicycle dimensions contained within the draft Zoning Regulation Bylaw.

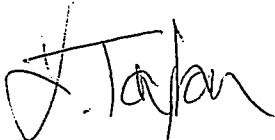
The applicant has labelled all the materials on the elevation plans as requested in Council's motion of June 28, 2018.

The proposed recommendation above reflects the revised transportation demand management program for Council's consideration. Staff recommend for Council's consideration that the Application proceed to an Opportunity for Public Comment.

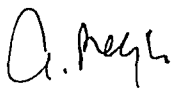
ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00066 for the property located at 1501 and 1503 Haultain Street.

Respectfully submitted,

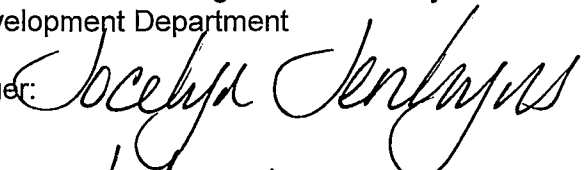


Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 19, 2018

List of Attachments

- Attachment A: Letter from applicant to Mayor and Council dated July 11, 2018
- Attachment B: Plans date stamped July 10, 2018
- Attachment C: Updated letter from MODO.

Li Sharp
4052 Ebony Place
Victoria, BC V8N 3Y9

July 11, 2018

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

We have done extensive community consultation. We have received support from the next-door neighbors. Over 60 residents and businesses within a block or two of the redevelopment site have written and signed letters of support. The residents and businesses would like to see revitalization in Haultain Corners. The buildings at the corners are old and deteriorating. The rejuvenation of the building will not only add new life to the corners, but also add much needed housing for the neighborhood.

The development does not exceed the density and height requirements of the current zoning. We are not seeking rezoning, but a development permit application with variances. The development is consistent with the OCP's guidelines for land infill without urban sprawl.

We have made design changes to address the ADP's advice. We will do our best to address any advice the Council might have for the building design.

Community Consultation

I have been canvassing and knocking on doors in the neighborhood. I have listened to the residents' wishes and suggestions.

We will not locate the dental office in the commercial area, in order to address some residents' preference for other businesses, which will be more focused on the local residents. We are open to any business which will benefit the neighborhood. I know the residents who have supported a professional office, will equally support any business which benefits the community. We will work with the community to find a suitable tenant to serve the neighborhood.

Parking Variance and Transportation Demand Management Measures

The two parking spaces affected by the addition to the building will not be totally eliminated, as at least one parking space will be created on Belmont. The benefits of the additional three residential units and commercial space, for much needed housing, will outweigh the compromise in size of the present parking lot.

We have provided more transportation demand management measures to alleviate the parking demands for the neighborhood. In order to encourage the tenants of the residential units to use alternative transportation and reduce car ownership, we will provide the following:

1. A Modo carshare vehicle for the neighborhood residents.
2. A dedicated Modo carshare parking space onsite.
3. A lifetime Modo membership for each residential unit.
4. A \$100 credit for each residential unit for Modo Carshare.
5. Ten enclosed bike parking spaces (60% more than the spaces required).
6. Six class 2 bike parking spaces.
7. Six additional bike parking spaces in the city boulevard.
8. A total of 22 bike parking spaces.
9. \$400 contribution towards the purchase of a bike for each residential unit.

According to the survey of the Transportation and Sustainability Center at the University of California Berkeley, each carshare will remove nine cars to thirteen cars from the street, therefore, more on-street parking will be available. The Modo vehicle will not only serve the tenants of the building, but also all the other residents in the neighborhood.

Parking Demand v. Housing Demand

Haultain street is on the greenway and the proposed all ages and abilities bike route. A bus stop is in front of the building. Sidewalks are present throughout the neighborhood. The building is located within walking distance of Royal Jubilee Hospital, Downtown, and Hillside Mall.

Recently one of the two residential units in the building became available. I received over 70 enquiries about renting the unit. I was shocked and saddened by the number and desperation of the people who were seeking accommodation.

I am sure we can find tenants who would give up their cars to live there, because of the proximity to the core employment areas. When people cannot find or afford a place to live, car ownership will not be a choice but an unaffordable luxury, therefore, car ownership will not be a necessity. It would still be possible to use a car, even though you don't own a car. If the need for a car arose, the residents could access a nearby Modo car.

Supportability of the Parking Variance

These are not luxury condos. This is for regular working families, who would like to choose a green lifestyle and who would choose not to own a car or could not afford a car. The City's multimillion dollar infrastructure for bike lanes will be put into better use for those people who choose to live a green lifestyle. This is consistent with the direction the City has been moving.

I understand that changes could create some anxieties for some residents. However, if we keep the common goal in mind to enhance Haultain Corners, and the community as a whole, we should be able to overcome those anxieties to come out better together at the end.

Last September a parking variance for 12 parking spots was approved for a wine bar to be located at this site, even though there were no transportation demand management measures provided, such as a Modo car, Modo memberships, credits for bikes, and enclosed bicycle parking spaces. Council supported a large parking variance for a wine bar. Now we ask the Council to extend the same support for this development, which will provide three extra residential units and also more transportation demand management measures. The people, who are in urgent need of housing, and the neighborhood residents will appreciate Council's support for the redevelopment. This project will make good use of the City's investment in bike lane infrastructure.

Regards,



Li Sharp



1 STREETScape
A0.0 SCALE: NTS



2 RENDERING
A0.0 SCALE: NTS



3 RENDERING
A0.0 SCALE: NTS



4 STREETScape
A0.0 SCALE: NTS

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project name:



date / release:

No. Issued / Revisions	Date
6 REVISIONS TO DP	09 JULY 18
5 RE SUBMISSION FOR DP	17 MAY 18
4 FOR DESIGN PANEL MEETING 25 APRIL 18	
3 RE SUBMISSION FOR DP	29 MAR 18
2 RE SUBMISSION FOR DP	22 FEB 18
1 FOR DEVELOPMENT PERMIT	12 DEC 17

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web:

Project Title:
ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
1801 / 1509 HAULTAIN STREET
VICTORIA BC

STREETScape AND RENDERINGS

project no.:	17-515
date:	09 JULY 2018
scale:	AS NOTED
checked by:	LOWE
drawn by:	AA

