

**I. REPORTS OF COMMITTEES**

**I.1 Committee of the Whole**

**I.1.a Report from the June 6, 2019 COTW Meeting**

**I.1.a.k 2713 Quadra Street - Development Permit with Variance  
Application No. 00112 (Hillside/Quadra)**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That, subject to the preparation and execution of a Statutory Right of Way, 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 Variances Application No. 00112 for 2713 Quadra Street, in accordance with:

1. Plans date stamped April 25, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - a. reduce the number of vehicle parking stalls from 38 to 7; and
  - b. reduce the landscape buffer between a parking stall and a street from 1.0m to 0.50m.
3. Registration of a Statutory Right of Way of 3.2m off Quadra Street to the satisfaction of the Director of Engineering.
4. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

**F.7     2713 Quadra - Development Permit with Variance (Hillside/Quadra)**

Committee received a report dated May 23, 2019 from the Acting Director of Sustainable Planning and Community Development proposing for exterior upgrades in order to accommodate a dance studio.

**Moved By** Councillor Isitt

**Seconded By** Councillor Potts

That, subject to the preparation and execution of a Statutory Right of Way, 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 Variances Application No. 00112 for 2713 Quadra Street, in accordance with:

1. Plans date stamped April 25, 2019.
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3. Registration of a Statutory Right of Way of 3.2m off Quadra Street to the satisfaction of the Director of Engineering.
4. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report

For the Meeting of June 6, 2019

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**To:** Committee of the Whole **Date:** May 23, 2019

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

**Subject:** Development Permit with Variances Application No. 00112 for 2713 Quadra Street

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### RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00112 for the property located at 2713 Quadra Street.

### 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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 2713 Quadra Street. The proposal would accommodate a dance studio by upgrading the exterior of the building and raising the roof to provide a clerestory. The variances are related to reducing the number of vehicle parking stalls and reducing the landscape screening requirements.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Quadra Village Design Guidelines*, represents a significant improvement in design over the current conditions and would increase the vibrancy of this portion of Quadra Village
- The *Hillside-Quadra Neighbourhood Plan* encourages the use of public transit and non-motorized travel, and discourages the growth of car and truck volumes on Quadra Street
- the requested variance of 31 vehicle parking stalls is not supported by staff as the variance is substantial and would have negative consequences on parking availability for residents and other business owners in the immediate area



- the requested variance to reduce the landscape screening is considered supportable by staff, as space in the parking area is limited without removing additional stalls and it is an improvement over existing conditions.

Given the extent of the proposed parking variance, its likely impact and the limited provision of Transportation Demand Management measures, staff recommend declining the application; however, an alternate motion is provided should Council wish to consider the application at an opportunity for public comment.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for exterior upgrades in order to accommodate a dance studio. Specific details include:

- raising the western portion of the roof to construct a clerestory for additional light penetration into the dance studio
- infill of warehouse-style opening fronting Quadra Street
- addition of a new door at the southwest of the building and replacing the existing windows and awning
- replacement or repainting of the stucco material
- re-grading and resurfacing the parking lot to remove a slope at the front of the building and provide space for new bicycle parking.

The proposed variances are related to:

- reducing the vehicle parking from 38 stalls to 7 stalls
- reducing the landscape buffer between a parking stall and the street from 1.0m to 0.50m.

### **Sustainability Features**

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

### **Active Transportation Impacts**

The application proposes the addition of 12 short term bicycle stalls, which support active transportation.

### **Public Realm Improvements**

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

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. However, at this time the applicant has indicated a universally accessible bathroom would be provided on the ground floor.

### **Existing Site Development and Development Potential**

The site is presently a vacant two-storey building, which was previously used as a warehouse and aesthetics school. Under the current C1-QV Zone, Quadra Village District, the property could be developed for a commercial or mixed-use building at a density of 1.4 to 1 floor space ratio (FSR) and a height of up to four storeys.



## Data Table

The following data table compares the proposal with the existing C1-QV Zone, Quadra Village District. An asterisk is used to identify where the proposal is less stringent than the existing zone, and two asterisks are used to identify a legal non-conforming condition.

Zoning Criteria	Proposal	Existing C1-QV Zone
Parking – minimum	7 *	38
Landscape buffer between a street and a parking stall (m) – minimum	0.50 *	1.0
Parking location	Front yard **	Rear yard
<b>Bicycle parking stalls – minimum</b>		
Long term	0	0
Short term	12	0

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on February 26, 2019, the application was referred for a 30-day comment period to the Hillside-Quadra 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

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property with in Development Permit Area 5 – Large Urban Villages (DPA5). The *Quadra Village Design Guidelines* are applicable to the subject property.

The proposal is generally consistent with the Design Guidelines. The proposed design opens up the building to the sidewalk by filling in the current warehouse-style doors with windows, which will increase the social activity and interaction with the public realm. The clerestory would improve the natural light within the building and provide additional visual interest from the exterior. Finally, the Guidelines recommend that parking be landscaped and have dual use, which the proposal achieves by adding soft landscaping adjacent Quadra Street and a pedestrian walkway that connects the new entrance with the sidewalk.

## Local Area Plans

The *Hillside-Quadra Neighbourhood Plan* discourages the growth of car and truck volumes on Quadra Street, particularly in the vicinity of Quadra Village. A dance studio with a regional appeal would likely increase the vehicle volumes and demand for on-street parking. However, the Plan also encourages private investment in Quadra Village to make it more interesting, attractive and safe. The design upgrades would aid in achieving the goals and objectives towards increasing the vibrancy and vitality of Quadra Village.

## Tree Preservation Bylaw and Urban Forest Master Plan

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

## Regulatory Considerations

### Vehicle Parking

The first variance is to reduce the vehicle parking stalls from 38 to 7. This shortfall in parking is significant and will have negative consequences to parking availability on the street, which would impact availability of parking for surrounding businesses, residents, and patrons of the proposed use. The applicant submitted a Parking Study (attached) that identified two options to offset the variance: creating a drop-off zone on Quadra Street in front of the building, and leasing parking spaces from nearby businesses. A drop-off zone was investigated by staff but would not be supported by staff due to the location of the bus stop, the driveway crossings and the location being within a vehicle travel lane on a frequent transit route. To ensure the efficient movement of transit and vehicles during peak times, the 2700 block of Quadra has parking restrictions (tow away) from 7am to 9am south bound and 4pm to 6pm north bound (adjacent to the site). Furthermore, the applicant has not identified any agreements to share parking stalls with nearby businesses. Therefore, the vehicle parking variance is not supported by staff.

### Transportation Demand Management

No bicycle parking is required to be provided where only alterations or changes of use are proposed to a building that is existing prior to the adoption of Schedule 'C'. However, the applicant is providing 12 short term bicycle parking stalls to help mitigate the vehicle parking variance. No other transportation demand management programs have been proposed by the applicant at this time.

### Landscaping

The requested variance to reduce the landscape buffer between a parking stall and the street from 1.0m to 0.50m is considered supportable by staff. Extending the buffer to 1.0m would remove two stalls on a property on which a large parking variance is already being requested. In addition, the proposed planting would be an improvement over the current low-lying rock wall, as it softens the impact of the surface parking on the adjacent public sidewalk.

### Statutory Right of Way

Quadra Street is classified as an arterial street which has a standard road right-of-way width of 30m and is identified as part of the Frequent Transit Network (FTN). To help fulfill OCP and BC Transit objectives along the corridor, a 3.2m Statutory Right of Way (SRW) has been offered by



the applicant along the Quadra Street frontage. This SRW will provide space for future improvements to transit stop facilities, transit service growth and reliability. With enhanced facilities for pedestrians such as sidewalks and planted boulevards.

## CONCLUSIONS

The exterior upgrades to the building are generally consistent with the Quadra Village Design Guidelines and represent a substantial improvement over existing conditions. However, the parking shortfall is significant and would negatively impact the on-street parking for residents, employees and patrons of other businesses. Staff therefore recommend that Council consider declining the application. An alternate motion is provided below should Council wish to consider the application at an opportunity for public comment.

## ALTERNATE MOTION

That, subject to the preparation and execution of a Statutory Right of Way, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

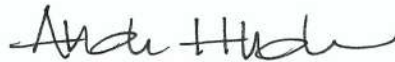
"That Council authorize the issuance of Development Permit with Variances Application No. 00112 for 2713 Quadra Street, in accordance with:

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

Respectfully submitted,



Michael Angrove  
Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager



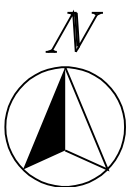
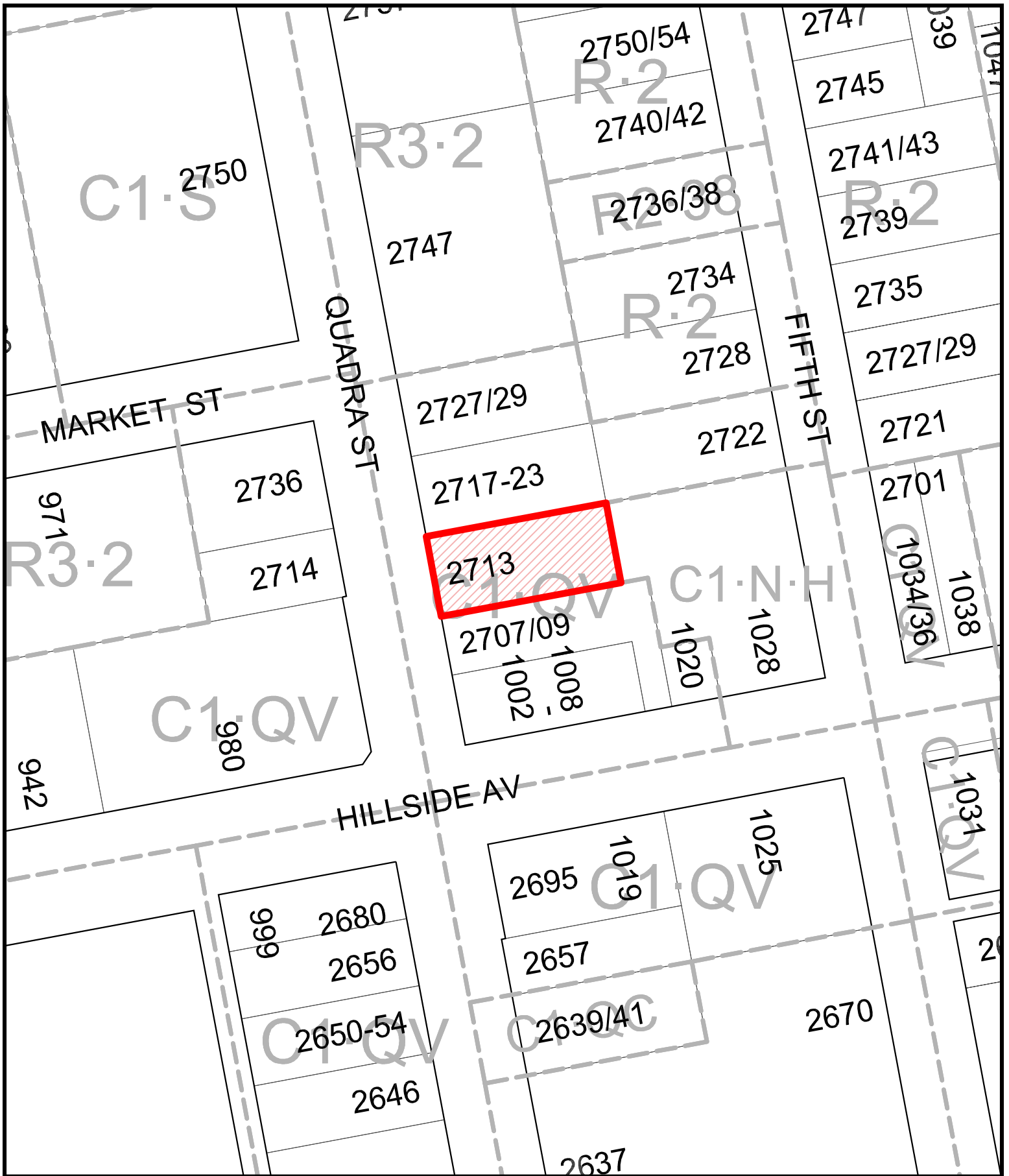
Date:

May 31, 2019



## List of Attachments

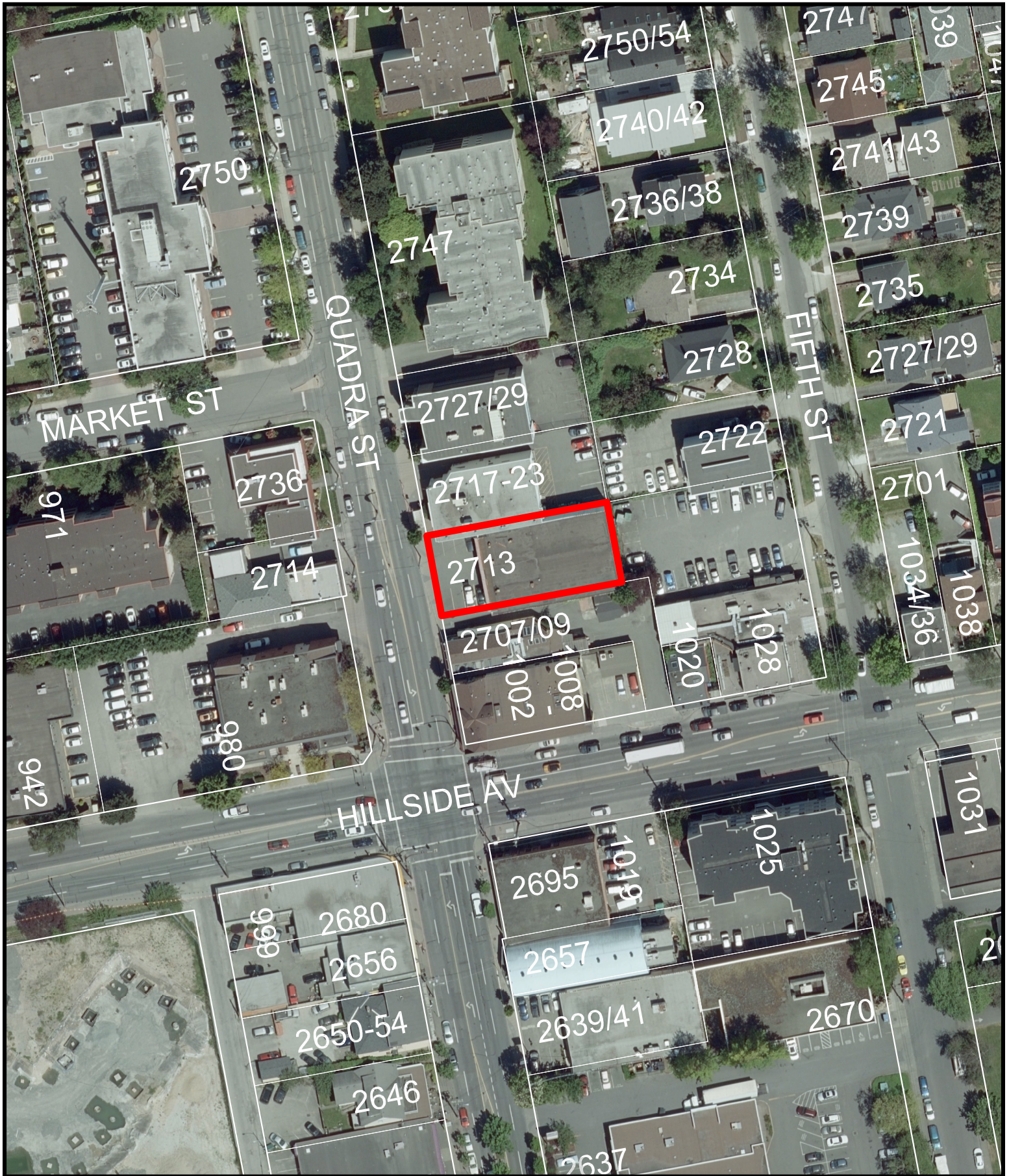
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped April 25, 2019
- Attachment D: Letter from the applicant to Mayor and Council dated February 14, 2019
- Attachment E: Parking Study
- Attachment F: Project Engagement by the applicant
- Attachment G: Correspondence (Letters received from residents).



