

F. REPORTS OF COMMITTEES

F.1 Committee of the Whole

F.1.a Report from the September 17, 2020 COTW Meeting

**F.1.a.b 2639 Fifth Street: Development Variance Permit No. 00244
(Hillside/Quadra)**

Moved By Councillor Alto

Seconded By Councillor Potts

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00244 for 2639 Fifth Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the residential vehicle parking requirement from 61 stalls to 50 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Alto

Seconded By Councillor Isitt

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

E.2 2639 Fifth Street: Development Variance Permit No. 00244 (Hillside/Quadra)

Committee received a report dated September 3, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Variance Permit for 2639 Fifth Street in order to remove two covered vehicle parking stalls to construct one new residential unit.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00244 for 2639 Fifth Street, in accordance with:

1. Plans date stamped June 8, 2020.
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3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of September 17, 2020

To: Committee of the Whole **Date:** September 3, 2020

From: Karen Hoes, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00244 for 2639 Fifth Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00244 for 2639 Fifth Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the residential vehicle parking requirement from 61 stalls to 50 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 2639 Fifth Street. The proposal is to remove two covered vehicle parking stalls to construct one new residential unit. The current number of parking stalls is 52, which is legally non-conforming from the required 61 stalls. The variance is therefore to reduce the residential vehicle parking from 61 stalls to 50 stalls.

The following points were considered in assessing this application:

- The proposal is consistent with the *Official Community Plan* as it adds to the existing rental housing stock.
- The proposal is consistent with the *Hillside-Quadra Neighbourhood Plan* as it appropriately balances the needs of the various modes of transportation.

- This vehicle parking variance, from 61 to 50 resident stalls, is considered supportable. Since the current parking configuration is for 52 stalls, it is technically only a reduction in two stalls, and the applicant has provided a rent roll that shows that the current parking is underutilized.

BACKGROUND

Description of Proposal

The proposal is to remove two covered vehicle parking stalls and 12 storage lockers to construct one new residential unit. The current number of parking stalls is 52, which is legally non-conforming from the required 61 stalls. The variance is therefore to reduce the residential vehicle parking from 61 stalls to 50 stalls.

The applicant has indicated that the storage lockers proposed for removal have already been consolidated in two other areas on the main floor.

Affordable Housing

The applicant proposes the creation of one new one-bedroom residential unit which would increase the overall supply of rental housing in the area.

Tenant Assistance Policy

The proposal is to create a new unit out of a parking stall and storage lockers and would not result in a loss of any existing residential rental units.

Sustainability

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

Active Transportation

The application proposes a new 6-stall bicycle rack at the front of the building, which supports active transportation.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Development Variance Permit Application.

Accessibility

The *British Columbia Building Code* regulates accessibility as it pertains to buildings. The new unit would be a ground floor unit that could be accessed without the use of stairs.

Existing Site Development and Development Potential

The site is presently a four-storey rental apartment building. Under the current R3-2ihnkln Zone, Multiple Dwelling District, the property could be developed as multi-unit residential building at a maximum density of 1.6 to 1 floor space ratio (FSR) and a maximum height of 22m.

Data Table

The following data table compares the proposal with the existing R3-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where the proposal is legally non-conforming.

Zoning Criteria	Proposal	Existing R3-2 Zone
Site area (m ²) – minimum	3483.90	920.00
Density (Floor Space Ratio) – maximum	1.17	1.20
Total floor area (m ²) – maximum	4085.70	4180.68
Height (m) – maximum	11.3	18.5
Storeys – maximum	4	N/A
Site coverage (%) – maximum	30	30
Open site space (%) – minimum	24 **	30
Parking – minimum	50 *	61
Long term bicycle parking stalls – minimums	1	1
Short term bicycle parking stalls – minimums	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on July 7, 2020 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

Official Community Plan

The proposal for an additional rental unit within the existing rental apartment building is consistent with the *Official Community Plan* (OCP, 2012), which supports housing diversity,

rental housing choice and the ongoing upgrade and regeneration of the City's rental housing stock.

Local Area Plans – Hillside-Quadra Neighbourhood Plan

The *Hillside-Quadra Neighbourhood Plan* notes that “measures that balance the needs of pedestrians, cyclists, transit users and motorists should be considered and, where appropriate, priority should be given to non-auto modes of travel”. Staff believe the reduction of two vehicle stalls and the addition of six bicycle stalls appropriately balances the needs of the various modes of transportation.