A0.0

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City of Victoria

JUL 10 2018

Planning & Development Department
Development Services Division

PROJECT INFORMATION

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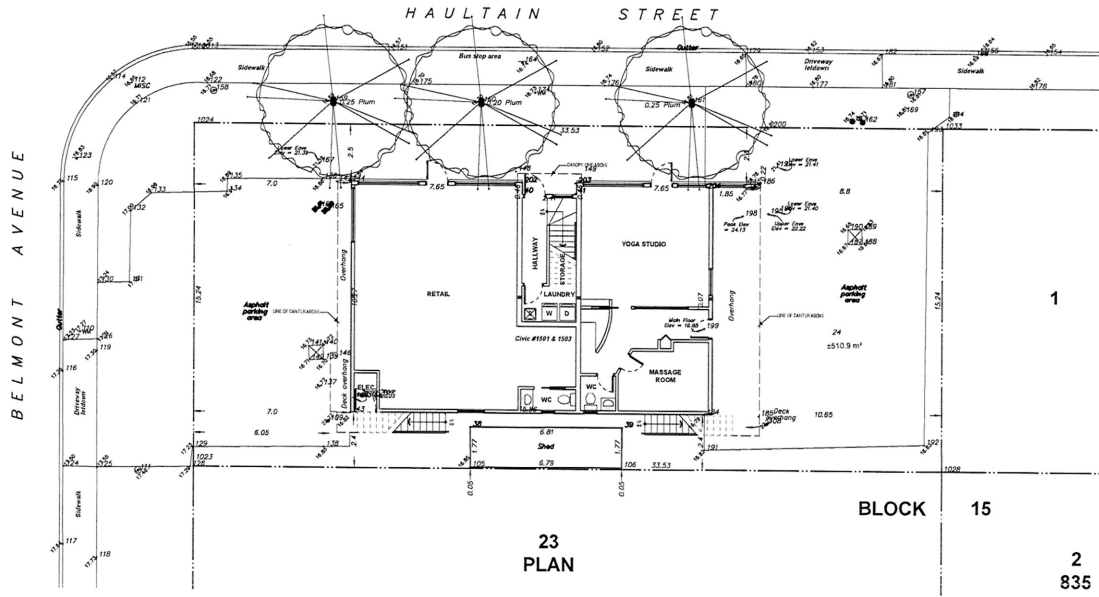
consultants

LEGAL ADDRESS: LOT 24 BLOCK 15 PLAN 1/P835
SECTION 48 LAND DISTRICT 57

CIVIC ADDRESS: 1501-1503 Haultain St.
VICTORIA, B.C.

ZONING DATA

ZONING: C - 1: Limited Commercial District
SITE AREA: 511 m² (5,500 sq.ft.)
GROUND FLOOR AREA (EXISTING): 156 m² (1,684 s.f.)
SECOND FLOOR AREA (EXISTING): 179 m² (1,928 s.f.)



1 SITE PLAN EXISTING
SCALE 1:100

project no.:

DATE / REVISION:

4	REVISIONS TO DP	09 JULY '18
5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17
NA	Issued / Revisions	Date

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PROJECT NO.:
ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
1501 / 1503 HAULTAIN STREET

drawing title:
SITE PLAN EXISTING

project no.: 17-515

date:	09 JULY 2018	scale:	AS NOTED
checked by:	LOWE	drawn by:	AA

sheet no.:

A1.0

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City of Victoria

JUL 10 2018

Planning & Development Department
Development Services Division

AVERAGE GRADE CALCULATIONS

POINTS A & B: $((16.78 + 16.89) \div 2) \times 25m = 420.87$
 POINTS B & C: $((16.89 + 17.21) \div 2) \times 10m = 170.5$
 POINTS C & D: $((17.21 + 16.79) \div 2) \times 23m = 391$
 POINTS D & A: $((16.79 + 16.78) \div 2) \times 10m = 167.85$

$= 1,150.22$

$1,150.22 \div 68m = 16.91m$ AVERAGE GRADE

PROJECT INFORMATION

LEGAL ADDRESS: LOT 24 BLOCK 15 PLAN W1835
SECTION 46 LAND DISTRICT 57

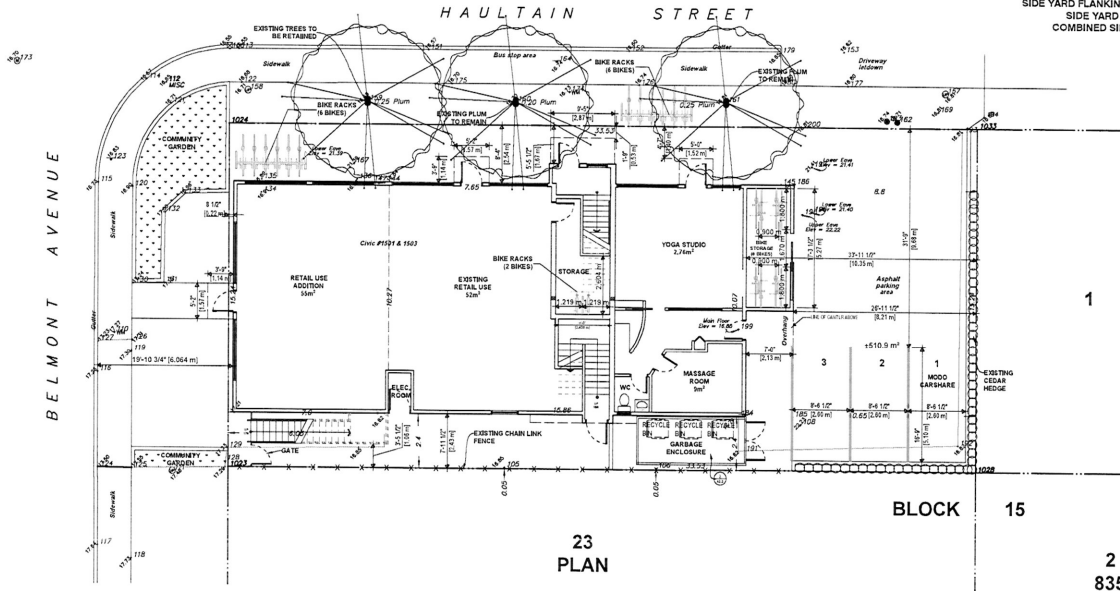
CIVIC ADDRESS: 1501 - 1503 Haultain St.
VICTORIA, B.C.

ZONING DATA

ZONING: C - 1: Limited Commercial District
SITE AREA: 511 m² (5,500 sq.ft.)
GROUND FLOOR AREA (EXISTING): 156 m² (1,684 s.f.)
GROUND FLOOR AREA (PROPOSED): 240 m² (2,581 s.f.)
SECOND FLOOR AREA (EXISTING): 179 m² (1,928 s.f.)
SECOND FLOOR AREA (PROPOSED): 234 m² (2,522 s.f.)
THIRD FLOOR AREA (PROPOSED): 240 m² (2,584 s.f.)
SPACE FLOOR RATIO: 1.39
TOTAL FLOOR AREA: 707 m² (7,618 s.f.)
COMMERCIAL FLOOR AREA: 198 m² (2,134 s.f.)
SITE COVERAGE %: 49.3%
OPEN SITE SPACE %: 7.7%
HEIGHT OF BUILDING: 9.67 m (32'-9")
NUMBER OF STOREYS: 3
NUMBER OF PARKING STALLS: 3
BICYCLE PARKING: 22

BUILDING SETBACKS

FRONT YARD: 6m
REAR YARD: 2.4m
SIDE YARD FLANKING STREET: 2.4m
SIDE YARD INTERIOR: 3m
COMBINED SIDE YARDS: 5.4m



1 SITE / LANDSCAPE PLAN
A1.1 SCALE 1:100

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 DEEMED
 JUL 10 2018

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Revisions

No.	Issued / Revisions	Date
6	REVISIONS TO DP	09 JULY '18
5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17

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ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
 1501 / 1503 HAULTAIN STREET
 VICTORIA, B.C.