2713 Quadra Street  
Development Variance Permit #00112









# TENANT IMPROVEMENT - BALLET ACADEMY

## DEVELOPMENT PERMIT APPLICATION

### 2713 QUADRA STREET, VICTORIA BC V8T 4E5



ATTACHMENT C

Christine Lintott  
Architects



#### PROJECT DATA

Item	Description
1. PROJECT NAME	TENANT IMPROVEMENTS (CONVERSION OF EXISTING ALTRONATION AND INTERIOR RENOVATION OF A SINGLE UNIT WITHIN AN EXISTING 3 STOREY CONDOMINIUM) CORNER BLUE BUILDING
2. CLIENT NAME	2713 QUADRA STREET DEVELOPMENT INC.
3. PROJECT TYPE	RENOVATION
4. PROJECT ADDRESS	2713 QUADRA STREET, VICTORIA, BC V8T 4E5
5. PROJECT CONTACT	CHRISTINE LINTOTT ARCHITECTS

#### BUILDING CODE ANALYSIS - BASE BUILDING

Item	Code	Description	Value	Unit	Notes
1.1	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.2	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.3	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.4	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.5	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.6	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.7	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.8	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.9	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.10	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.11	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.12	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.13	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.14	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.15	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.16	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.17	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.18	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.19	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
1.20	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE

#### OCCUPANT LOAD CALCULATIONS (PER BCBC 3.1.1.1)

Level	Area (m²)	Occupant Load	Notes
1.0	117	1.85	53
2.0	117	1.85	43
3.0	11	9.30	1
4.0	10	9.30	1
5.0	14	9.30	2
6.0	10	9.30	1
7.0	10	9.30	1
8.0	10	9.30	1
9.0	3	9.30	1
10.0	25	3.70	15
11.0	68	4.445	18
12.0	155		
13.0	132	1.85	104
14.0	49	3.70	13
15.0	117		
16.0	272		

#### APPLICANT

CHRISTINE LINTOTT ARCHITECTS

2713 QUADRA STREET  
VICTORIA, BC V8T 4E5

#### CONSULTANTS

CHRISTINE LINTOTT ARCHITECTS

2713 QUADRA STREET  
VICTORIA, BC V8T 4E5

STRUCTURAL  
GREG GARDNER

2713 QUADRA STREET  
VICTORIA, BC V8T 4E5

ELECTRICAL  
ED PRIOR

2713 QUADRA STREET  
VICTORIA, BC V8T 4E5

MECHANICAL  
ED PRIOR

2713 QUADRA STREET  
VICTORIA, BC V8T 4E5

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.



Architectural Front View



Site Context View

#### BUILDING CODE ANALYSIS - TENANT IMPROVEMENTS

Item	Code	Description	Value	Unit	Notes
2.1	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.2	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.3	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.4	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.5	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
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2.12	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.13	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
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2.17	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.18	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.19	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
2.20	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE

#### WALL ASSEMBLIES

Item	Code	Description	Value	Unit	Notes
3.1	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.2	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.3	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.4	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.5	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.6	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.7	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.8	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.9	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
3.10	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE

#### FLOOR ASSEMBLIES

Item	Code	Description	Value	Unit	Notes
4.1	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.2	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.3	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.4	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.5	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.6	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.7	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.8	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.9	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
4.10	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE

#### ROOF ASSEMBLIES

Item	Code	Description	Value	Unit	Notes
5.1	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.2	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.3	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.4	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.5	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.6	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.7	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.8	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.9	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE
5.10	BCA	MINIMUM CLEARANCE	2.0	m	MINIMUM CLEARANCE

#### Structural Drawing List

Sheet Name	Sheet Number
Project Data	A0.00
Site & Landscape Plan & Project Information Table	A1.00
Site Survey	A2.00
First Floor Plan	A3.00
Second Floor Plan	A4.00
Basement Plan	A5.00
Roof Plan	A6.00
Section A-A	A7.00
Section B-B	A8.00
Section C-C	A9.00
Section D-D	A10.00
Section E-E	A11.00
Section F-F	A12.00
Section G-G	A13.00
Section H-H	A14.00
Section I-I	A15.00
Section J-J	A16.00
Section K-K	A17.00
Section L-L	A18.00
Section M-M	A19.00
Section N-N	A20.00
Section O-O	A21.00
Section P-P	A22.00
Section Q-Q	A23.00
Section R-R	A24.00
Section S-S	A25.00
Section T-T	A26.00
Section U-U	A27.00
Section V-V	A28.00
Section W-W	A29.00
Section X-X	A30.00
Section Y-Y	A31.00
Section Z-Z	A32.00
Section AA-AA	A33.00
Section BB-BB	A34.00
Section CC-CC	A35.00
Section DD-DD	A36.00
Section EE-EE	A37.00
Section FF-FF	A38.00
Section GG-GG	A39.00
Section HH-HH	A40.00
Section II-II	A41.00
Section JJ-JJ	A42.00
Section KK-KK	A43.00
Section LL-LL	A44.00
Section MM-MM	A45.00
Section NN-NN	A46.00
Section OO-OO	A47.00
Section PP-PP	A48.00
Section QQ-QQ	A49.00
Section RR-RR	A50.00
Section SS-SS	A51.00
Section TT-TT	A52.00
Section UU-UU	A53.00
Section VV-VV	A54.00
Section WW-WW	A55.00
Section XX-XX	A56.00
Section YY-YY	A57.00
Section ZZ-ZZ	A58.00
Section AA-AA	A59.00
Section BB-BB	A60.00
Section CC-CC	A61.00
Section DD-DD	A62.00
Section EE-EE	A63.00
Section FF-FF	A64.00
Section GG-GG	A65.00
Section HH-HH	A66.00
Section II-II	A67.00
Section JJ-JJ	A68.00
Section KK-KK	A69.00
Section LL-LL	A70.00
Section MM-MM	A71.00
Section NN-NN	A72.00
Section OO-OO	A73.00
Section PP-PP	A74.00
Section QQ-QQ	A75.00
Section RR-RR	A76.00
Section SS-SS	A77.00
Section TT-TT	A78.00
Section UU-UU	A79.00
Section VV-VV	A80.00
Section WW-WW	A81.00
Section XX-XX	A82.00
Section YY-YY	A83.00
Section ZZ-ZZ	A84.00
Section AA-AA	A85.00
Section BB-BB	A86.00
Section CC-CC	A87.00
Section DD-DD	A88.00
Section EE-EE	A89.00
Section FF-FF	A90.00
Section GG-GG	A91.00
Section HH-HH	A92.00
Section II-II	A93.00
Section JJ-JJ	A94.00
Section KK-KK	A95.00
Section LL-LL	A96.00
Section MM-MM	A97.00
Section NN-NN	A98.00
Section OO-OO	A99.00
Section PP-PP	A100.00

#### GENERAL NOTES

- WORK TO COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION.
- CONTRACTOR TO VERIFY DIMENSIONS AND ASPECTS OF DRAWINGS TO AGREE AND MARK WORK PRIOR TO CONSTRUCTION.
- EXISTING DRAWINGS SHOWN HAVE BEEN DERIVED FROM DRAWINGS PROVIDED BY CLIENT AND THE EXISTING SURVEY PROVIDED. CONTRACTOR TO COORDINATE ANY DEVIATIONS FROM THIS DRAWING AND MUST BE AUTHORIZED BY THE ARCHITECT.
- ALL CORRIDORS MUST HAVE UNOBSTRUCTED WIDTH OF 1100mm IN ALL INSTANCES.
- STAIRS AND COMPONENTS MUST BE CONSTRUCTED TO SECTION 9.14 IN ALL INSTANCES.
- INTERIOR STAIR WIDTH EQUAL TO OR EXCEEDING 1000mm AND REQUIRES HANDRAILS BOTH SIDES OF STAIR.
- CONTRACTOR TO REPORT ANY DEVIATIONS, INCLUDING MATERIAL CHANGES, TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

#### 4 Accessible Washroom Sink Clearances

1. 20

#### 3 Toilet Grab Bar Side View

1. 20

Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,  
Victoria BC V8T 4E5

#### Project Data

Date: 2019-04-24 3:07:24 PM  
Drawn by: GJ  
Checked by: GJ

A0.00

Scale: As Indicated

Christine Lintott  
Architects

Suite 1 - 464 Quebec Avenue, Victoria, BC V8T 1M5  
Telephone: 250.364.1509  
www.lintottarchitect.ca

Issue Date

Development February 15, 2015  
Permit Application

Revision

No.	Description	Date
1	Development Permit Re-Submission	April 25, 2019

Consultant

Victoria Academy  
of Ballet - Tenant  
Improvements

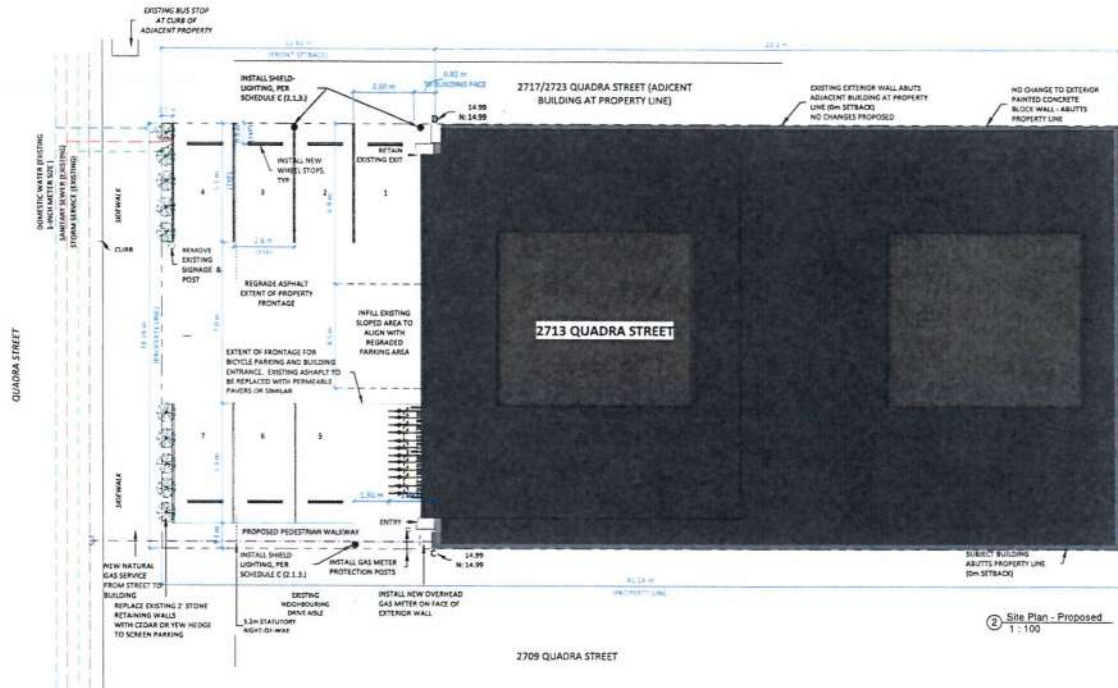
2713 Quadra Street,  
Victoria BC V8T 4E5

Site & Landscape Plan &  
Project Information Table

Date 2019-05-28 3:57:36 PM  
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A1.00

Scale As Indicated



AVERAGE GRADE CALCULATION:

A - B  $(14.99-14.99)/2 = 14.99$   $4.18.3m = 274.32m$   
B - C  $(14.99-14.99)/2 = 14.99$   $4.29.5m = 462.21m$   
C - D  $(14.99-14.99)/2 = 14.99$   $4.5.9m = 355.43m$   
D - A  $(14.99-14.99)/2 = 14.99$   $4.29.5m = 462.21m$

88.20 1,262.17m

AVERAGE GRADE: 1,262.17/88.20 = 14.99m

N = NATURAL GRADE

PROJECT INFORMATION TABLE

GENERAL PROPERTY INFORMATION		
ITEM	DESCRIPTION	REMARK
APPLICABLE ZONE	C1 CIV. QUADRA VILLAGE DISTRICT - PROFESSIONAL BUSINESS BAILEY SCHOOL	
SITE AREA	753.14m <sup>2</sup>	
TOTAL FLOOR AREA (m <sup>2</sup> )	780.00m <sup>2</sup>	TOTAL FLOOR AREA IS SAME AS COMMERCIAL FLOOR AREA
FLOOR SPACE	1.4.1 ALLOWABLE 0.0 PROPOSED	4.12-15
SITE COVERAGE %	0.0	
OPEN SPACE %	0.0	
BUILDING HEIGHT (m)	11.0 PROPOSED NATURAL CHANGE 11.0 PROPOSED HEIGHT 11.0	4.12-15
	11.0 ALLOWABLE 0.0 PROPOSED	
NUMBER OF STOREYS	1 ALLOWABLE 2 PROPOSED	4.12-15
PARKING SPACES	18 REQUIRED 18 PROPOSED	SCHEDULE C L.I. TABLE 1
	VARIANCE REQUESTED: PER THE 18 SPACES REQUIRED, A VARIANCE OF 11 SPACES IS REQUESTED FROM THE 1 PROPOSED.	
BICYCLE PARKING	18 REQUIRED 18 PROPOSED	SCHEDULE C L.I. TABLE 1
LANDSCAPE BUFFER (m)	1.0m REQUIRED 1.0m EXISTING/PROPOSED	SCHEDULE C L.I. TABLE 1
	VARIANCE REQUESTED TO MAINTAIN EXISTING LANDSCAPE BUFFER OF 1.0m (CONSISTENT OF SOFT LANDSCAPE PLANTINGS)	
BUILDING SETBACKS	FRONT 1.0m REQUIRED 1.0m EXISTING	4.12-15 & 4.16
	REAR 1.0m REQUIRED 1.0m EXISTING	
	1.0m REQUIRED 1.0m EXISTING	
	1.0m REQUIRED 1.0m EXISTING	
	1.0m REQUIRED 1.0m EXISTING	
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	1.0m REQUIRED 1.0m EXISTING	
	1.0m REQUIRED 1.0m EXISTING	
	1.0m REQUIRED 1.0m EXISTING	