Tree Preservation Bylaw and Urban Forest Master Plan

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

Regulatory Considerations

The existing property operates with a legal non-conforming parking shortfall as 52 vehicle parking stalls are provided on site and the *Zoning Regulation Bylaw* requires a total of 61 stalls. The proposal to add one unit and remove two parking stalls necessitates a parking variance from the required 61 stalls to the resulting 50 stalls. The applicant is proposing the addition of a six-stall bicycle rack at the front of the building to offset any potential negative parking impacts associated with the variance.

To further support the proposed variance, the applicant has provided staff with a current rent roll, which indicates only 29 of the 52 available parking stalls are currently being rented. Staff believe the removal of two parking stalls is supportable, as the reduction is minimal in nature, a new bicycle rack is being installed and the location of the property adjacent Quadra Village is easily accessible by foot, bicycle and transit.

CONCLUSIONS

The subject site has been functioning with reduced parking, below the requirements of the *Zoning Regulation Bylaw*, for a number of years, and the current parking is underutilized. The property is located immediately adjacent to Quadra Village, which is a walkable area, with easy access to frequent transit and bicycle infrastructure. In addition, the applicant is providing a six-stall bicycle rack on-site to further reduce vehicle demand and to minimize any potential negative parking impacts resulting from the proposal. Therefore, staff recommend that Council consider supporting the proposed parking variance.

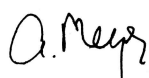
ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00244 for the property located at 2639 Fifth Street.

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division



Karen Hoes, Director
Sustainable Planning and Community
Development Department

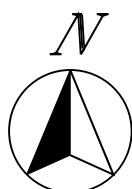
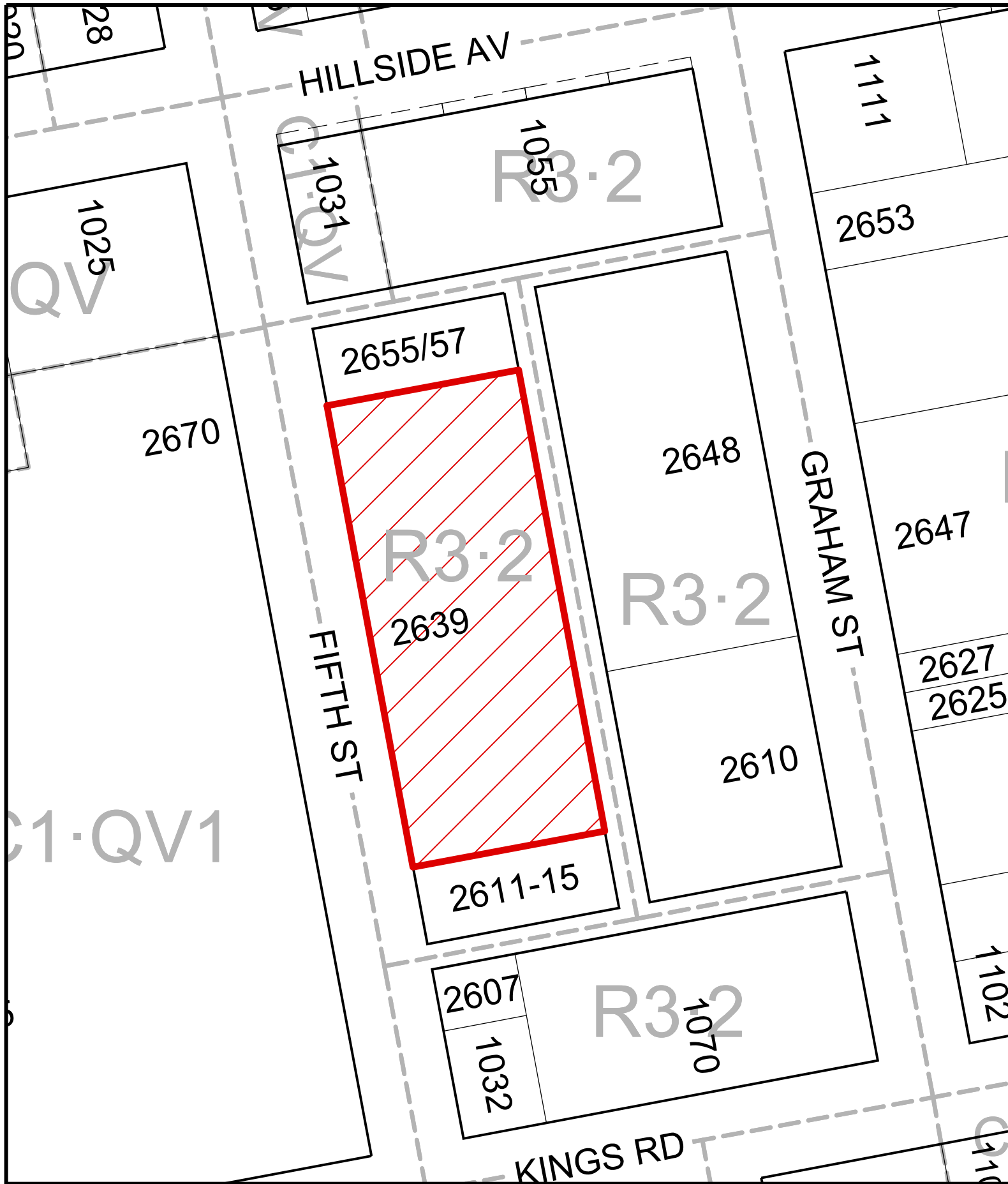
Report accepted and recommended by the City Manager:



Date: September 11, 2020

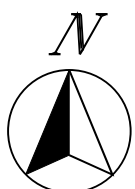
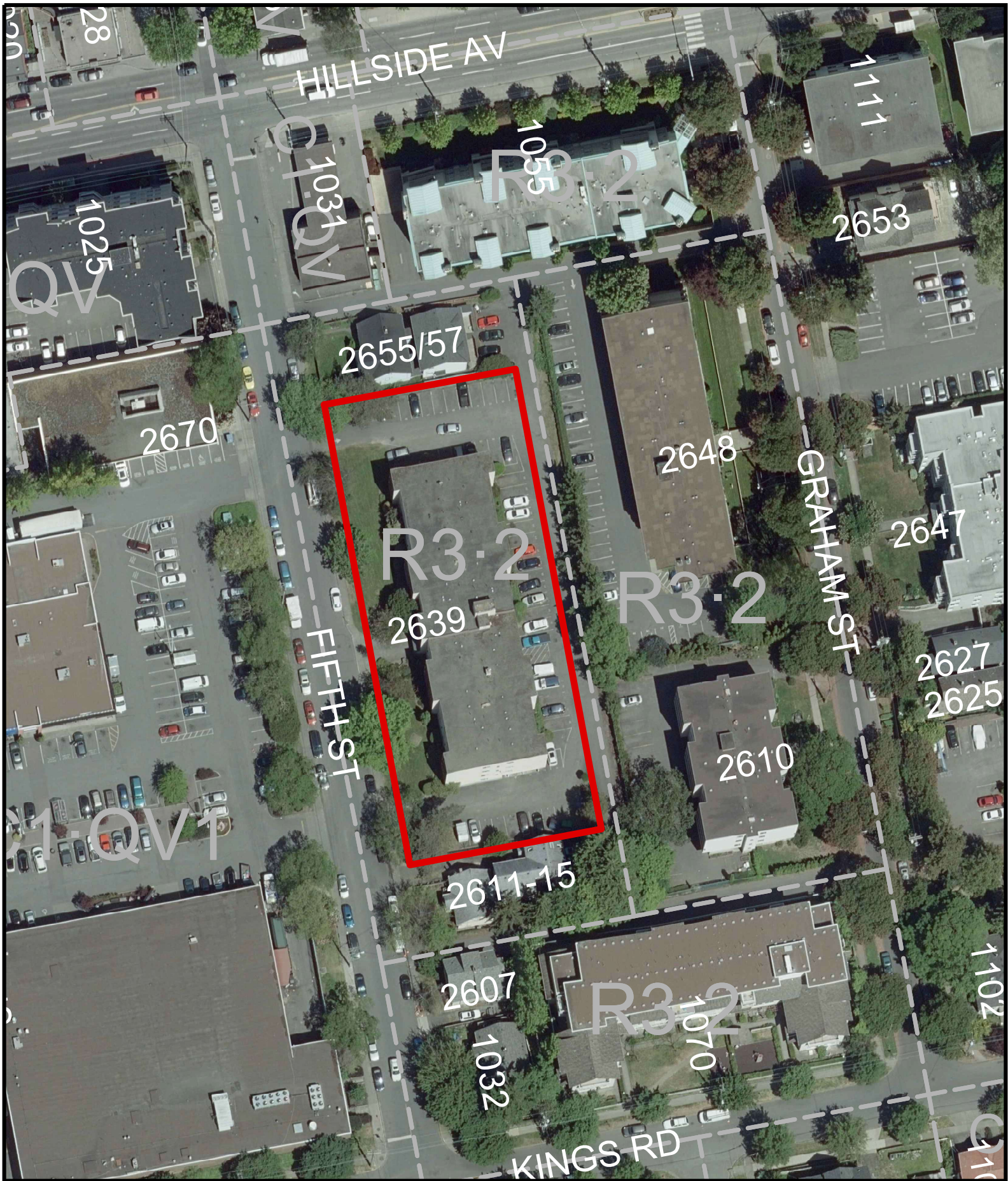
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated April 21, 2020