PROPOSED SITE / LANDSCAPE PLAN

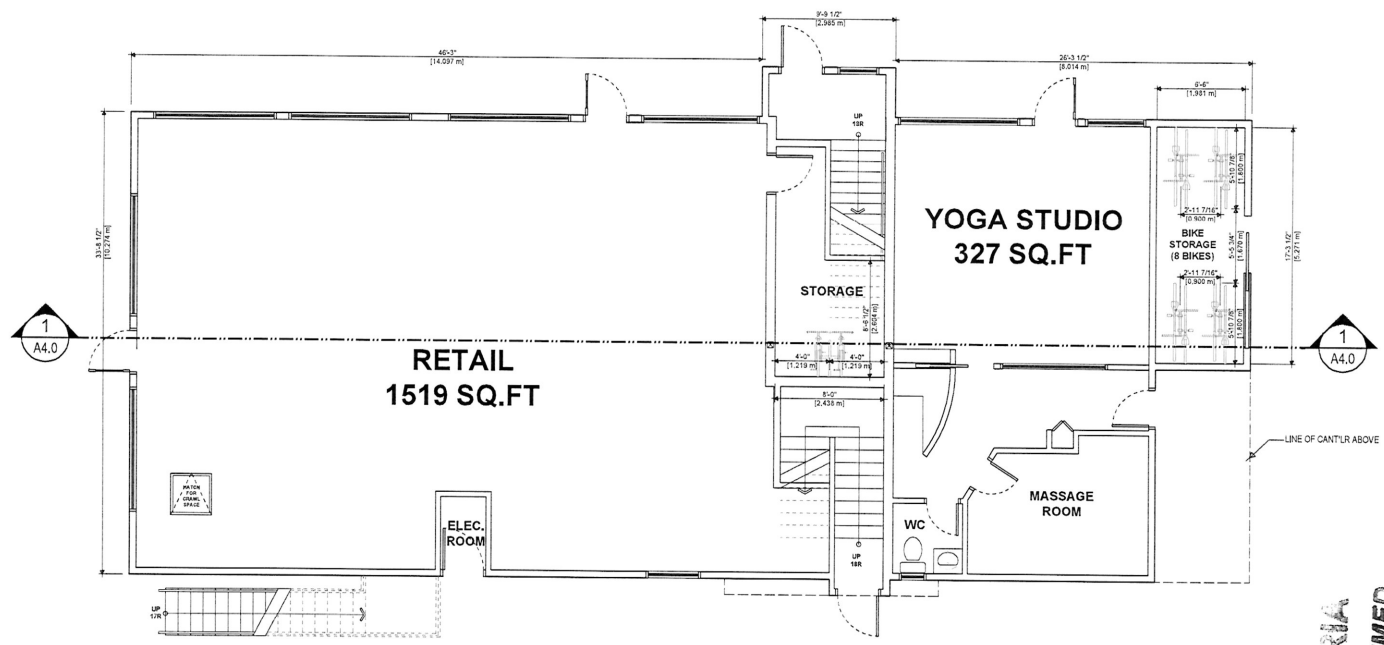
RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS: 5
UNIT TYPE: 2 BEDROOM AND 3 BEDROOM
GROUND ORIENTED UNITS: NONE
MINIMUM UNIT FLOOR AREA: 77 m² (824 s.f.)
TOTAL RESIDENTIAL FLOOR AREA: 418 m² (4,504 s.f.)

project no.	17-515
date	09 JULY 2018
scale	AS NOTED
checked by	LOWE
drawn by	AA

A1.1

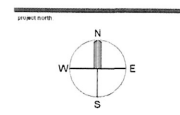
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1 GROUND FLOOR PLAN
A2.1 SCALE: 1/32

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JUL 10 2018



Revisions

No.	Issued / Revisions	Date
4	REVISIONS TO DP	09 JULY '18
5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 26 APRIL '18	
3	RE SUBMISSION FOR DP	20 MAR '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17

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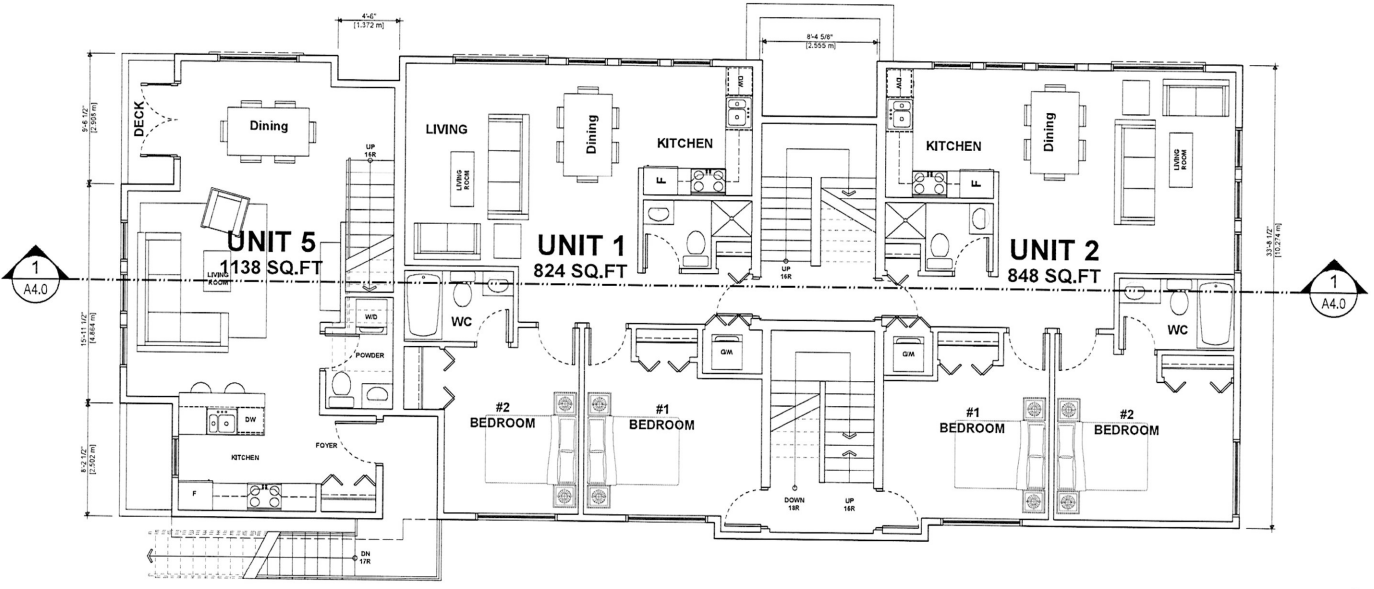


ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
 1501 / 1503 HAULTAIN STREET
 VICTORIA BC
 GROUND FLOOR PLAN

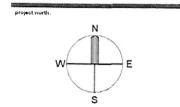
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date:	09 JULY 2018
scale:	AS NOTED
checked by:	LOWE
drawn by:	AA-TS

A2.1

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1 SECOND FLOOR PLAN
A2.2 SCALE: 1/32



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6	REVISIONS TO DP	09 JULY '18
5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	20 APRIL '18
3	RE SUBMISSION FOR DP	20 MAR '18
2	RE SUBMISSION FOR DP	22 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17

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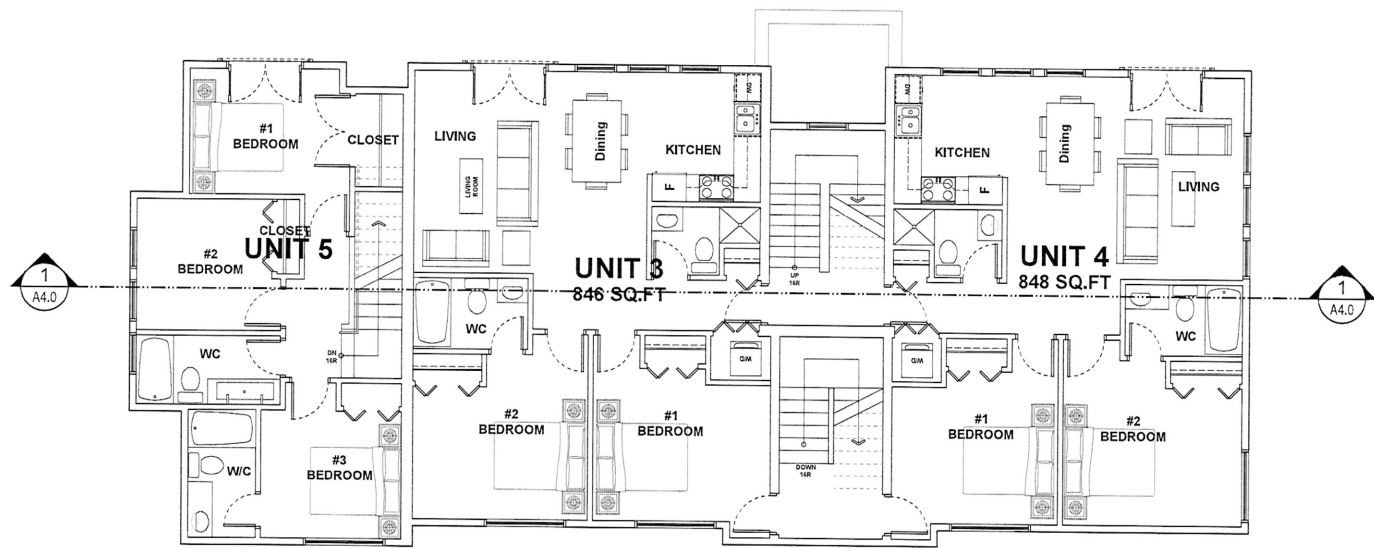
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UNBIDABLE
 ADDITION TO RESIDENTIAL
 AND COMMERCIAL
 BUILDING
 1501 / 1503 HAULTAIN STREET
 VICTORIA BC
 SECOND FLOOR PLAN

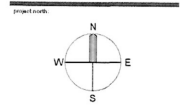
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checked by:	LOWE
drawn by:	AA-TS

A2.2

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1 THIRD FLOOR PLAN
A2.3 SCALE 1/32



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No.	Issued / Revisions	Date
6	REVISIONS TO DP	09 JULY '16
5	RE SUBMISSION FOR DP	17 MAY '16
4	FOR DESIGN PANEL MEETING	29 APRIL '16
3	RE SUBMISSION FOR DP	22 MAR '16
2	RE SUBMISSION FOR DP	22 FEB '16
1	FOR DEVELOPMENT PERMIT	12 DEC '17

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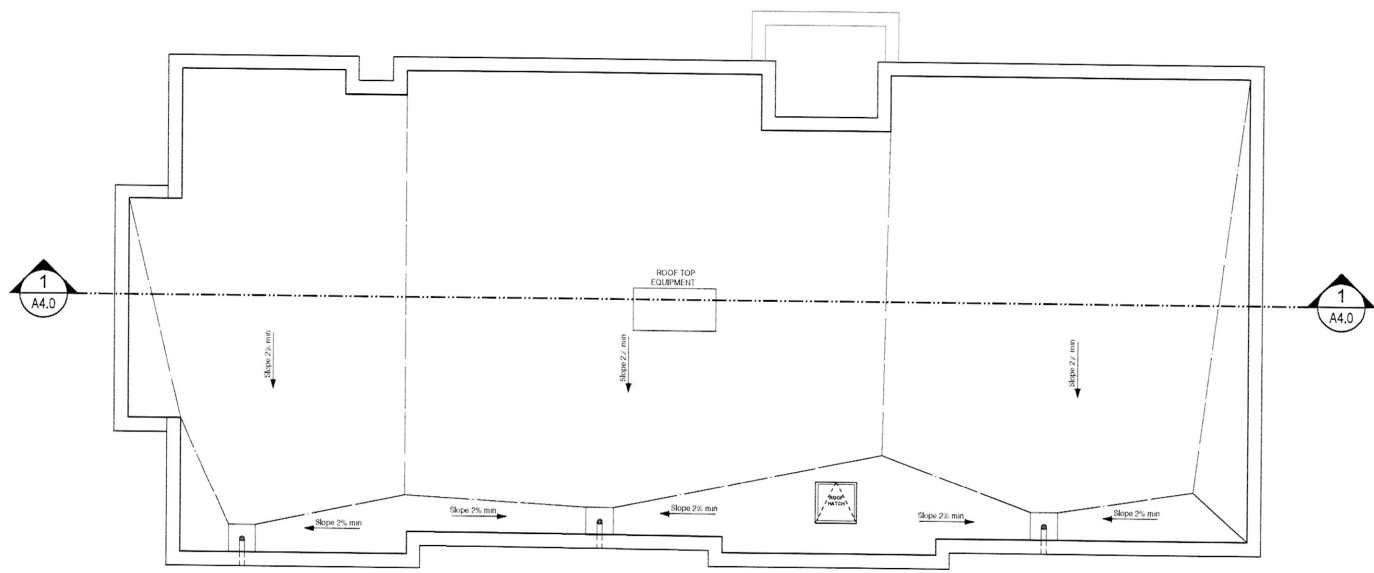
PROJECT: ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
1501 / 1509 HAULTAIN STREET
VICTORIA BC
Drawing Title: THIRD FLOOR PLAN