Revision		
No	Description	Date

Consultant

2713 Quadra Street,  
Victoria BC V8T 4E5

## Site Survey

Date: 2019-04-24 3:07:29 PM  
Drawn by:  
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Received  
City of Victoria

AS SUCH THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL

APR 25 2019

Planning & Development Department  
Development Services Division

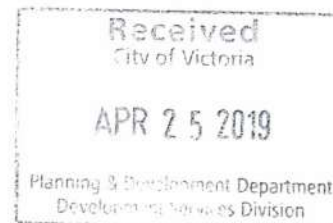
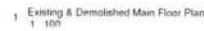


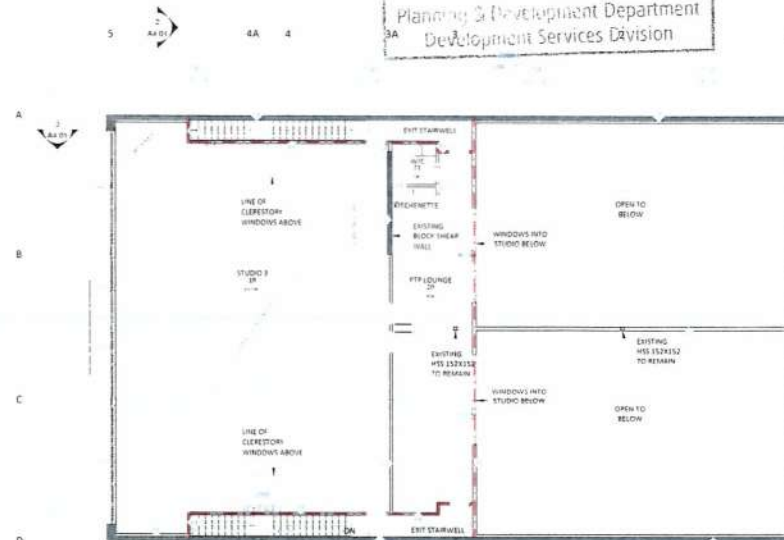
No.	Description	Date
1	Development Permit Re-Submission	April 25, 2019

Victoria Academy  
of Ballet - Tenant  
Improvements

A2.01

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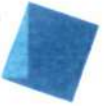


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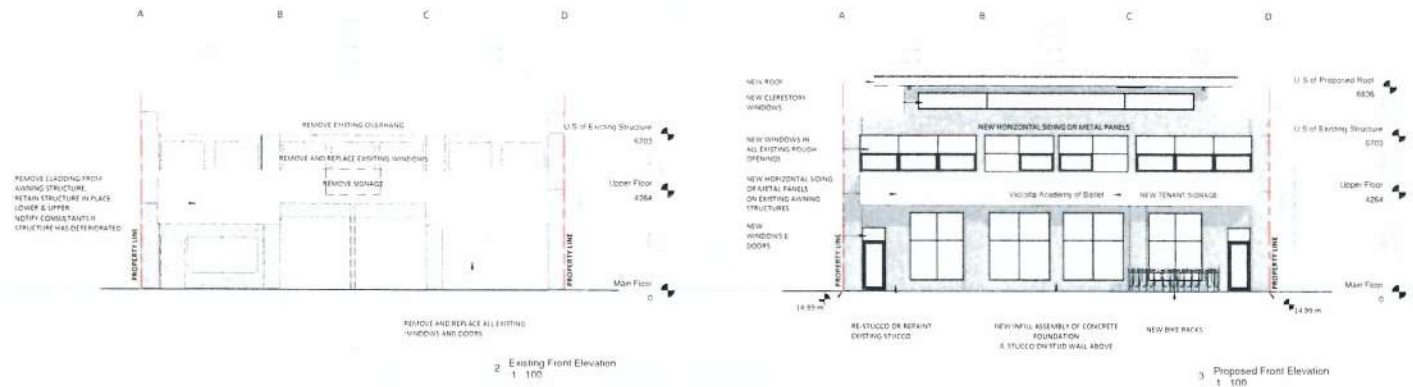
4 Proposed Roof Level  
1 100

1. 在 100 个球中，有 10 个红球，90 个白球。从 100 个球中，不放回地抽取 10 个球，求这 10 个球中红球个数的期望值。

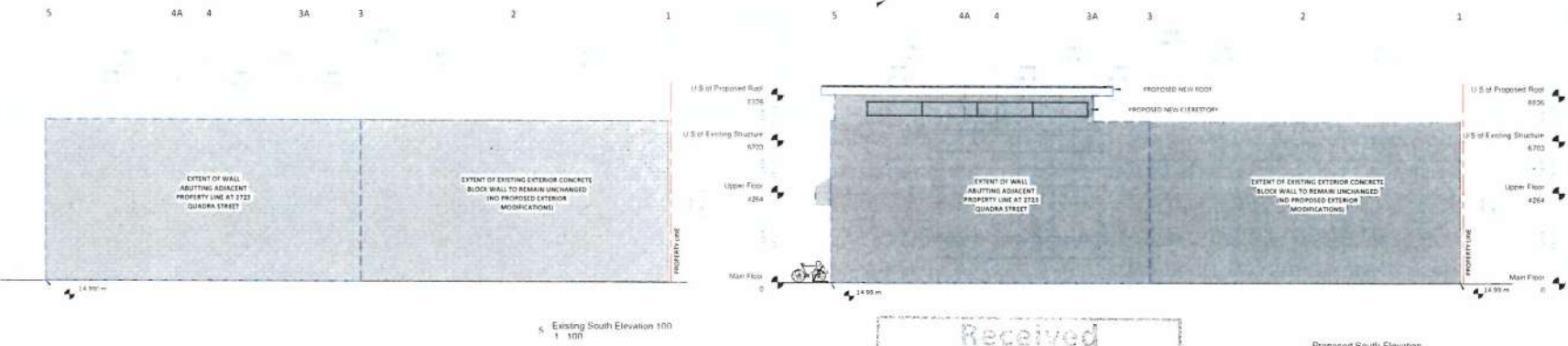
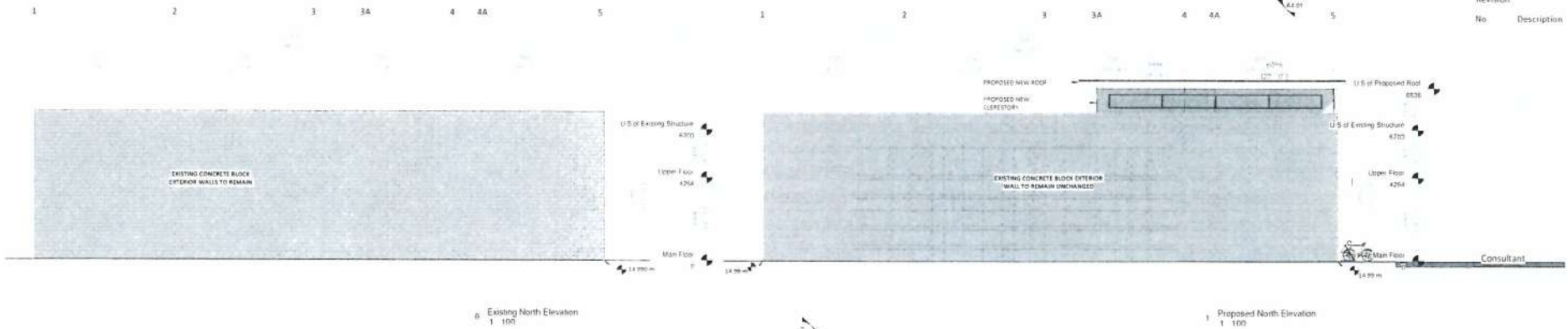
REPLACE ROOFING F. MEMBRANE FOR EXTENT OF ORIGINAL ROOF.  
REVIEW AND REPLACE SHEATHING IF DETEIORATED. TO BE REVIEWED  
ROOFING VAPOUR BARRIER.  
MIN. 4" RIGID INSULATION, TAPERED TO EXISTING DRAIN.  
GLASS MAT PROTECTION BOARD  
2 PLY 181 ROOFING MEMBRANE



Issue Date  
Development Permit Application February 15, 2019



Revision  
No. Description Date



## Victoria Academy of Ballet - Tenant Improvements

2713 Quadra Street,  
Victoria BC V8T 4E5

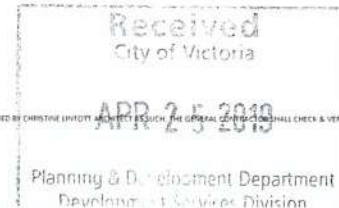
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A3.01

Scale: 1:100

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.







Issue Date  
Development Permit Application February 15, 2019

Revision  
No. Description Date  
1 Development Permit Re-Submission April 25, 2019

Consultant

Victoria Academy  
of Ballet - Tenant  
Improvements

2713 Quadra Street,  
Victoria BC V8T 4E5

Building Sections & Street  
Context Elevation

Date: 2019-04-24 3:07:53 PM  
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Checked By: Checker

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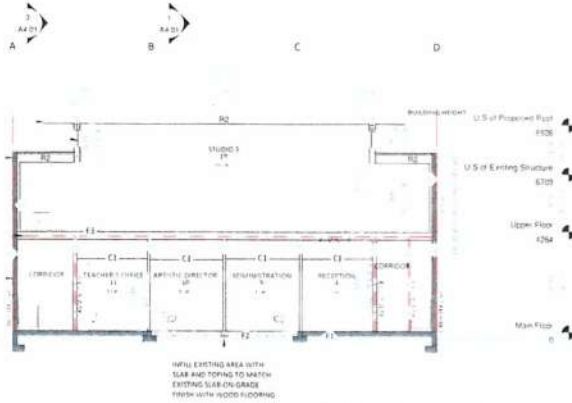
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PROPOSED NEW ROOF &  
(RECREATORY WINDOWS)

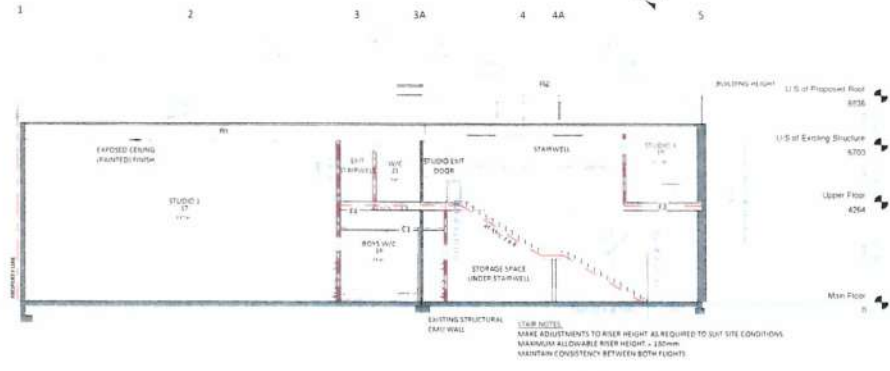
PROPOSED NEW ROOF ALLOWED  
TO HEIGHT OF EXISTING REAR  
ROOF

RETAIN EXISTING FLOOR  
ASSEMBLY WITH ADDITION OF SOUND  
PROOFING. STRILING FLOOR TOPPING TO  
BE INSTALLED

RETAIN EXISTING EXTERIOR BLOCK  
WALLS



2 Building Cross Section - Proposed  
1:100



3 Building Section - Proposed Stair  
1:100

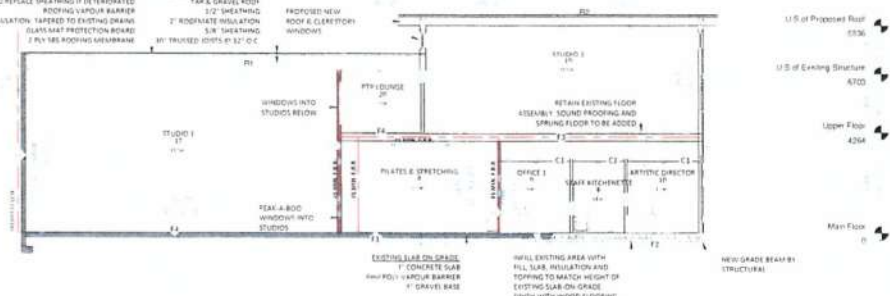
LEGEND TO BUILDING CODE COMPLIANCE



RE-ROOFING  
REVIEW AND REPLACE WEATHING IF DETERIORATED  
ROOFING VAPOR BARRIER  
MIN. 1" RIGID INSULATION TAPERED TO EXISTING DRAIN  
FLASHING PROTECTION BOARD  
2" POLYURETHANE ROOFING MEMBRANE

EXISTING ROOF ASSEMBLY  
TAP & GRAVE, ROOF  
2" RIGID INSULATION  
2" RIGID INSULATION  
2" RIGID INSULATION  
2" RIGID INSULATION

PROPOSED NEW  
ROOF & RECREATORY  
WINDOWS



1 Longitudinal Building Section - Proposed  
1:100



4 Proposed Front Elevation Context  
1:100



Christine Lintott  
Architects



February 14, 2019

The City of Victoria  
Attention: Mayor and Council  
1 Centennial Square  
Victoria, BC V8W 1P6

**RE: 2713 Quadra Street, Development Permit with Variance Application**

On behalf of our client, Eight Diamond Holdings Ltd., and their prospective tenant, the Victoria Academy of Ballet, we are pleased to submit for your consideration an application for Development Permit with Variance for the refurbishment and renewal of the existing building located at 2713 Quadra Street.

The renewal envisions a lively arts tenancy that welcomes multi-aged students to a recreational and professional Ballet Academy setting. Interior spaces will be reconfigured to facilitate optimal light and studio spaces on the main and second level, while also providing generous administrative and student lounge spaces throughout. This proposed tenancy will breath new life into an existing building, along with contributing a positive arts and cultural venue to the growing vibrancy of the Quadra Village District.

Please consider our application in the context of the information provided below, in addition to our complete submission and supporting documentation.