2639 Fifth Street
Development Variance Permit #00244





2639 Fifth Street
Development Variance Permit #00244

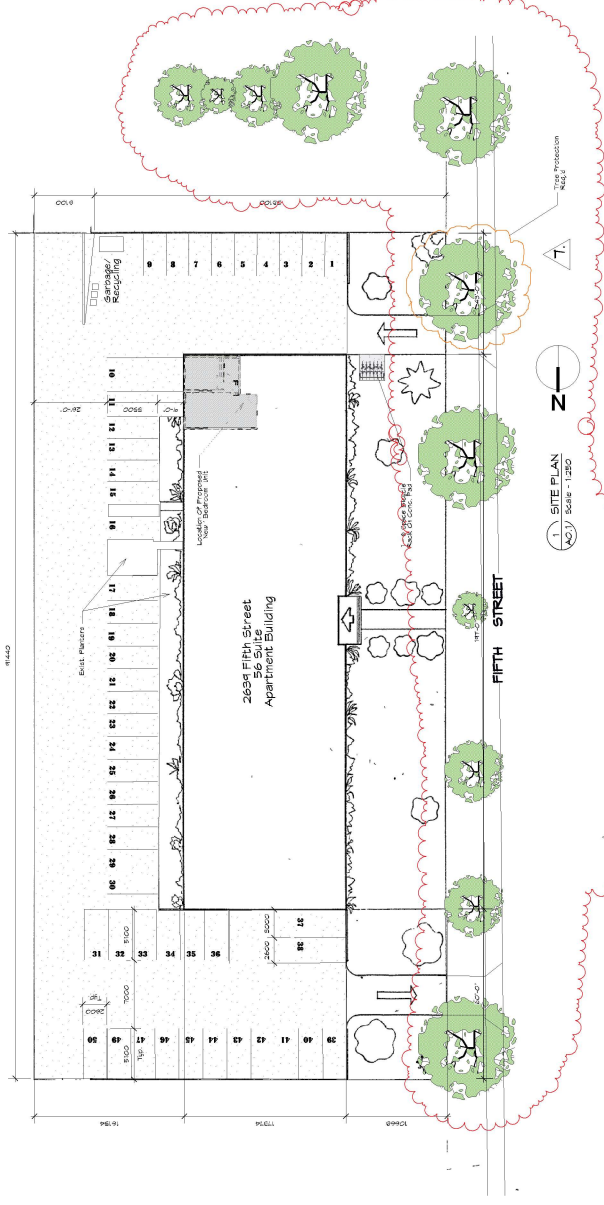


SUITES UPGRADE

2639 Fifth Street, Victoria, B.C.



PROJECT LOCATION
AO.1 NOT TO SCALE



1. SITE PLAN
AO.2 Scale = 1:250



PROJECT DIRECTORY

OWNER:
Gillman Investments
2639 Fifth Street
Victoria, B.C. V8P 1R2
Contact: Sarah Gill
Ph: 250-208-0041

ARCHITECT:
N.M. Architects Inc.
110-404 Vancouver Street
Victoria, B.C. V8V 5V6
Contact: Michael Moody
Ph: 250-461-5141
e-mail: michael@marchitect.ca

CODES AND STANDARDS

Execute the work in accordance with the current edition of the British Columbia Building Code (2012) and all codes and standards included within the context of the documents.