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 JUL 1 1 2016 JUL 1 0 2016

project no.	17-515
date	06 JULY 2016
scale	AS NOTED
checked by	LOWE
drawn by	AA-TS

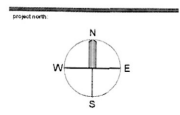
A2.3

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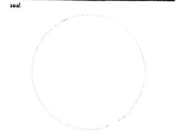
1 ROOF PLAN
A2.4 SCALE 1:50

CITY OF VICTORIA
 RECEIVED DEEMED
 JUL 11 2018 JUL 10 2018



No.	Issued / Revisions	Date
6	REVISIONS TO DP	09 JULY 18
5	RE SUBMISSION FOR DP	17 MAY 18
4	FOR DESIGN PANEL MEETING 25 APRIL 18	
3	RE SUBMISSION FOR DP	22 MAR 18
2	RE SUBMISSION FOR DP	22 FEB 18
1	FOR DEVELOPMENT PERMIT	12 DEC 17

alan lowe architect inc.
 #118 - 21 Erie Street
 Victoria, British Columbia 1 250.360.2888



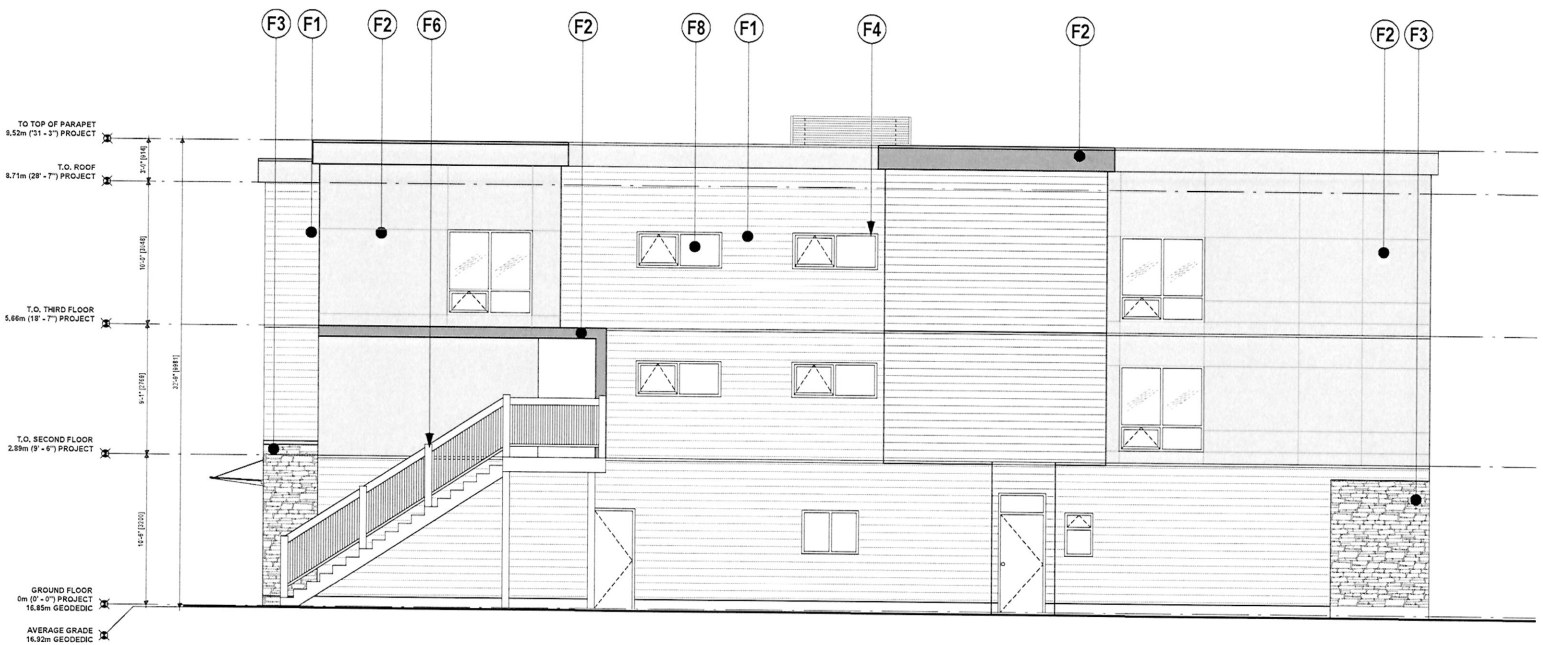
ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
 1511 11503 HAULTAIN STREET
 VICTORIA BC

ROOF PLAN

project no.:	17-015
date:	09 JULY 2018
checked by:	LOWE
drawn by:	AA-15

A2.4

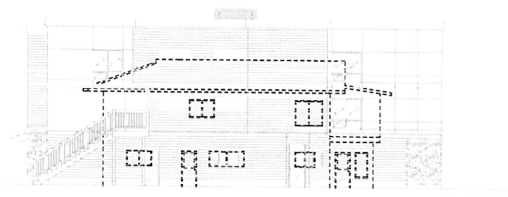
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1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

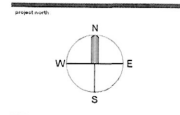
EXTERIOR FINISHES & NOTES :

- F1 WOOD FLANK - BURN
- F2 WOOD BOARD - WEST CHESTER GRAY
- F3 WOODEN STONE
- F4 ALUMINUM WINDOW FRAMES
- F5 ALUMINUM FRAMES WITH GLASS PANELS
- F6 ALUMINUM AND GLASS LAMPRES
- F7 GLASS FOR CANDLES
- F8 CLEAR NON-TINTED GLASS