**Description of Proposal**

The project site at 2713 Quadra Street is bounded by Quadra Street on the West, a neighboring commercial property on the north, a parking lot on the east, and a neighboring commercial property (and driveway) to the south. The proposal includes the following:

- Refurbishment of the existing Quadra Street frontage with the re-grading/re-surfacing of the existing surface parking lot, with consolidation of the vehicle stalls, the addition of bicycle parking adjacent to the building entrance, and a new pedestrian pathway to link the building entrance to the public sidewalk;
- Renovation of the existing two-storey concrete block building to accommodate three significant dance studios, administrative spaces and supporting facilities for the Academy, with associated refurbishment of the street elevation to accommodate new fenestration and signage, and a raising of a portion of the existing roof to support the activity of dance.



## **Project Benefits and Amenities**

The application is consistent with the use, density and height allowed in the zoning designation of C1-QV, Quadra Village District, and requests a variance for on-site parking spaces that are to be provided. The Victoria Academy of Ballet attracts a diverse clientele of youth and families committed to the study and celebration of the performing arts within the Greater Victoria Region. This proposed building revitalization responds and contributes to Quadra's Large Urban Village Designation by providing a commercial service, while enhancing the public realm and interface along Quadra Street. The proposed Ballet Studio tenancy will enliven the Quadra Street frontage and will incorporate landscape buffering and a new pedestrian walkway from Quadra Street towards the proposed street-level building entrance.

## **Requested Variances**

In order to accommodate the proposed tenancy, a variance is being requested for the number of parking spaces required and their location in the property's front yard. Watt Consulting Group was retained to undertake an assessment of the proposed tenancy and the implications relative to the location within a Large Urban Village and the City of Victoria's sustainable transportation objectives. Their report is attached.

To summarize the request, the parking variance is a reduction from the Schedule C off-street parking regulation requirement of 35 vehicle parking stalls, to 7, with all stalls being located in the existing parking lot in the front yard of the property, accessed directly off Quadra Street. The anticipated market demand for parking generated by the proposed tenancy will be met through the following strategies: increasing on-site bicycle parking, encouraging use of existing, well-serviced public transportation, utilizing available parking at adjacent properties, and potential car-share initiatives.

## **Neighbourhood**

The proposed tenancy is located within the Large Urban Village designation of the Hillside Quadra area. The site is accessed from Quadra Street. Neighboring buildings include existing low-rise commercial, multi-unit residential, and mixed-use buildings along both Quadra Street (North and South), and Hillside Avenue (East and West).

## **Design and Development Permit Guidelines**

The proposed tenancy is consistent with the strategic direction described in the City's Official Community Plan for this district which is to "build complete communities...by supporting growth in and within 500m of Major Centres; services and recreation and locating new growth within 400m of transit routes". The proposed tenancy re-uses an existing and vacant commercial building and is consistent with the Large Urban Village Designation. More specifically:

- "further develop Quadra Village as a complete Large Urban Village with increased commercial density, community and commercial services, and additional public realm enhancements";
- "ground-oriented commercial and community services that reinforce the sidewalk, and one to three storey building facades define the street wall";
- "low to mid-rise commercial uses";
- "total floor space ratios generally up to 1.5:1".

Referencing the above noted guidelines, the following design principles and concepts have been applied to this project:

- the proposal falls within the total FSR (up to 1.5:1) with a density of 1:1;
- the design and layout of the proposal falls within the design guidelines in being a ground-oriented, mid-rise, two-storey, community service organization that fosters health and wellness;
- connections to the surrounding streets include access to Quadra Street, and Hillside Avenue.

### **Transportation**

Please refer to Requested Variance Section (above) for Transportation issues related to this application, as well as the attached parking study prepared by Watt Consulting Group.

### **Green Building Considerations**

The proposed tenancy encompasses a building retention and re-use and seeks alternative transportation initiatives in support of a proposed parking variance. Renovation will result in a significant improvement in building energy efficiency, while ensuring that the existing embodied energy and sequestered carbon are retained through strategic planning of the proposed alterations.

### **Infrastructure**

The existing building is currently serviced along Quadra Street and will utilize existing sanitary, storm and water services. A natural gas service is proposed to be installed along the south corner of the building face, along the Quadra Street site entrance.

### **Summary**

The proposed tenancy for this existing building encompasses reconfiguring the interior spaces and exterior façade upgrades, including a roof pop-up within the zoning height allowance. The proposed tenancy aligns with the City of Victoria's intent and plan to increase commercial density, community services, and an enhanced public realm within the Quadra Village District. A parking variance, related to the number and location of vehicle parking stalls, is requested to enable these aspirations to proceed.

Extensive public and neighbourhood consultations are underway and will continue as the processing of this application proceeds. We look forward to sharing this input.

Sincerely,



Christine Lintott, Architect AIBC, AAA, SAA, OAA FRAIC  
Principal of Christine Lintott Architect  
Biomimicry Professional



## 2713 QUADRA STREET

### Parking Study

Prepared for: Eight Diamond Holdings Ltd

Prepared by: **Watt Consulting Group**

Our File: 2389

Date: February 13, 2019



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## APPENDIX A. ON-STREET PARKING SUMMARY

## 1.0 INTRODUCTION

Watt Consulting Group ("WATT") was retained by Eight Diamond Holdings Limited to conduct a parking study for the proposed Victoria Academy of Ballet at 2713 Quadra Street in the City of Victoria. The purpose of this study is to assess the adequacy of the proposed parking supply by considering parking demand at the existing Victoria Academy of Ballet and other ballet / dance studios in Victoria. The study also reviews City transportation policy to understand how the proposed development fits within the larger planning policy context.

### 1.1 SUBJECT SITE

The subject site is located at 2713 Quadra Street in the City of Victoria. See **Figure 1**.

**FIGURE 1. SUBJECT SITE**





## 1.2 SITE CHARACTERISTICS

The following describes transportation options and services in proximity to the site.



### SERVICES

The site is located within the City of Victoria's Quadra Village, which is one of eight Large Urban Villages in the City. The site benefits from immediate access to a variety of commercial and retail amenities. Within 200m (about a 3-minute walk) of the site, there are a number of amenities and services including a grocery store, financial services, restaurants, and cafés.



### TRANSIT

There are four bus stops within a 2-minute walk of the subject site. The bus stops are served by route 6 (Royal Oak / Downtown) and route 4 (UVic / Downtown). These bus routes provide service to and from various destinations within the region including downtown Victoria, Brentwood Village (Saanich), the University of Victoria, and a number of residential neighbourhoods in the City of Victoria and District of Saanich.

The Victoria Region Transit Future Plan (TFP)<sup>1</sup> provides guidance on future transit networks in the Victoria Region. The subject site is located at Quadra Street and Hillside Avenue, both of which are identified as "Frequent Corridors" on the Frequent Transit Network (FTN). The FTN is intended to provide medium to high density mixed land use corridors with frequent and reliable transit service of 15 minutes or better between 7:00am to 10:00pm, seven days a week.<sup>2</sup>

Frequent Corridors will achieve faster travel times through fewer bus stops and transit priority measures, which, coupled with enhanced bus stops, will improve the overall appeal of transit. Transit service to the subject site is expected to improve significantly as the Victoria Region TFP becomes implemented.



### WALKING

The subject site can be described as very walkable with a walk score of 91.<sup>3</sup> Sidewalks are available on both sides of Quadra Street and Hillside Avenue, which would directly serve future clients of the ballet academy. The traffic signal at Quadra Street and Hillside Avenue facilitates safe crossings at this intersection.

<sup>1</sup> BC Transit. (2011). Transit Future Plan Victoria Region. Executive Summary. Available online at: <https://bctransit.com/servlet/documents/1403641054491>

<sup>2</sup> Ibid.

<sup>3</sup> More information about walk score is available online at: <https://www.walkscore.com/score/2713-quadra-st-victoria-bc-canada>



## CYCLING

There are no existing bike facilities on Quadra Street or Hillside Avenue; however, the site is less than 200m (1-minute bike ride) from Kings Road and less than 100m from Fifth Street, both of which are identified “All Ages and Abilities” (AAA) bike routes in the City of Victoria’s long-term bike network.<sup>4</sup> These proposed AAA bike routes will enhance the cycling conditions (and safety) in proximity of the subject site and Quadra Village more broadly, which will directly benefit future clients of the subject site.

### 1.3 CITY PLANNING POLICY

The City of Victoria’s Official Community Plan (OCP) provides policies and objectives to guide decisions on planning and land management. Updated in 2017, the OCP contains a number of 30-year goals in 17 distinct topic areas that give expression to Victoria’s sustainability commitment and work toward the achievement of long-term sustainability goals.<sup>5</sup>

As indicated above, according to the OCP’s Urban Place designations, Quadra Village has been designated as a “Large Urban Village”, defined as follows:

*“low to mid-rise mixed-use buildings that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub.”<sup>6</sup>*

The City’s 30-year growth management goals are to concentrate 40% of the overall population growth in Town Centres and Large Urban Villages, resulting in approximately 8,000 new residents by 2041. Some of the key policy objectives for Large Urban Villages are as follows:

- To accommodate 40% of Victoria’s anticipated population growth in the Town Centres and Large Urban Villages to encourage a mix of commercial and community services primarily serving the surrounding residential uses.
- To revitalize areas of commercial use into complete Large Urban Villages through human-scale design of buildings, streets, squares and other public spaces to increase vibrancy and strengthen commercial viability.
- To design all Large Urban Villages in a manner that encourages pedestrian and cycling use and enhances the experience of pedestrians and cyclists.

<sup>4</sup> City of Victoria. (2018). #Biketoria Focused Routes. Available online at: <http://www.victoria.ca/EN/main/residents/transportation/cycling/our-cycling-network/types-of-bike-routes/-biketoria-focused-routes.html>

<sup>5</sup> City of Victoria. (2012). Official Community Plan. Available online at: <http://www.victoria.ca/EN/main/residents/community-planning/official-community-plan.html>

<sup>6</sup> Ibid, pg. 35.



Based on the policy objectives outlined above, the proposed ballet academy at the subject site is aligned with the City's vision of a Large Urban Village.

Section 7 of the OCP (Transportation and Mobility)<sup>7</sup> has clear policy objectives to advance sustainable transportation in the City. There are at least two policies that support the proposed development, as follows:

- Policy 7.14.1 – Encouraging residential and employment growth to concentrate in the Urban Core, Large Urban Villages, Town Centres and Employment areas along rapid and frequent transit corridors.
- Policy 7.16.3 – Strengthening greenway connections between the Urban Core, Town Centres, Urban Villages, Employment areas, major parks, institutions and recreation and cultural facilities.

Policy 7.11 also directs the City to consider parking management strategies including sharing parking facilities, reducing parking requirements, and overall parking and mobility management. In general, these policies, and the larger policies in Section 7 of the OCP, direct the City to move toward sustainable transportation, which is broadly focused on increasing the share of overall trips by walking, cycling and public transit.

## 1.4 CURRENT LAND USE

The site is currently zoned C1-QV, Quadra Village District. According to the permitted uses in the C1-QV zone, “clubs for social or recreational purposes” are permitted, which is the use that most closely resembles the proposed ballet academy.

## 2.0 PROPOSED DEVELOPMENT

### 2.1 LAND USE

The proposed development is to re-purpose the existing 7,500 square foot (697m<sup>2</sup>) building at 2713 Quadra Street to accommodate the Victoria Academy of Ballet, a dance studio that offers specialized dance instruction for children ages three through to professional level. The Victoria Academy of Ballet (henceforth referred to as the “applicant”) is not planning to expand its business in the near future and as such, it does not envisage operating more classes or growing its clientele in the short-term.<sup>8</sup>

### 2.2 PARKING SUPPLY

The proposed parking supply includes seven existing surface parking spaces at the subject site, which results in approximately 1 space per 100m<sup>2</sup> gross floor area. The applicant is also proposing two six-rack bicycle racks adjacent to the entrance of the building for patrons.

<sup>7</sup> City of Victoria. (2012). Official Community Plan, Section 7: Transportation and Mobility. Available online at: [http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCP/Replaced/OCP\\_Sec7\\_Jul2017\\_web.pdf](http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCP/Replaced/OCP_Sec7_Jul2017_web.pdf)

<sup>8</sup> Email correspondence with Victoria Academy of Ballet Artistic Director on March 22, 2018.

### 3.0 PARKING REQUIREMENT

Schedule C of the City's Zoning Regulation Bylaw determines the minimum parking supply requirement. WATT worked with the City of Victoria to review and update its off-street parking requirements (Schedule C) to align regulations with actual parking demand, current trends, and community planning objectives.<sup>9</sup> The Schedule C off-street parking regulations was adopted recently by Council in 2018.

According to the updated Schedule C off-street parking regulations, the proposed use would fall under "Assembly" and be required to provide 1 space per 20m<sup>2</sup> of floor area. Therefore, the total required parking spaces based on the updated Schedule C requirement is 35 spaces.

### 4.0 EXPECTED PARKING DEMAND

Expected parking demand for the site is estimated in the following sections to determine if the proposed supply will adequately accommodate demand. Expected parking demand is based on [a] a travel survey of the applicant's clientele at the existing studio (716 Johnson Street), and [b] research on the travel characteristics of other dance / ballet studios in Victoria.

#### 4.1 TRAVEL SURVEY

A travel survey was conducted with the applicant's existing clientele to understand how students typically travel to the ballet academy. The survey was developed by WATT and administered by Victoria Academy of Ballet staff / students. When patrons arrived at the academy, they were asked how they travelled to the studio. An employee survey was not conducted; it was reported that two employees regularly drive and require parking and up to four part-time staff drive to the ballet academy on a part-time basis. Overall, peak employee parking demand was determined to be three vehicles.<sup>10</sup>

The Victoria Academy of Ballet offers three programs including [a] General Program, [b] Professional Training Program, and [c] Post Graduate Bridge Program, which results in a total of approximately 70-75 classes per week. The travel survey was conducted at three unique times to capture the travel characteristics for each respective program during its busiest time. A survey was not conducted for the students in the Post Graduate Bridge Program, who were reported to commute by transit exclusively.<sup>11</sup> The surveys were conducted at the following times:

- **Thursday April 5<sup>th</sup>, 4:00-5:00pm** | Captures students in the General Program (approximately 15 students)

<sup>9</sup> The updated Schedule C is available online at:

<https://www.victoria.ca/assets/Departments/Planning-Development/Development-Services/Zoning/Bylaws/Schedule%20C.pdf>

<sup>10</sup> Email correspondence with Victoria Academy of Ballet Artistic Director on March 22, 2018.