Conform to the latest issue of codes and standards specified and all relevant and applicable codes, ordinances and bylaws of the jurisdiction of the date of building permit application.

LIST OF DRAWINGS

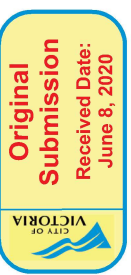
- AO.1 Location/Site Plan & Notes
- A1.1 Proposed and Existing Floor Plan
- A1.2 Parking Calculations
- A2.1 Elevations

Indicates City of Victoria
Surveyed Trees

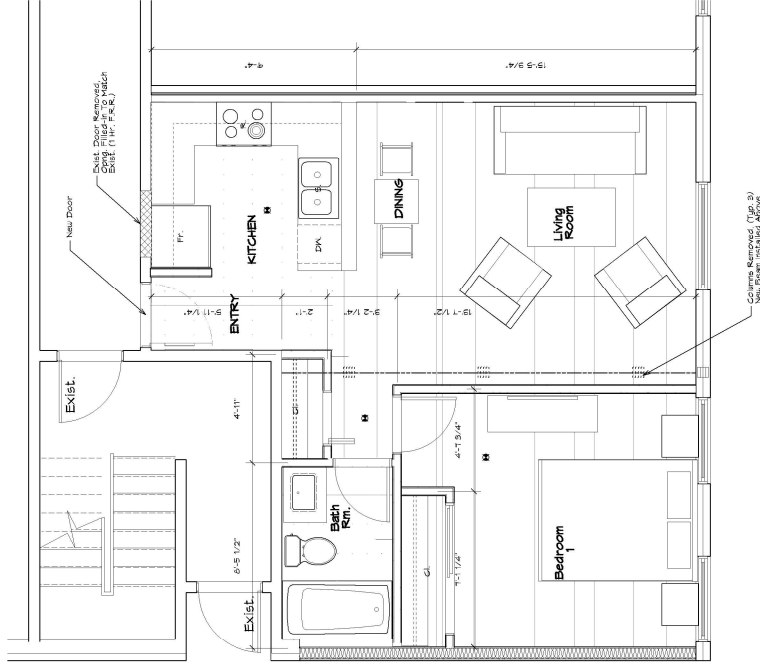


PROJECT INFORMATION TABLE

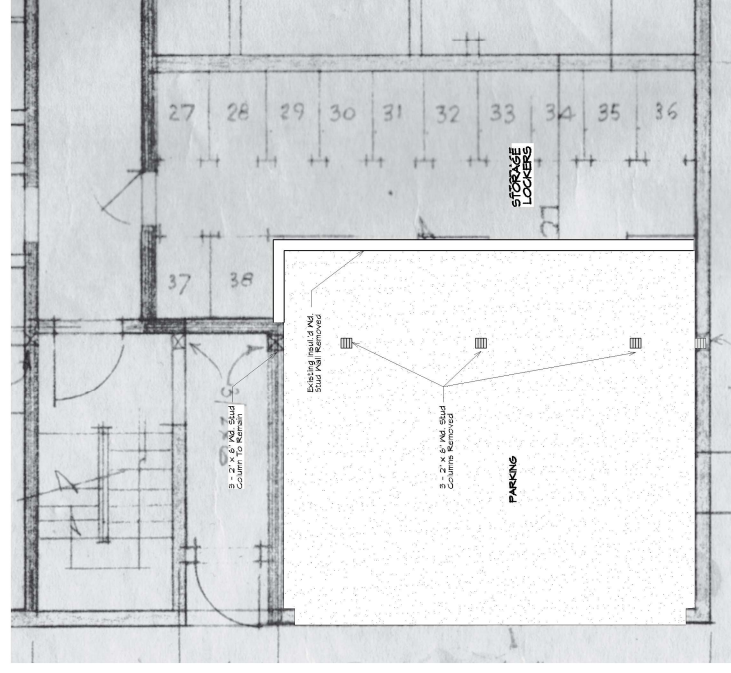
(4 Storages)	Zone Standard	Proposed if different from Zone Standard
Zoning	R3-2	R3-2
Site area (m ²)	-	9,485 m ²
Total floor area (m ²)	-	4,295 m ²
Floor space ratio	1.2:1	1.1:1
Site coverage %	30%	30%
Open site space %	30%	24% (incl. open-air parking)
Height (m)	19.5m	11.3m
Number of stories	Up to 6 storages	4 storages
Parking stalls (number) on site	61	50
Bicycle parking (number) storage and racks	61 Class 1, 1 rack	1 Class 1, 1 rack
Building setbacks (m)		
Front yard	1.5m	10.66m
Rear yard	1.5m	16.15m
Side yard (indicate which side) rear	3m	16.26m
Side yard (indicate which side) rear	3m	13.16m