2 SOUTH ELEVATION WINDOW OVERLAY
SCALE: 1/8"

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Revisions

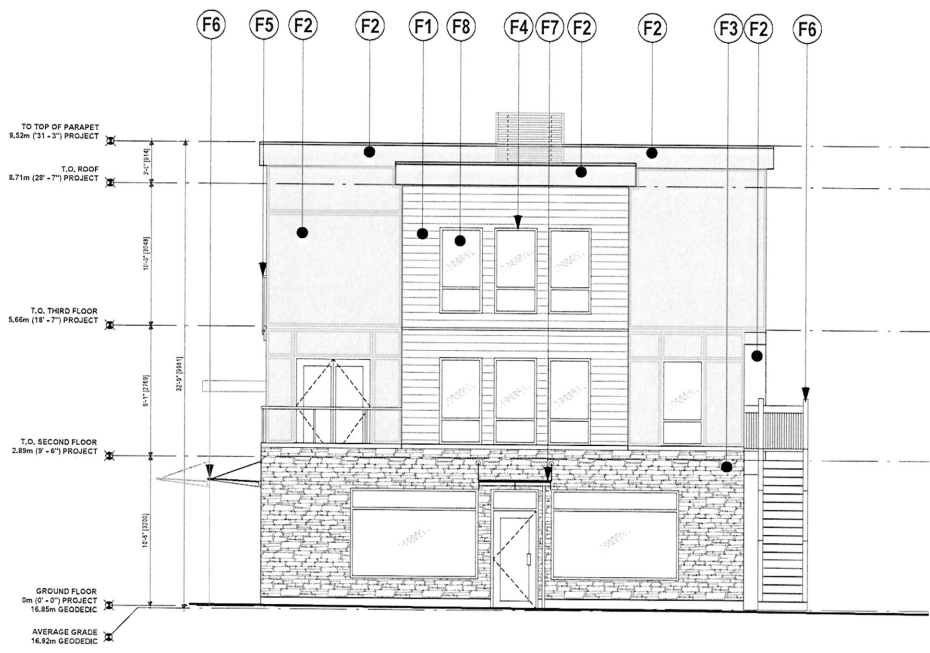
No.	Issued / Revisions	Date
6	REVISIONS TO DP	09 JULY '18
5	RE SUBMISSION FOR DP	17 MAY '18
4	FOR DESIGN PANEL MEETING 25 APRIL '18	
3	RE SUBMISSION FOR DP	22 MAR '18
2	RE SUBMISSION FOR DP	29 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17

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Project:
**ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING**
1501 / 1503 HAULTAIN STREET
VICTORIA BC
Drawing title
SOUTH ELEVATION

project no.:	17-615
date:	09 JULY 2018
scale:	AS NOTED
checked by:	LOWE
drawn by:	AA

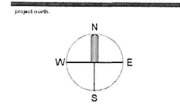
A3.0



1 WEST ELEVATION
 A3.1 SCALE 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES :

- ① WHITE PLANK LINENHART
- ② WHITE BOARD WEST CHESTER GRAY
- ③ ACETYL UONE
- ④ ALUM. EXTER. WINDOW FRAMES
- ⑤ ALUM. EXTER. DOOR WITH GLASS PANELS
- ⑥ ALUM. EXTER. DOOR GLASS PANELS
- ⑦ GLASS PORTALS
- ⑧ CLEAR IGLO-TRIGGL GLASS



Issue / Revisions

No.	Issued / Revisions	Date
6	REVISIONS TO DP	09 JULY 18
5	RE SUBMISSION FOR DP	17 MAY 18
4	FOR DESIGN PANEL MEETING 26 APRIL 18	
3	RE SUBMISSION FOR DP	20 MAR 18
2	RE SUBMISSION FOR DP	20 FEB 18
1	FOR DEVELOPMENT PERMIT	12 DEC 17

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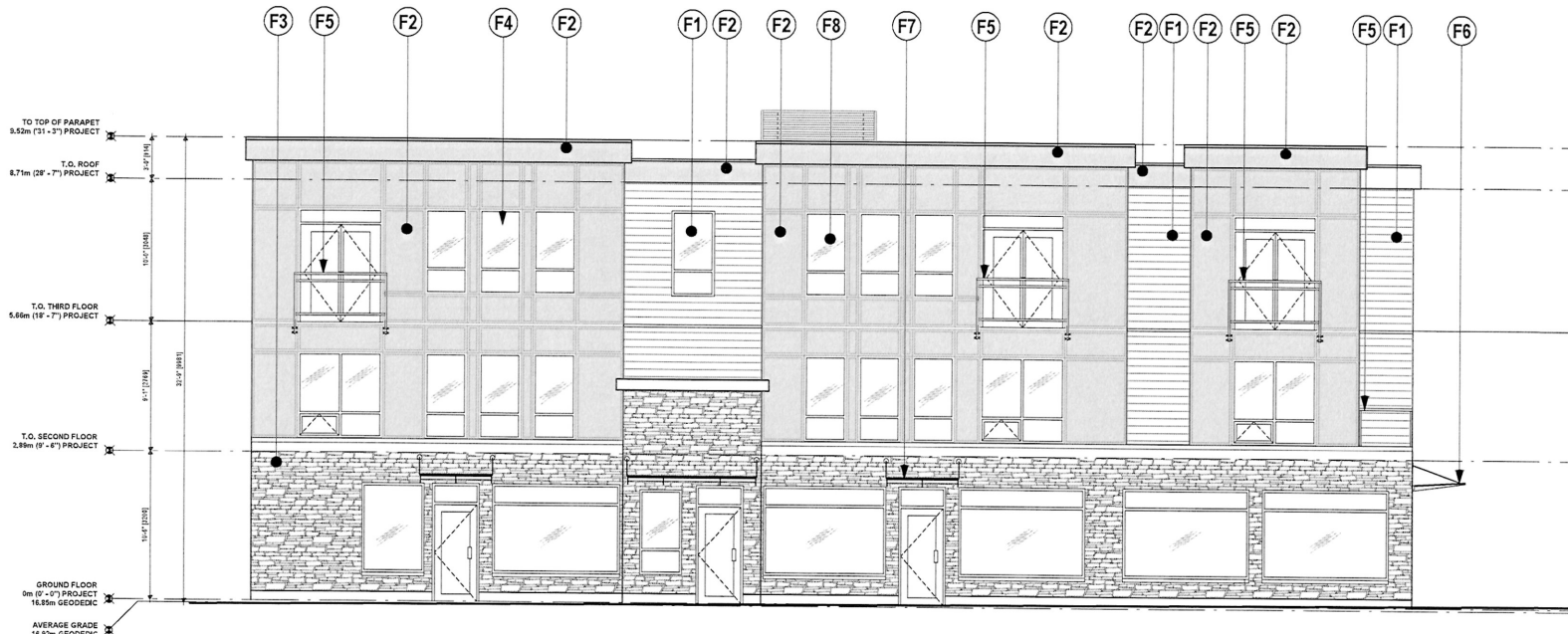
ADDITION TO RESIDENTIAL
 AND COMMERCIAL
 BUILDING
 1501 / 1503 HAULTAIN STREET
 VICTORIA BC
 V8M 1G6