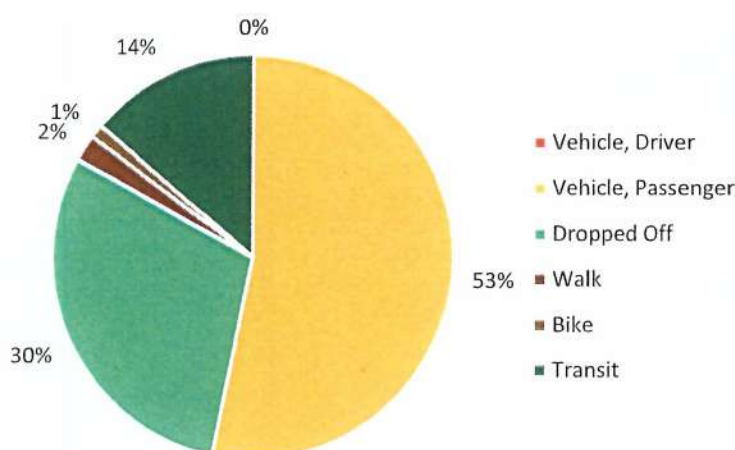
<sup>11</sup> Phone conversation with Artistic Director of the Victoria Academy of Ballet on April 3, 2018.



- **Saturday April 7<sup>th</sup>, 9:00am-12:00pm** | Generally considered the busiest time for the academy with about 40 students on-site at any one time
- **Friday April 13<sup>th</sup>, 1:00-3:00pm** | Captures students in the Professional Training Program (approximately 20 students)

A total of 94 responses were received. Results from the three travel surveys were generally consistent; the majority of the academy's clientele either carpool or are dropped off. When combining the results of the three surveys to understand overall patron demand, the data show that 53% of trips are made by carpooling, 30% are dropped off, 14% are by transit, 2% are made by walking, and 1% by bike (see **Figure 2**).<sup>12</sup> Not a single patron reported to drive to the academy and therefore did not require parking.

**FIGURE 2. VICTORIA ACADEMY OF BALLET, PATRON TRAVEL MODE SPLIT**



The majority selected 'vehicle, passenger', indicating that they were a passenger and the driver required parking. Parking demand can be estimated based on the Saturday travel survey, which had the largest sample size. The Saturday survey showed that 45 patrons came as a passenger. Some vehicles carried more than two passengers, which was accounted for as part of calculating the total number of vehicles.

Therefore, over the three-hour period, approximately 45 vehicles required parking. Parents typically require parking during this period to either accompany their children (4-5 year olds) to class, or to complete errands while their children are in class.<sup>13</sup>

<sup>12</sup> As discussed, a travel survey was not conducted with Post Graduate Bridge Program who were reported to commute by transit exclusively. As such, the reported transit mode share (14%) may actually be higher if these students were included in the site's total mode share.

<sup>13</sup> Email correspondence with Victoria Academy of Ballet Administration / Communications Manager on April 23, 2018.

The travel survey did not ask respondents to indicate where they parked their vehicle; however, it was confirmed that patrons typically park in the Johnson Street Parkade if parking is available.<sup>14</sup>

#### 4.2 PARKING DEMAND AT OTHER BALLET STUDIOS

Outreach was conducted to other ballet / dance studios in Victoria to learn about their clientele's travel characteristics and parking demand. The Maple Leaf School of Russian Ballet was the only organization who responded and was willing to provide information. The school, located on Catherine Street in Victoria West, offers similar programs as the applicant. The school does not provide any off-street parking; all patrons who drive park on-street.<sup>15</sup>

The school is busiest during adult class offerings, which is typically on weekday evenings and Saturdays. During this time, there are approximately 15 vehicles parked on-street attributed to the school. The school's younger clients are either dropped off by their parents or take transit.

Overall, correspondence with the Maple Leaf School of Russian Ballet confirms that its clientele's travel characteristics are similar to that of the Victoria Academy of Ballet, but on a smaller scale.

#### 4.3 BICYCLE PARKING

The applicant will provide 12 bicycle parking spaces designated for patrons of the ballet academy. The provision of end-trip facilities such as bicycle parking can potentially influence and allow for more patrons to commute with their bicycles to the ballet academy and therefore reduce parking demand.

#### 4.4 BICYCLE SHARING

In October 2017, U-bicycle sharing service launched in the City of Victoria. As of November 1, 2018, U-bicycle updated from a dockless bike share to a virtual parking zone system with 135 virtual parking zones where users can pick-up and drop-off the bicycles.<sup>16</sup> There is a virtual docking location within close proximity—at the intersection of Quadra Ave and Hillside Ave—to the site for patrons' use.

#### 4.5 SUMMARY OF EXPECTED PARKING DEMAND

Results from the travel survey indicate that the ballet academy is expected to generate up to 48 vehicles (45 patrons, 3 staff) during peak conditions. It is assumed that up to seven vehicles can be accommodated in the subject site's off-street parking, resulting in up to 41 vehicles seeking on-street parking during the busiest time (Saturday morning, 9:00am-12:00pm).

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<sup>14</sup> Email correspondence with Victoria Academy of Ballet Artistic Director on March 22, 2018.

<sup>15</sup> Phone conversation with Maple Leaf School of Russian Ballet manager on April 5, 2018.

<sup>16</sup> More information about U-bicycle is available online at: <https://www.u-bicycle.ca/locations-vancouver-island/>



## 5.0 ON-STREET PARKING

On-street parking conditions were assessed on streets surrounding the subject site including Quadra Street, Market Street, Hillside Avenue, Wark Street, and Fifth Street. A total of six observations were conducted during the following periods:

- Wednesday April 11, 2018 at 9:00am, 1:30pm, and 4:30pm
- Saturday April 14, 2018 at 9:00am, 1:30pm, and 4:30pm

These observations reflect peak periods for the academy. See **Appendix A** for a summary of all on-street parking observations.

There are a total of 119 on-street parking spaces in proximity to the subject site. The majority of the spaces are restricted to either 1 or 2 hour parking, Monday to Friday. Parking directly adjacent the site on Quadra Street is restricted to 1 hour, 9am – 6pm, Monday – Saturday and no stopping, 7-9am, Monday to Friday. Parking on the north side of Market Street is unrestricted and parking along Quadra Street from Market Street to Topaz Avenue is a mix of no stopping at certain times of the day and 2 hour parking. **Figure 3** illustrates the on-street parking supply and parking restrictions.

**FIGURE 3. SUMMARY OF ON-STREET PARKING SUPPLY & RESTRICTIONS**



The weekday afternoon (Wednesday, April 11<sup>th</sup>, 1:30pm) observation represents the busiest of the six counts when 54% of all on-street parking spaces (64 spaces) were occupied. Parking occupancy for the streets immediately surrounding the subject site ranged from 70% (Quadra Street, east side, from Hillside Avenue to Topaz Avenue) to 94% (Market Street, north side). Parking occupancy along the west side of Quadra Street between Market Street and Topaz Avenue was 32%.

Overall, the on-street parking assessment indicates that during the busiest time for parking sampled (i.e. Wednesday afternoon), approximately 55 on-street parking spaces are vacant. Occupancy was found to be lower on Saturday at 9:00am (44%) when the ballet academy is expected to be busiest.

A hypothetical assessment was conducted to determine the impact of adding the expected parking demand of the site (41 vehicles) to the surrounding streets. During a weekday afternoon, it would increase peak occupancy from 54% to 88% (105 spaces) and from 44% to 78% (93 spaces) on a Saturday at 9:00am. Research has shown that a 75%-85% occupancy rate of on-street parking spaces is where parking supply meets demand—but is not over-supplied—along with minimizing congestion and “cruising” for parking.<sup>17,18</sup>

Therefore, even though the surrounding on-street occupancy would significantly increase during peak conditions for the ballet academy, it would be for a short period of time (typically one hour) and still result in a few vacant spaces. This indicates that there is available on-street parking surrounding the site to accommodate patron parking demand.

## 6.0 PARKING MANAGEMENT

Given the limited off-street parking supply at the subject site, and the travel characteristics of the Victoria Academy of Ballet patrons, the section provides recommendations on how parking could be effectively managed at the site.

### 6.1 PASSENGER DROP-OFF ZONE

The travel survey revealed that approximately 30% of the patrons are dropped off. A potential parking management option for the proposed location is to obtain a ‘Passenger Zone’ parking restriction along a segment of the site’s frontage on Quadra Street. Per the City’s Streets and Traffic Bylaw, a Passenger Zone limits vehicles to 3-minutes and can only be used for loading and/or unloading passengers.

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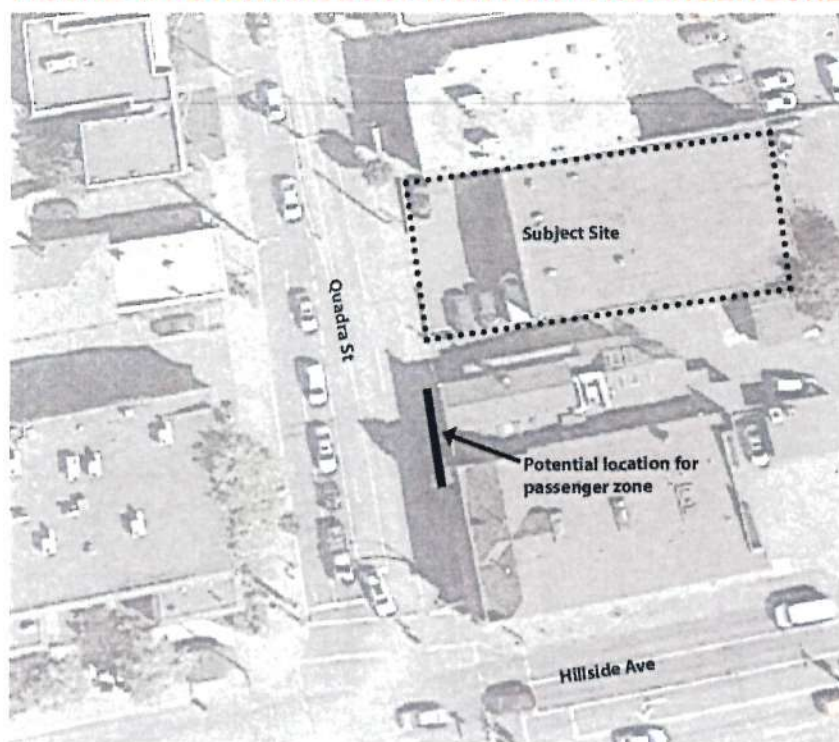
<sup>17</sup> Smythe, L. (2012). Donald Shoup. *Traffic Technology International*. Available online at: <http://shoup.boi.ucla.edu/TrafficTechnologyInterview.pdf>

<sup>18</sup> Shoup, D. (2007). Gone Parkin’. Available online at: <https://www.nytimes.com/2007/03/29/opinion/29shoup.html>



There is approximately eight metres of space along the eastside of Quadra Street in front of the San Remo restaurant (see **Figure 4**), which would allow one vehicle to park in the zone at one time. A passenger zone at this location would be particularly valuable if the seven off-street parking spaces are occupied and/or if parents are looking for more efficient pick-up and drop-off areas.

**FIGURE 4. POTENTIAL LOCATION FOR PASSENGER ZONE**



Correspondence with Ballet Victoria, which is another ballet studio in downtown Victoria, explained how a passenger zone along their site's frontage (680 Broughton Street) has been helpful for patrons.<sup>19</sup> The passenger zone has been in place for the past five years and serves both churchgoers and parents who are looking to drop off their children at the studio. It has been particularly valuable for persons with mobility constraints as they can directly access the ramp at the building's entrance.

The implementation of a Passenger Zone could facilitate more efficient pick-up and drop-off of Victoria Academy of Ballet patrons.

## 6.2 LEASING PARKING FROM NEARBY BUSINESSES

As discussed, there are seven off-street parking spaces proposed at the subject site. It is recommended that these spaces be designated for patrons of the ballet academy. It was reported that only two staff currently drive and require parking.

The applicant should consider approaching nearby businesses to ascertain if there is any availability to lease parking spaces for the ballet academy's employees. With two staff regularly driving to the ballet academy, and up to four part-time staff requiring parking, the applicant should explore whether three to four parking spaces are available. Nearby businesses with off-street parking include Taco Time, the Boston Dance Collective, and the Fifth Street Bar & Grill, as well as at office/commercial buildings in the area and across Quadra Street from the site.

<sup>19</sup> Phone conversation held with Ballet Victoria on April 23, 2018.

## 7.0 SUMMARY

The Victoria Academy of Ballet is proposing to re-locate its business from downtown to 2713 Quadra Street in the City of Victoria. The proposed parking supply at the subject site is seven parking spaces and two six space bike racks.

Parking demand was estimated for the site based on a travel survey of the applicant's clientele at the existing studio (716 Johnson Street), and research on the travel characteristics of other dance / ballet studios in Victoria. The subject site's expected peak parking demand was determined to be 48 vehicles (45 patrons, 3 staff). This is expected to occur during a Saturday morning.

The majority of patrons carpool or are dropped off by their parents. While carpooling presents a number of benefits—including reducing peak-period vehicle trips and congestion along with lowering crash risk and pollution emissions—it still requires a parking space. As such, it is anticipated that up to 41 vehicles will seek on-street parking during peak conditions.

The on-street parking assessment determined peak occupancy as 54% (weekday, afternoon) and 44% on a Saturday morning, indicating that the streets surrounding the subject site could accommodate patrons when the ballet academy is expected to be busiest, although this would significantly increase on-street occupancy. A hypothetical assessment was completed to demonstrate the impact of the site's parking spillover, which showed that on-street occupancy would increase to 87% and 77% during a Wednesday afternoon and Saturday morning, respectively. The target occupancy for on-street parking is 75%-85% where parking supply meets demand but is not over-supplied.

City policy was also identified highlighting how the proposed development is consistent with the vision of a Large Urban Village and with the City's sustainable transportation objectives. Finally, two parking management approaches were identified as strategies that could assist the applicant with more efficiently managing parking demand.

## 7.1 RECOMMENDATIONS

The applicant should commit to the following:

1. Work with the City of Victoria to implement a Passenger Zone on the site's frontage along Quadra Street to help facilitate smoother pick-up and drop-off of the ballet's clients; and
2. Approach nearby businesses to determine if any parking spaces are leasable for the ballet's employees.