Project Name: 2639 Fifth Street 56 Suite Addition
Project Address: 2639 Fifth Street, Victoria, B.C.
Project File: 1504
Project Date: June 1st, 2019
Project Status: A0.1



2 Proposed New Floor Plan
Scale: 3/8" = 1'-0"



1 Existing Main Floor Plan
Scale: 3/8" = 1'-0"

WALL TYPES

WALL TYPES

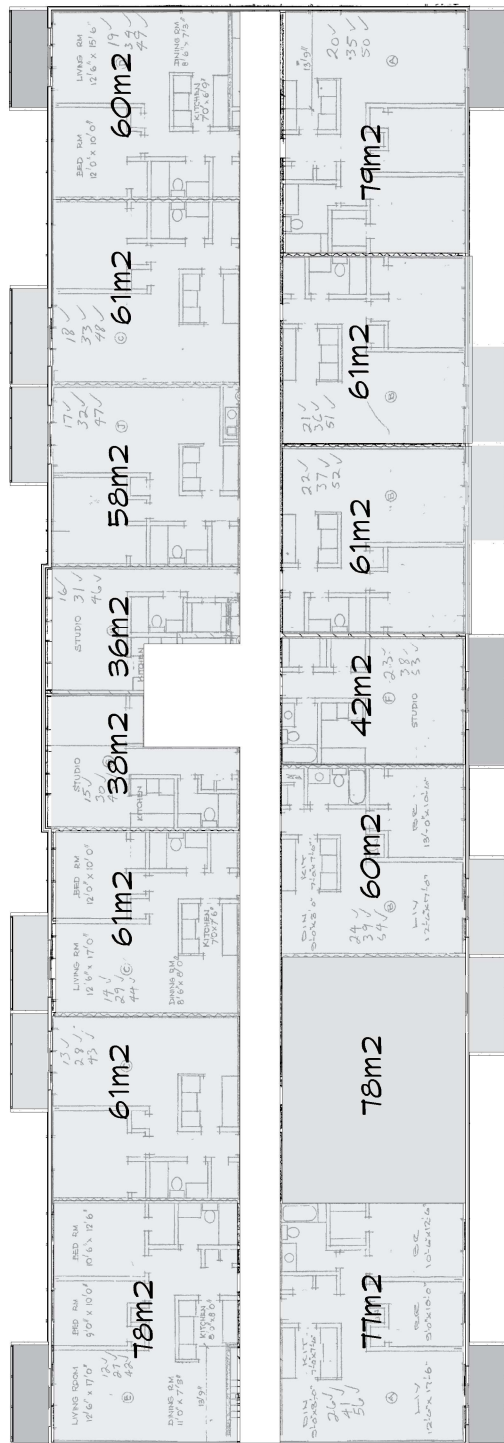
- ALL NOTES**
- Exterior Finish (Refer To Elevations)
 - 3/8" x 1 1/2" P.T. Vert. Strapping @ 12" O.C.
 - 3" x 6" Metal U-Channel Insect Screen @ Bottom
 - Polyethylene Air/Water Barrier
 - 1/2" Ext. Grade Fibre Insul.
 - R22 Glass Fibre Insul.
 - 2" x 6" Md. Stud Framing @ 16" O.C.
 - 6mil Poly.V.B.
 - 1/2" G.N.B.
- N2

- 1/2" G.N.B.

- 2"x4" Md. Stud Framing @ 16" O.C.