WEST ELEVATION

project no.:	17-515
date	09 JULY 2018
scale	AS NOTED
checked by	L.COVE
drawn by	AA

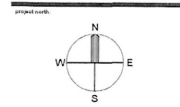
A3.1

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1 NORTH ELEVATION
A3.2 SCALE 1/4" = 1'-0"

- EXTERIOR FINISHES & NOTES :**
- ① WOOD FLAP - BURAP
 - ② WOOD BOARD - WEATHER GRAY
 - ③ MEDIUM STONE
 - ④ ALUMINUM WINDOW FRAMES
 - ⑤ ALUMINUM FINISHES WITH GLASS PANELS
 - ⑥ ALUMINUM AND GLASS CANOPES
 - ⑦ GLASS FOR CANOPES
 - ⑧ CLEAR TINTED GLASS



Issue / Revisions

No.	Issued / Revisions	Date
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2	RE SUBMISSION FOR DP	20 FEB '18
1	FOR DEVELOPMENT PERMIT	12 DEC '17

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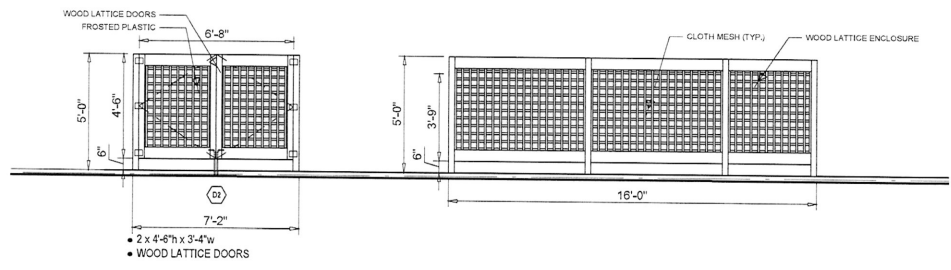
ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
1501 / 1503 HAULTAIN STREET
VICTORIA BC
NORTH ELEVATION

project no.	17-515
date	09 JULY 2018
scale	AS NOTED
checked by	LOWE
drawn by	AA

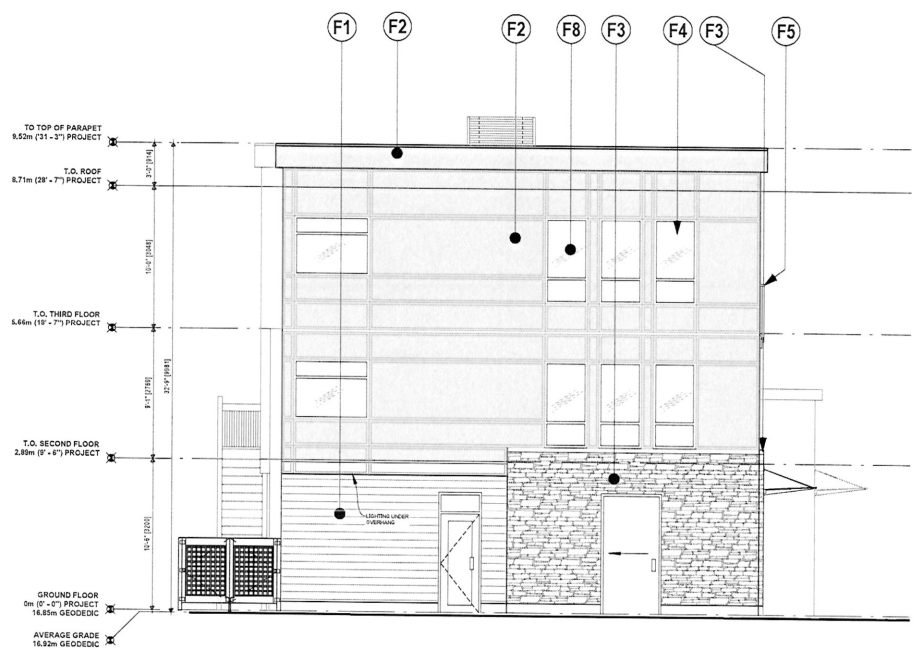
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A3.2

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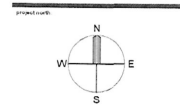
2 GARBAGE ENCLOSURE DETAIL
A3.3 SCALE: NTS



1 EAST ELEVATION
A3.3 SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES & NOTES :

- F1 FIBER PLANK - SLOPE
- F2 HARDY BOARD - ALL OTHER STEEP SLOPE
- F3 MEDIUM GUTTER
- F4 ALUMINUM FINISH WITH GLASS PANELS
- F5 ALUMINUM FINISH WITH GLASS PANELS
- F6 ALUMINUM AND GLASS CURTAINS
- F7 GLASS CURTAINS
- F8 CLEAR PAINTED STEEL



Project Number: _____

Other Remarks:

No.	Issued	Revisions	Date
6	REVISIONS TO DP		09 JULY 16
5	RE SUBMISSION FOR DP		17 MAY 16
4	FOR DESIGN PANEL MEETINGS 26 APRIL 16		
3	RE SUBMISSION FOR DP		22 MAR 16
2	RE SUBMISSION FOR DP		29 FEB 16
1	FOR DEVELOPMENT PERMIT		12 DEC 17

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#118 - 21 Erie Street
Victoria, British Columbia
1 250.360.2888
aal



Project: 17-515
ADDITION TO RESIDENTIAL AND COMMERCIAL BUILDING
1501 / 1503 HAULTAIN STREET
VICTORIA BC
ALAN LOWE ARCHITECT INC.
EAST ELEVATION