## APPENDIX A. ON-STREET PARKING SUMMARY

Victoria Academy of Ballet Parking Study - On-Street Parking Summary, Wednesday April 11, 2018

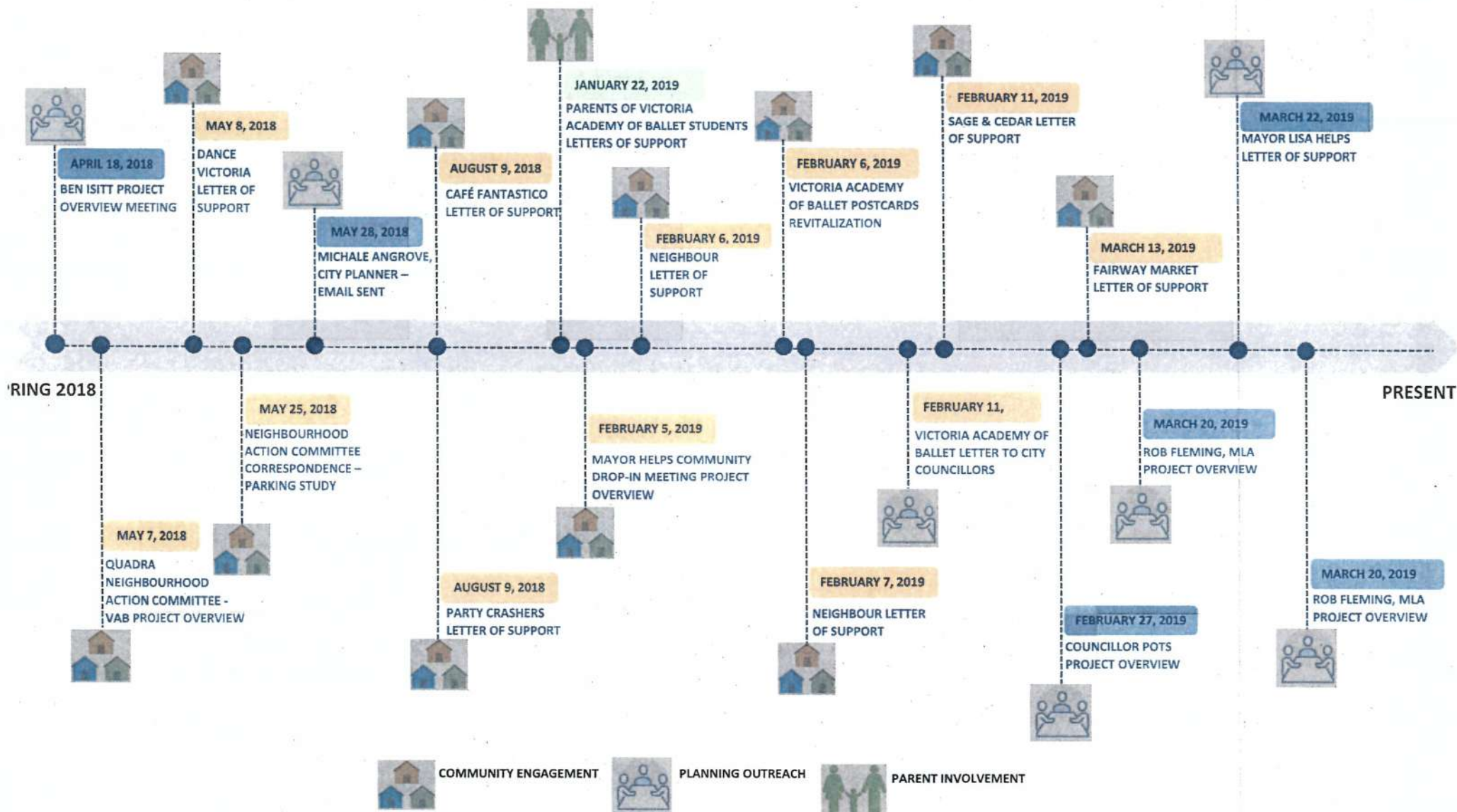
General Accessibility of Street Parking Supply - On-Street Parking Summary, Wednesday, April 11, 2018				Wednesday April 11, 2018						
Road Segment		Side	Parking Restriction	Parking Supply	9:00am		1:30pm		4:30pm	
					Observed	Occupancy	Observed	Occupancy	Observed	Occupancy
Quadra St	Market St - Topaz Ave	E	No Stopping (4-6pm, M-F) 2hr, 9am-4pm, M-F (9am-6pm, M-Sat)	25	10	40%	4	16%	0	0%
		W	No Stopping (7-9am, M-F)	27	22	81%	19	70%	20	74%
Market St	Hillside Ave - Market St	E	No Stopping (4-6pm, M-F) 2hr, 9am-4pm, M-F (9am-6pm, M-Sat)	2	2	100%	1	50%	1	50%
		W	No Stopping (7-9am, M-F) 1hr, 9am-6pm, M-Sat	2	0	0%	0	0%	2	100%
	Quadra St - Open Field	N	No Restrictions	16	16	100%	15	94%	16	100%
		S	1hr, 9am-6pm, M-Sat	14	5	36%	6	43%	7	50%
Wark St	Market St - Hillside Ave	E	1hr, 9am-6pm, M-F	8	2	25%	5	63%	5	63%
		W		10	2	20%	4	40%	3	30%
Hillside Ave	Quadra St - Fifth St	N	90min, 8am-6pm, M-Sat	6	1	17%	3	50%	2	33%
		S	1hr, 9am-6pm	3	0	0%	1	33%	1	33%
Fifth St	Hillside Ave - Vista Heights	E	1hr, 8am-6pm, M-Sat	RPO						
		W		6	1	17%	6	100%	2	33%
Total				119	61	51%	64	54%	59	50%



Victoria Academy of Ballet Parking Study - On-Street Parking Summary, Saturday April 14, 2018

Road Segment		Side	Parking Restriction	Parking Supply	Saturday April 14, 2018					
					9:00am		1:30pm		4:30pm	
					Observed	Occupancy	Observed	Occupancy	Observed	Occupancy
Quadra St	Market St - Topaz Ave	E	No Stopping (4-6pm, M-F) 2hr, 9am-4pm, M-F (9am-6pm, M-Sat)	25	8	32%	8	32%	8	32%
		W	No Stopping (7-9am, M-F) 1hr, 9am-6pm, M-Sat	27	14	52%	13	48%	9	33%
Market St	Hillside Ave - Market St	E	No Stopping (4-6pm, M-F) 2hr, 9am-4pm, M-F (9am-6pm, M-Sat)	2	0	0%	2	100%	0	0%
		W	No Stopping (7-9am, M-F)	2	0	0%	3	150%	1	50%
	Quadra St - Open Field	N	No Restrictions	16	13	81%	12	75%	12	75%
		S	1hr, 9am-6pm, M-Sat	14	4	29%	4	29%	6	43%
Wark St	Market St - Hillside Ave	E		8	6	75%	4	50%	2	25%
		W	1hr, 9am-6pm, M-F	10	5	50%	4	40%	2	20%
Hillside Ave	Quadra St - Fifth St	N	90min, 8am-6pm, M-Sat	6	0	0%	5	83%	5	83%
		S	1hr, 9am-6pm	3	0	0%	1	33%	0	0%
Fifth St	Hillside Ave - Vista Heights	E				RPO				
		W	1hr, 8am-6pm, M-Sat	6	2	33%	5	83%	3	50%
Total				119	52	44%	61	51%	48	40%

# VICTORIA ACADEMY OF BALLET – 2713 QUADRA PROJECT ENGAGEMENT







VICTORIA  
ACADEMY  
*of* BALLET

We're moving  
to your  
neighbourhood.

Let's start off  
on the right foot.

# We plan to revitalize 2713 Quadra Street...

Turning it into a multi-level dance facility for Pre-professional and Post-Secondary Ballet Training.

And like any good neighbour, we wanted to talk to you about it first.

Victoria Academy of Ballet is a niche ballet school offering pre-professional dance training to domestic and international students. We are the only dance school on Vancouver Island offering a Post-Secondary Diploma designed by the BC Ministry of Advanced Education.

We have outgrown our 2-studio location at 716 Johnson Street both in terms of facility for staff as well as appropriate space for our students. We are now looking for our "forever home" to accommodate 3 studios for instruction, proper student lounge and academic study areas and staff working areas.

We are seeking community approval to revitalize this building and further develop Quadra Village as a hub for the arts. We will be applying to the City of Victoria for a parking variance after running a successful parking study in 2018.

We're looking forward to bringing life and movement to 2713 Quadra Street.

Questions or concerns? Want to see our parking study or plans?  
Contact us at [admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca) or 250-590-6752







August 9th, 2018

**Letter of Support**

To whom it may concern,

This letter is written in full support of Victoria Academy of Ballet, and their proposed move to a new location at 2713 Quadra Street.

In our 20 years of operations in Quadra Village, we have seen our neighbourhood grow in many ways, including an increasing number of arts and cultural entities. From art school to pottery studio, from theatre to live poetry and music, our Village has lots to offer.

The Victoria Academy of Ballet would be a positive addition, and further engrain our neighbourhood as an a hub for arts and culture within the City. Bringing new people into Quadra village, be it day or evening will actively contribute another level of vibrancy to the community.

Sincerely,

**Gareth Edwards** General Manager

T: 250-385-2326

TF: 1-877-517-2326

Caffè Fantastico Roastery

965 Kings Rd, Victoria, BC V8T 1W7

[www.caffefantastico.com](http://www.caffefantastico.com)



To Whom It May Concern,

As a long time grocer in the greater Victoria area & Vancouver Island, Fairway Market encourages new businesses to enhance the diversity of the community we live in. The Quadra Village community is an eclectic group of residences, businesses and social organizations, who operate just outside of the city core. The Quadra Village community provides culture, education and retail and the Victoria Academy of Ballet would be a fantastic addition to the Quadra Village mural of businesses.

In the growing digital society, we as a community must be much more diligent in supporting the traditional arts/music & sport culture for the learning diversity for our kids future. The Victoria Academy not only encompasses locally but showcases internationally their services as an establish ballet school.

The Victoria Academy of Ballet will also bring more customers to the local businesses. Fairway Market supports the growth and development in our community and we hope the City of Victoria will also focus on the growth & development of local organizations.

Sincerely,

Jennifer Loo

Fairway Market  
Marketing & Development  
Community Relations





PHYSIOTHERAPY

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February 11<sup>th</sup>, 2019

To whom it may concern,

Please consider this a letter of support for the Victoria Academy of Ballet. We are so happy to hear of their upcoming move to Quadra Village. Physiotherapists at Cedar & Sage Physiotherapy have been offering care to many of the Academy's students over the years and we believe that their relocation to our neighborhood will allow for this mutually supportive relationship to continue to grow and flourish. We look forward to collaborating with this most exceptional Academy and feel they will be such an asset to the artistic community of Quadra Village.

Sincerely,

A handwritten signature in black ink, appearing to read "Felicity Klimstra".

Felicity Klimstra  
MPT, BSc(Kin), FCAMPT, IMS, CAFCI  
Registered Physiotherapist



**DANCE  
VICTORIA**  
THE WORLD'S BEST DANCE

111-2750 Quadra Street  
Victoria BC Canada V8T 4Z6

[DanceVictoria.com](http://DanceVictoria.com)

info@dancevictoria.com  
250-684-1849

8 May 2018

Bleiddyn Del Villar Bellis, Artistic Director  
Victoria Academy of Ballet  
716 Johnson St., Second Floor  
Victoria, BC V8W 1N1

Dear Bleiddyn

At Dance Victoria we were very excited to learn about Victoria Academy of Ballet's (VAB) plans to renovate and occupy the building at 2713 Quadra Street, bringing your studios to Quadra Village. Dance Victoria has enjoyed a strong friendship and partnership with VAB in recent years and we are very happy to welcome VAB as neighbours!

I believe you'll find Quadra Village to be a vibrant neighbourhood filled with many amenities, an excellent location for your recreational students as well as the more mature dancers enrolled in your international professional training (Bridge) program. Your presence will add to the growing artistic community in this part of town. Conversely, the local restaurants, supermarket, pharmacy and coffee shops will appreciate the increased business from your many students and their parents.

As you know, Dance Victoria is committed to bringing the world's best dance to Victoria. Often we have some of the highest calibre dancers in town for a residency or masterclass. I can imagine a number of opportunities for artistic collaboration and co-operation between VAB and Dance Victoria.

Please let us know if there is anything we can do to help facilitate your move to Quadra Village. In the meantime, please hurry! This initiative is a win for Dance Victoria, a win for VAB and a win for Quadra Village.

Sincerely,

Stephen White,  
Executive Producer



-----Original Message-----

From: Jan Jeffers [REDACTED]  
Sent: Thursday, February 7, 2019 1:05 PM  
To: [admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca)  
Subject: Your plans regarding 2713 Quadra Street

Just want to add my voice to the chorus of approval for your plans to revitalize the property for your expanding school of dance in the Quadra Village area.

It gives me great delight to think of us as neighbours, and I welcome your expansion whole-heartedly!

Sincerely,

Jan Jeffers

3025 Glasgow Street

Victoria, BC

V8T 5B9=

**From:** Alfredo Roffiel <[REDACTED]>  
**Sent:** 22-Jan-19 4:33 PM  
**To:** VAB Office <[admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca)>  
**Cc:** Bleiddyn Bellis [REDACTED]; Elise [REDACTED]  
Daniel Del Villar <[REDACTED]>; Andrew Pronger  
[REDACTED]; KerryLynn [REDACTED]; Yuko  
Kishida [REDACTED]; Yukie Fujino [REDACTED]  
**Subject:** Re: Exciting News

Congratulations!!!! We are happy to know this wonderful news.....



**From:** Kimberley Cook [REDACTED]  
**Sent:** 23-Jan-19 6:59 AM  
**To:** VAB Office <[admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca)>  
**Cc:** Bleiddyn Bellis [REDACTED]; Victoria Academy Ballet  
[REDACTED]; Daniel Del Villar [REDACTED]; Andrew  
Pronger [REDACTED]; KerryLynn [REDACTED];  
[REDACTED] Yukie Fujino [REDACTED]  
**Subject:** Re: Exciting News

This is FABULOUS news!

I can't tell all of you how many times I say to myself how happy I am that we moved to Victoria and were able to have Zenna attend VAB. You have such an amazing school and I am very thankful to be a part of it.

If I can help in anyway through this process - even just cleaning the space if needed between various points of construction please let me know. I don't know anyone on council as of yet, but will look for opportunities!!!!

Thrilled for the school!  
Kim Cook

**From:** Kmbovee [REDACTED]  
**Sent:** Tuesday, January 22, 2019 10:08 PM  
**To:** VAB Office <[admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca)>  
**Subject:** Re: Exciting News

That's wonderful news!

Dr. Kristen Bovee, ND



**From:** Natalie Barnes [REDACTED]  
**Sent:** Tuesday, January 22, 2019 3:38 PM  
**To:** VAB Office <[admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca)>  
**Subject:** Re: Exciting News

This is really fantastic news. The Johnson st location has many drawbacks, and that block of Quadra is turning into a real arts hub. Love it.

**From:** PARTY CRASHERS <[REDACTED]>  
**Sent:** August 9, 2018 3:52 PM  
**To:** Elise <[elise@victoriaacademyofballet.ca](mailto:elise@victoriaacademyofballet.ca)>  
**Subject:** Re: 2713 Quadra Street - Your Help Needed

Sure.....as a father of a daughter who teaches dance along with a 4 year old eagerly asking to learn ballet I am in support of this.