project no.	17-515
date	09 JULY 2018
scale	AS NOTED
checked by	LOWE
drawn by	AA

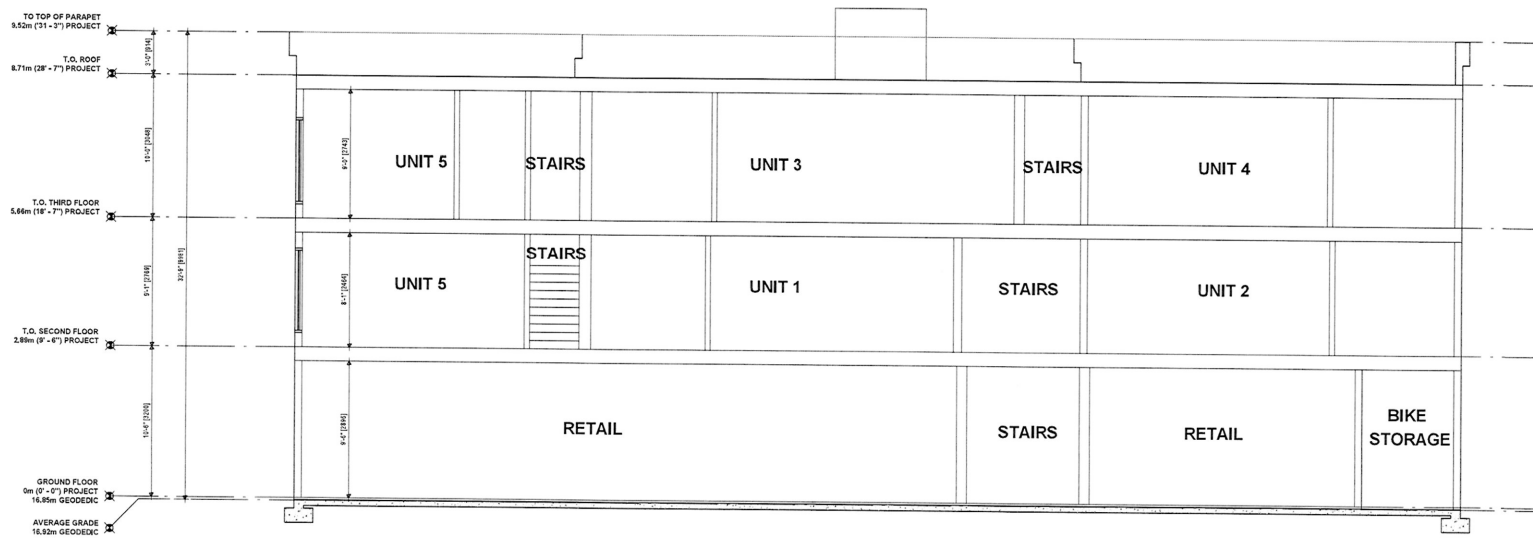
A3.3

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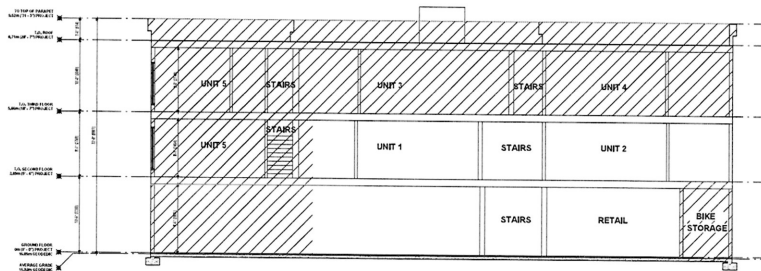
JUL 10 2018

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Development Services Division

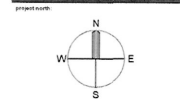
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1 CROSS SECTION
A4.0 SCALE: 1/8" = 1'-0"



2 CROSS SECTION KEY PLAN
A4.0 SCALE: NTS



Issue / Revisions

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alan lowe architect inc.
#118 - 21 Erie Street
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1 250.360.2988



PROJECT TITLE
**ADDITION TO RESIDENTIAL
AND COMMERCIAL
BUILDING**
1501 / 1503 HAULTAIN STREET
VICTORIA BC

DRAWING TITLE
CROSS SECTION

project no. 17-515

date	09 JULY 2018	scale	AS NOTED
checked by	LOWE	drawn by	AA
sheet no.			

A4.0

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Development Services Division



July 12, 2018

To whom it may concern:

This letter will confirm that Cinnabar Brown Holdings Ltd. and Modo Co-operative entered into two separate agreements on March 7, 2018 and July 12, 2018 for:

- the provision of five Modo Partnership Memberships for the benefits of residents of the building located at 1501 Haultain Street, Victoria B.C.;
- the provision of a carshare vehicle to be located on the street near 1501 Haultain Street, Victoria B.C.; and
- the provision of \$100 worth of driving credit for each resident of the building located at 1501 Haultain Street, Victoria B.C. who becomes a Modo member, which may applied to fees for some usage of Modo Vehicles.

Regards,

Sylvain Celaire
Business Development Manager

Lucas De Amaral

From: Bianca Bodley [REDACTED]
Sent: July 17, 2018 1:57 PM
To: Victoria Mayor and Council; Italor@victoria.ca
Subject: 1501 Haltain Developemnt
Attachments: Haultain non-bubbled DP set July 9th 2018.pdf

Categories: Planning

Hello

I am a business owner at Haultain Corners and I am writing in support for this proposed development.

1. This provides infill for much needed housing for working families, without urban sprawl.
2. Haultian Corners is a walkable neighbourhood, which is on a bike route. The bus stop is in front of the building.
3. The buildings at Haultain Corners need updating. This revitalization is good for the neighbourhood.

Thank you for your time,

Bianca

--

Bianca Bodley | BIOPHILIA design collective ltd.
1501 Haultain St | Victoria BC V8R 2K1 [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Victoria Mayor and City Council
mayorandcouncil@victoria.ca
Victoria City Hall
23 July 2018
Re: 1501 Haultain

Dear Victoria Mayor and Council,

I am writing to express Cities for Everyone's support for proposed mixed use development at 1501 Haultain Street in Fernwood, and the variances required to make it successful.

This is the type of infill the city needs to accommodate more people in multimodal neighborhoods where residents can minimize their automobile ownership and use, and therefore their cost burdens. It is located in Haultain Corners, a very walkable small urban village closed to Royal Jubilee Hospital, Hillside Mall, and Downtown. It is on the city's *all ages and abilities* bike route, and a bus stop is located in front of the building.

The developers will implement a number of actions to support non-auto travel including Modo Carshare membership, plus abundant bicycle parking, including ten that are enclosed. I do not think the request for the developer to provide an electric bicycle for each unit is necessary or useful. Not everybody want or will use an electric bicycle, and the costs of such amenities will ultimately borne by occupants; each dollar of additional costs will require more than a dollar in increased purchase or rent costs. This project's key value is its very accessible location. Cities for Everyone recommends that the City avoid any additional cost burdens.

Sincerely,

A handwritten signature in black ink that reads 'Todd Litman'. The signature is written in a cursive, flowing style.

Todd Litman
Cities for Everyone

Development Permit with
Variance Application
for
1501-1503 Haultain Street



Subject Property – 1501/1503 Haultain Street



Council Motion (excerpt)

That Council authorize the issuance of Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

- 3. The applicant provide one electric bicycle for use by the residents in the building.*
- 6. Request that the applicant provide a car share vehicle in a nearby on street parking space.*
- 7. The applicant be requested to provide one electric bicycle per unit”*



Proposed Transportation Demand Management Measures

- purchase of one car share vehicle
- dedicate a car share parking space onsite
- provide five car share memberships (one for each residential unit)
- provide car share usage credits in the amount of \$100 towards each car share membership
- provide each resident with a \$400 contribution towards the purchase of a bicycle.