Paul scotthorne

Party crashers holdings



From: Shendah J [REDACTED]

Sent: 22-Jan-19 3:33 PM

To: VAB Office <[admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca)>

Cc: Bleiddyn Bellis [REDACTED]; Elise [REDACTED]

Daniel Del Villar [REDACTED]; Andrew Pronger

[REDACTED]; KerryLynn [REDACTED]

[REDACTED] Yukie Fujino [REDACTED]

Subject: Re: Exciting News

Congratulations VAB,

This sounds great. 😊 Thank you for the update and good luck with everything going forward.

Best wishes,

Shendah

**From:** Suzanne Nievaart [REDACTED]  
**Sent:** Tuesday, January 22, 2019 4:08 PM  
**To:** VAB Office <[admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca)>  
**Subject:** Re: Exciting News

Hi Elise,  
That's exciting news, indeed!  
I do know some of the council members - could you let me know when the application is going in and any other details?  
I'm happy to write a letter/ e-introduction, whatever you need.  
Best,  
Suzanne



Friday May 17, 2019

To Whom It May Concern:

As a close neighbour of the proposed new site for the Victoria Academy of Ballet, Monarch Furnishings fully supports their application for a parking variance. The building proposal images look fantastic and would re-vitalise a current dilapidated building. New local businesses strengthen neighbourhoods & provide employment and a boost to the local economy. We also very much support the arts and children's fitness.

As part of being a good neighbour I would happily offer the Victoria Academy of Ballet free use my car park after my regular business hours (after 5.30pm on weekdays & 5pm on weekends), so they can walk their kids down.

Kind Regards

Tony Martin  
Owner

Monarch Furnishings  
1120 Hillside Ave  
250 590 3955





May 29, 2019

Re: 2713 Quadra Street

Dear Victoria City Councillors,

The Victoria Academy of Ballet is a niche ballet school offering the only post-secondary program in dance on Vancouver Island accredited by the BC Ministry of Advanced Education, Private Training Institutions Branch.

We are rapidly outgrowing our 2-studio location at 716 Johnson Street both in terms of facility for staff as well as appropriate space for our students. We are now looking for our "forever home" to accommodate 3 studios for instruction, proper student lounge and academic study areas and staff working areas. **We hope to have found that home at 2713 Quadra Street.**

**I have met with many of you to discuss this project and have enjoyed discussing your ideas for the betterment of the Quadra Village neighbourhood.** From these meetings, we have taken your ideas to explore them further.

Due to the high number of International students that we introduce to British Columbia, we are currently gathering information on the commission of a piece of Indigenous Art for our entrance way to educate and share BC culture.

We have also contacted the Quadra Village Community Centre to begin the discussion about sharing an annual bursary for a student to attend classes who would not otherwise be financially able to.

We are also excited to share with the Quadra Village Neighbourhood our Boys Can Dance Program. Now in it's third year, this successful program provides boys aged 7-11 with a FREE weekly boys only dance class in order to foster a passion for dance while removing the stigma for boys attending dance. Our senior level male students also volunteer their time to this class to assist and provide a positive role model for boys wanting to pursue dance.

We're looking forward to bringing life and movement to 2713 Quadra Street and to offering a beautiful, safe and inspiring training facility for our VAB dancers.

**We have so much appreciated your conversation about this project, and we hope that you will be in support of the revitalization of 2713 Quadra Street to move the project forward.**

Sincerely,

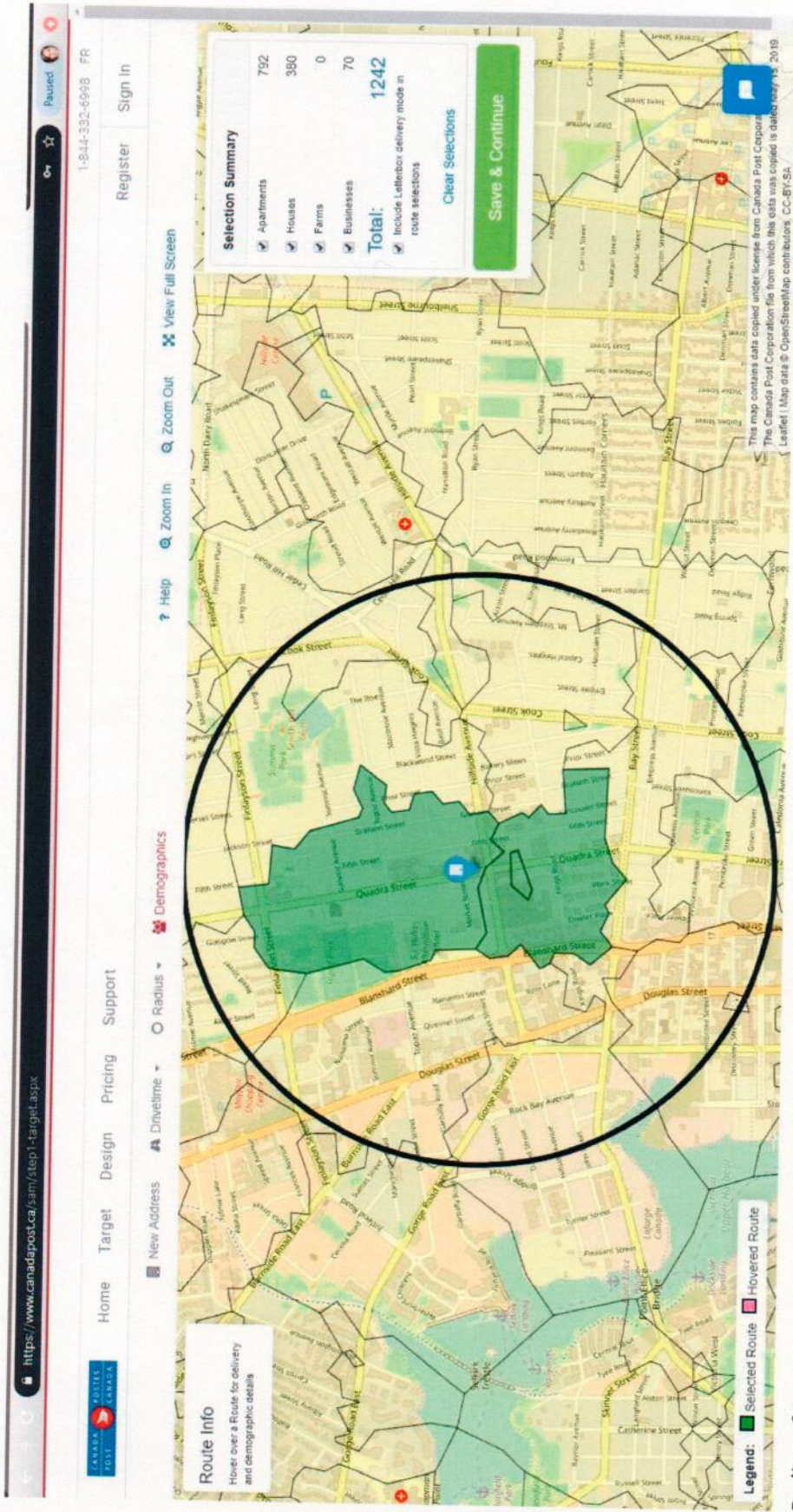
Elise Wren

Director of School Operations  
elise@victoriaacademyofballet.ca  
250-590-6752

2<sup>nd</sup> floor, 716 Johnson St  
Victoria BC, Canada  
Mailing: PO Box 8731, Main Stn  
Victoria BC, V8W 3S3

250 590 6752  
admin@victoriaacademyofballet.ca  
victoriaacademyofballet.ca





Radius of Postcard drops, targeting 1242 businesses, houses and apartments.



Postcard  
(delivered June 3-7/19)  
Side 1



# VICTORIA ACADEMY of BALLET



We're moving  
to your  
neighbourhood.

And we're  
planning on  
a dramatic  
BEFORE and AFTER



# We plan to revitalize 2713 Quadra Street...

Turning it into a multi-level dance facility for Pre-professional and Post-Secondary Ballet Training.

And like any good neighbour, we wanted to update you on the progress.

Victoria Academy of Ballet is a niche ballet school offering pre-professional dance training to domestic and international students. We are the only dance school on Vancouver Island offering a Post-Secondary Diploma designated by the BC Ministry of Advanced Education.

We have outgrown our 2-studio location at 716 Johnson Street both in terms of facilities for staff as well as appropriate space for our students. We are now looking for our "forever home" to accommodate 3 professional size studios for instruction, proper student lounge, academic study areas and staff working areas.

We have applied to the Victoria City Council for a parking variance, which will come across council in June 2019. If approved, the application will go to Public Hearing.

We're looking forward to bringing life and movement to 2713 Quadra Street.

Questions or concerns? Want to see our parking study or plans?  
Contact us at [admin@victoriaacademyofballet.ca](mailto:admin@victoriaacademyofballet.ca) or 250-590-6752





Postcard  
(delivered Feb 4-8/19)  
side 1



VICTORIA  
ACADEMY  
of BALLET

We're moving  
to your  
neighbourhood.

Let's start off  
on the right foot.





# We plan to revitalize 2713 Quadra Street...

Turning it into a multi-level dance facility for Pre-professional and Post-Secondary Ballet Training.

And like any good neighbour, we wanted to talk to you about it first.

Victoria Academy of Ballet is a niche ballet school offering pre-professional dance training to domestic and international students. We are the only dance school on Vancouver Island offering a Post-Secondary Diploma designed by the BC Ministry of Advanced Education.

We have outgrown our 2-studio location at 716 Johnson Street both in terms of facility for staff as well as appropriate space for our students. We are now looking for our "forever home" to accommodate 3 studios for instruction, proper student lounge and academic study areas and staff working areas.

We are seeking community approval to revitalize this building and further develop Quadra Village as a hub for the arts. We will be applying to the City of Victoria for a parking variance after running a successful parking study in 2018.

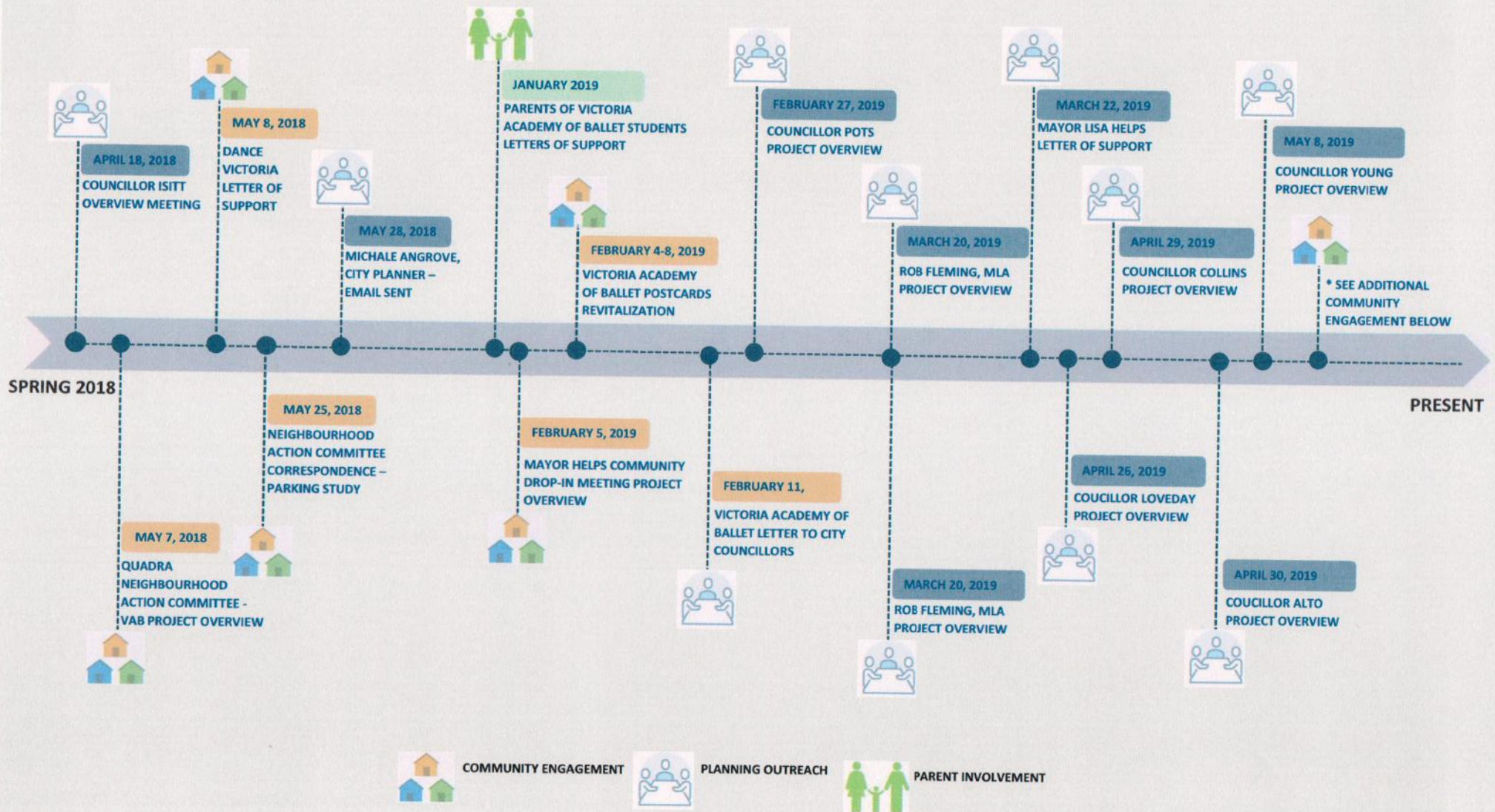
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# VICTORIA ACADEMY OF BALLET – 2713 QUADRA PROJECT ENGAGEMENT





# VICTORIA ACADEMY OF BALLET – 2713 QUADRA PROJECT ENGAGEMENT



## ONGOING COMMUNITY ENGAGEMENT:

LETTERS OF SUPPORT PROVIDED BY COMMUNITY MEMBERS INCLUDING RESIDENTS AND BUSINESS OWNERS REGARDING THE PROPOSED REDEVELOPMENT OF 2713 QUADRA:

1. DANCE VICTORIA, MAY 8<sup>TH</sup> 2018
2. PARTY CRASHERS, AUGUST 9<sup>TH</sup> 2018
3. CAFÉ FANTASTICO, AUGUST 9<sup>TH</sup>, 2018
4. RESIDENTIAL NEIGHBOR, FEBRUARY 6<sup>TH</sup> & 7<sup>TH</sup>, 2018
5. SAGE & CEDAR LETTER OF SUPPORT, FEBRUARY 11<sup>TH</sup>, 2018
6. FAIRWAY MARKET LETTER OF SUPPORT, MARCH 13<sup>TH</sup>, 2019
7. PIXELART COMPUTERS, MAY 16<sup>TH</sup>, 2019
8. MONARCH FURNISHINGS, MAY 17<sup>ST</sup>, 2019
9. SONS OF NORWAY, EIDSVOLD LODGE, MAY 18<sup>TH</sup>, 2019
10. CUPE LOCAL 50, MAY 15<sup>TH</sup>, 2019
11. JIM PATTISON BROADCAST GROUP, MAY 21<sup>ST</sup>, 2019
12. PACIFIC PAINTS, MAY 21<sup>ST</sup>, 2019
13. STAN HAGAN CENTER FOR FAMILIES (SALVATION ARMY), MAY 23<sup>RD</sup>, 2019



COMMUNITY ENGAGEMENT



PLANNING OUTREACH



PARENT INVOLVEMENT

**Elise**

---

**From:** Pixelart Computers <pixelartcomputers@shaw.ca>  
**Sent:** 16-May-19 5:38 PM  
**To:** Elise  
**Subject:** Pixelart Computer Service, Yes, very nice

Yes, very nice and clean. my kid can come and join some class.

I support it.

Alex Tang  
Owner  
Pixelart Computers

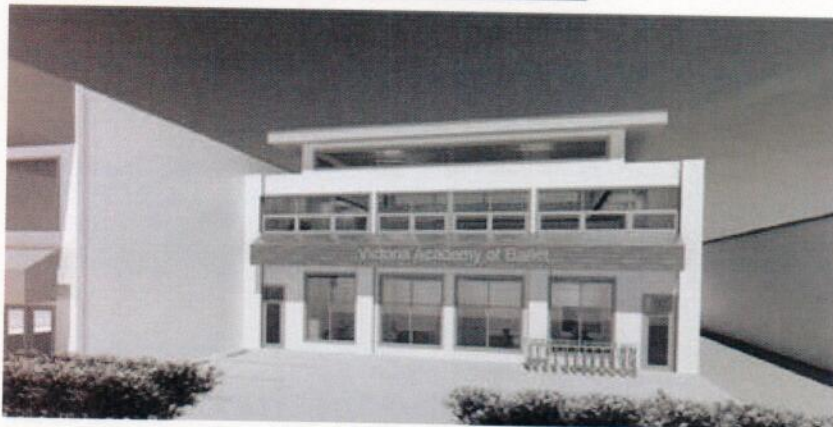
**From:** Elise  
**Sent:** Thursday, May 16, 2019 4:53 PM  
**To:** pixelartcomputers@shaw.ca  
**Subject:** RE: Buyer's Question re: Pixelart Computer Service

Hi,

Thanks for responding to me. No, not the building owner but a new neighbour.



VICTORIA  
ACADEMY  
of BALLET



We're moving  
to your  
neighbourhood.

And we're  
planning on  
a dramatic  
BEFORE and AFTER

We plan to revitalize 2713 Quadra Street.

Turning it into a multi-level dance facility for Pre-professional and Post-Secondary Ballet Training.  
And like any good neighbour, we wanted to update you on the progress.





Friday May 17, 2019

To Whom It May Concern:

As a close neighbour of the proposed new site for the Victoria Academy of Ballet, Monarch Furnishings fully supports their application for a parking variance. The building proposal images look fantastic and would re-vitalise a current dilapidated building. New local businesses strengthen neighbourhoods & provide employment and a boost to the local economy. We also very much support the arts and children's fitness.

As part of being a good neighbour I would happily offer the Victoria Academy of Ballet free use my car park after my regular business hours (after 5.30pm on weekdays & 5pm on weekends), so they can walk their kids down.

Kind Regards

Tony Martin  
Owner

Monarch Furnishings  
1120 Hillside Ave  
250 590 3955

## Elise

---

**From:** Loretta Pedersen <lorettapedersen@hotmail.com>  
**Sent:** 18-May-19 6:53 PM  
**To:** elise@victoriaacademyofballet.ca  
**Subject:** Fwd: 2713 QUADRA ST - Please help us

Dear Elise, please be informed that Sons of Norway, Eidsvold Lodge absolutely supports your application for a multi-level dance facility for Pre-professional and Post-Secondary Ballet Training project at 2713 Quadra Street, Victoria, BC.

Best Regards

Loretta Pedersen, President

Sons of Norway Eidsvold Lodge, #7-53

1110 Hillside Avenue,

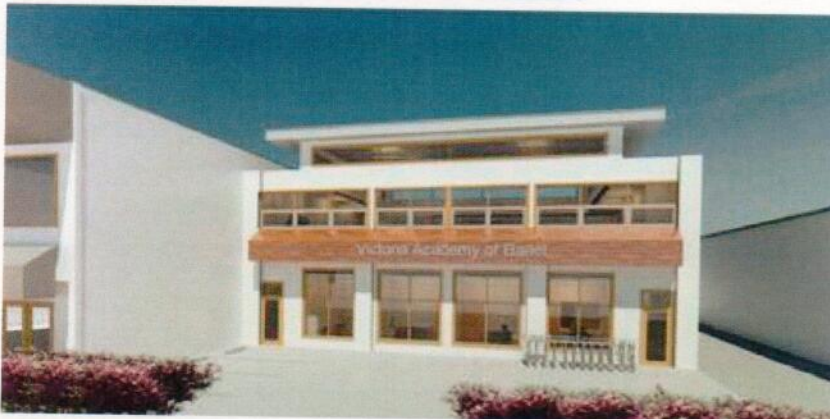
Victoria, BC. V8T 2A7

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**From:** "Elise" <elise@victoriaacademyofballet.ca>  
**To:** "eidsvold53" <eidsvold53@shaw.ca>  
**Sent:** Thursday, May 16, 2019 4:27:58 PM  
**Subject:** 2713 QUADRA ST - Please help us



VICTORIA  
ACADEMY  
of BALLET



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planning on  
a dramatic  
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**Elise**

---

**From:** Pacific Paint Centres <info@pacificpaintcentres.com>  
**Sent:** 21-May-19 12:34 PM  
**To:** 'Elise'  
**Subject:** RE: 2713 QUADRA ST - Submit to the city please were in support .

Victoria Academy of Ballet,

How exciting the news of you possibly moving into our neighbour hood , and such an improvement to the building and area.

Quadra street sure need this it's so wonderful to see some changes happening.

We are in full support 100% for your building and Parking should not be an issue with the City in this area if you ask me. I drive by this location at least 2-3 times a day and there is always vacant street parking on the street. Even at Peak times I agree there is loads of parking for every one around.

As Manager of Pacific Paints on 1031 hillside Ave we fully support and wish you all the luck.

Sincerely Manager shona Souka ...

---

**From:** Elise [mailto:elise@victoriaacademyofballet.ca]  
**Sent:** May-16-19 2:23 PM  
**To:** info@pacificpaintcentres.com  
**Subject:** 2713 QUADRA ST - Please help us



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ACADEMY  
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Dear Pacific Paint,

We plan to revitalize 2713 Quadra Street...



**May 21, 2019**

To whom it may concern;

Re: Victoria Academy of Ballet Application

This letter is to show our support for the application by Victoria Academy of Ballet to move from their present location to 2713 Quadra Street. The Q and The Zone have called Quadra Village home for many years, and we welcome the Victoria Academy of Ballet and wish them every success in their application and their exciting plans to revitalize 2713 Quadra Street.

Thank you for taking our support into consideration.

Best regards,

Rob Bye  
General Manager | Vancouver Island  
Jim Pattison Broadcast Group LP



## Elise

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**From:** Pat Humble <Pat\_Humble@can.salvationarmy.org>  
**Sent:** 23-May-19 5:12 PM  
**To:** Elise  
**Subject:** Re: 2713 QUADRA ST - Please help us

Good morning Elise

This is exciting news! The Quadra village is growing and developing a unique blend of arts culture. Victoria academy of Ballet, in my opinion, would be a fantastic welcomed addition to our quaint village.

The Salvation Army Stan Hagen Centre for Families would be honoured to be a voice of support to bring this unique opportunity to our community. The Salvation Army in the quadra village exists to bring hope and dignity to individuals and families in Greater Victoria. We offer many opportunities tailor made for people needing a helping hand and a friendly face to navigate the socioeconomic barriers that exist creating a divide between where they are and where they want to be.

We wish you the best of luck and look forward to meeting our new neighbours!

### Pat Humble

Community Ministries Director  
British Columbia Division

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*The Salvation Army  
Stan Hagen Center for Families  
2695 Quadra Street  
Victoria BC V8T 4E8  
Phone: 250.386.8521 ext. 224  
Fax: 250.386.8527  
Cell: 250.216.7163  
E-mail: Pat\_Humble@can.salvationarmy.org*

<http://www.SalvationArmy.ca>  
<http://www.sashcf.com>

"Elise" ---2019-05-16 04:55:00 PM--- Dear Pat,

From: "Elise" <elise@victoriaacademyofballet.ca>  
To: <pat\_humble@can.salvationarmy.org>,  
Date: 2019-05-16 04:55 PM  
Subject: 2713 QUADRA ST - Please help us

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**Elise**

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**From:** CUPE 50 CUPE 50 <cupelocal50@shaw.ca>  
**Sent:** 21-May-19 1:57 PM  
**To:** 'Elise'  
**Subject:** RE: 2713 QUADRA ST - Please help us

Elise,  
On behalf of CUPE Local 50 and Victoria 50 Holdings Limited, which are both located at 2736 Quadra Street, we are 100% in support of your revitalization project at 2713 Quadra Street and the parking variance you are seeking for the City of Victoria.

Best of Luck,

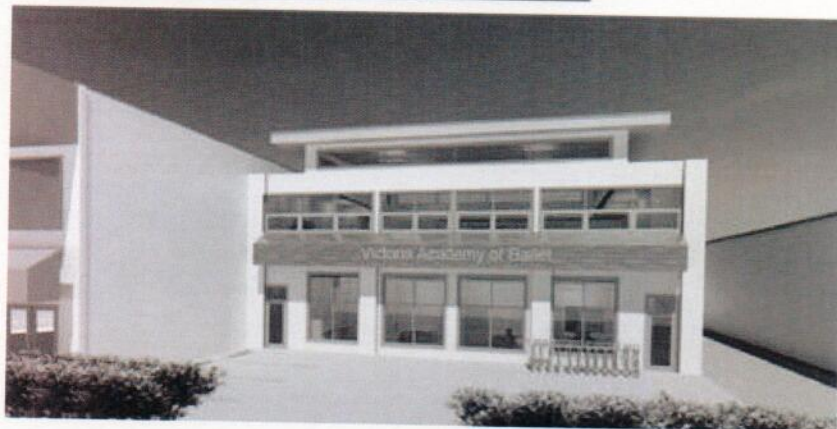
John Burrows  
President  
CUPE Local 50 and Victoria 50 Holdings Limited

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**From:** Elise <elise@victoriaacademyofballet.ca>  
**Sent:** May 16, 2019 3:16 PM  
**To:** cupelocal50@shaw.ca  
**Subject:** 2713 QUADRA ST - Please help us



VICTORIA  
ACADEMY  
of BALLET



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And we're  
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Dear CUPE Local 50,

We plan to revitalize 2713 Quadra Street...

Turning it into a multi-level dance facility for Pre-professional and Post-Secondary Ballet Training.





LEGISLATIVE ASSEMBLY  
of BRITISH COLUMBIA



Rob Fleming, MLA  
Victoria-Swan Lake

May 27, 2019

Committee of the Whole  
City Hall, 1 Centennial Square  
Victoria. BC

Dear Committee of the Whole,

It is a pleasure to write this letter of support for the submitted parking variance application from Victoria Academy of Ballet. I write this letter of support as the Constituency Assistant to the Hon. Rob Fleming, MLA for Victoria-Swan Lake. As Constituency Assistant, I am in the office every day and our building would be a neighbour to the new location of the Victoria Academy of Ballet.

Elise Wren, Director of School Operations, met with MLA Fleming and myself to discuss the preparation for the variance. The Victoria Academy of Ballet has completed a successful parking study, contacted the residents of the neighborhood, presented to Quadra Village Neighbourhood Action Group and have met with City Councillors to ensure due diligence is done on the project.

Our office sees no issue with the parking variance in terms of a neighborhood perspective and are excited at the vibrancy that the Victoria Ballet Academy would bring to the building at 2713 Quadra Street. I believe the interior and exterior renovations will greatly benefit the building itself and the surrounding neighborhood.

Thank you for your consideration of the submitted parking variance and allowing me to add support for the Victoria Ballet Academy.

Sincerely,

Christine Rousseau  
Constituency Assistant to Hon. Rob Fleming  
Victoria-Swan Lake

Constituency Office  
1020 Hillside Avenue  
Victoria BC V8T 2A3  
Rob.Fleming.MLA@leg.bc.ca



## **2713 Quadra Street Revitalization - Transportation Management Plan**

Suggested Parking Mitigation and Active Transportation idea for the clientele of Victoria Academy of Ballet (VAB).

### **Peak Periods of Clientele Pick-up/Drop-off:**

Saturdays: 9:00am-12:00pm

Wednesdays: 4:00-6:30pm

### **Existing Parking:**

-Use the 7 parking stalls on the proposed development plans designated as “Drop off” spots only (3-minute maximum)

### **Parking lot Greeters:**

-Utilize Senior students as volunteer “greeters” in the parking lot during peak period of drop-offs for younger children. The “greeter” would bring the child from the parent’s car to the supervised lobby area, eliminating the need for the parent to occupy parking the come into the building. The same method could be utilized for pick up.

### **Carpooling:**

-As a business existing downtown for the last 10 years, our clientele is actively interested in and arranges carpooling. VAB is willing to organize a carpooling system to not only reduce traffic congestion but also to encourage reduced emissions and promote community building.

### **Bike Parking:**

-A meeting with the Hillside Quadra Neighbourhood Action Committee in May 2018 revealed a desire for more bike parking in Quadra Village. 12 short term bicycle stalls have been included in the development plans.

### **Encouraging Alternative Modes of Transport:**

-In the Traffic Study, overall patron demand showed:

- 53% of trips are made by carpooling,
- 30% are dropped off
- 14% are by transit
- 2% are made by walking,
- 1 % by bike

Not a single patron reported to drive to the academy and therefore did not require parking.

### **Encouragement of Parents to Not Linger**

-As a current practice, VAB encourages parents not to linger in the studio lobby while their child is in class. This type of encouragement would continue, bringing an opportunity to share clientele with neighbouring businesses as parents run errands, frequent coffee shops, etc.

### **Sharing or Leasing Parking Spots from Local Businesses**

-Monarch furniture has offered use of their parking lot (for VAB staff and clientele) in hours when their business is not operating. This would alleviate parking for weekday evenings from 5:30pm onwards.



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Development Permit with  
Variances Application  
for  
2713 Quadra Street





**2713 QUADRA STREET – EXISTING FRONT PERSPECTIVE**



**2717-23 Quadra Street**



**2707/09 Quadra Street**



**1002 Hillside Ave**



**2747 Quadra Street**



**2747 Quadra Street**



**2727/29 Quadra Street**

**NEIGHBOURING PROPERTIES**