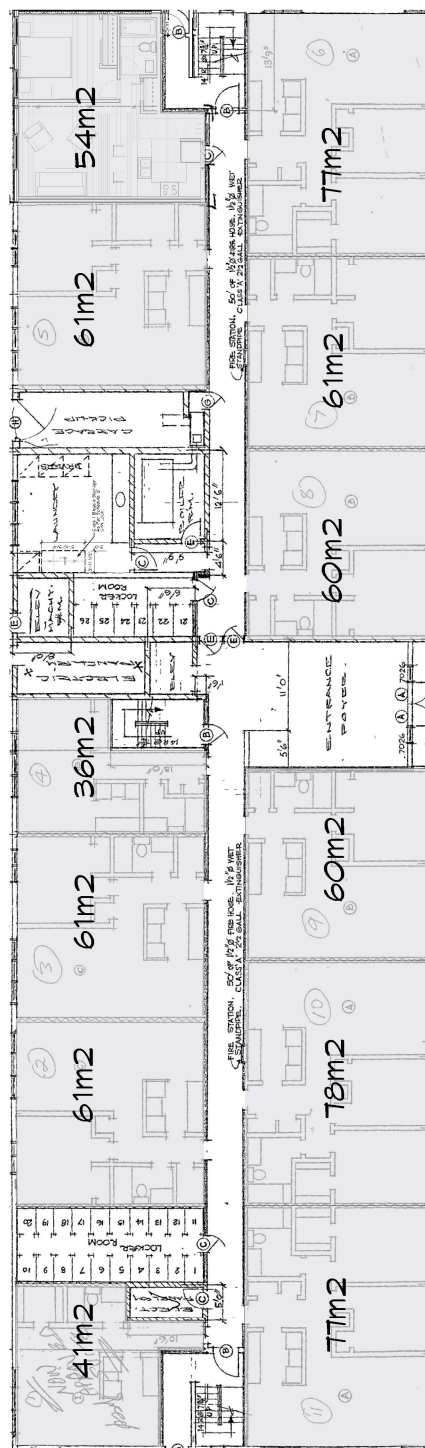
- 1/2" G.N.B.

 BATTERY POWERED
SMOKE DETECTOR

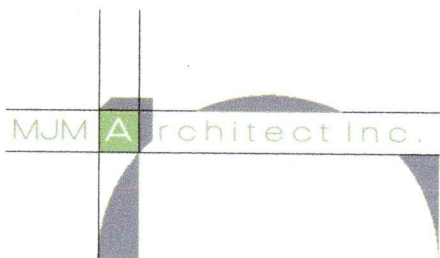


2 Second To Fourth Floors Area Calculations
A1.2 Scale: 1/8" = 1'-0"

PARKING INFORMATION						As per Rules for the District	
MAN	2ND	3RD	THIRD	FOURTH	Long Term Resident Parking	Short Term Resident Parking	
Lanes Start 4:30 AM / End 5:00 PM	2ND 12:15 - 1:15 PM 3RD 2:45 - 3:45 PM	3RD 12:15 - 1:15 PM 4TH 2:45 - 3:45 PM	3RD 12:15 - 1:15 PM 4TH 2:45 - 3:45 PM	3RD 12:15 - 1:15 PM 4TH 2:45 - 3:45 PM	6		
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1 Main Floor Area Calculations
A1.2 Scale: 1/8" = 1'-0"



February 11th., 2020 (*Updated April 21st., 2020*)

Mayor & Councillors
City of Victoria,
1 Centennial Square,
Victoria B.C.
V8W 1P6

Re: 2659 Fifth Street - Request For Variance on Parking

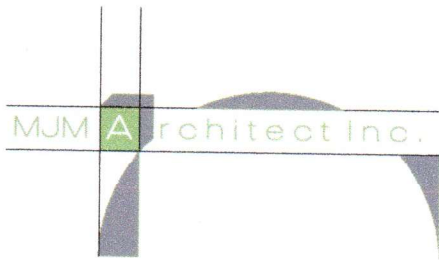
Dear Sirs & Mesdames,

This project involves the enclosure of an exterior, covered parking area and converting it into a one bedroom apartment. Originally built in 1973, this apartment rental building is managed by Brown Bros. Agencies Ltd. and the units are typically rented to individuals and families with moderate to below average levels of income.

The owner of the building would like to provide an additional suite to offer persons in this income bracket due to the extremely low availability of rental units in Victoria. The area in which the suite is to be located is in an under-utilized covered parking area. Brown Bros. Agencies has records of the number of parking stalls being rented out each month and, on a consistent basis, the records indicate that there is always a surplus of stalls available. We include in this submission a typical months Master Rent Roll (for January, 2020) and can provide further records if so required.

The impact of this new suite addition will be virtually imperceptible from the street with only two windows visible from the back lane. We are also providing a class 1 bicycle space within the new suite, and a 6 space bicycle rack in front of the building.

We respectfully request a variance from the new Schedule 'C' parking requirements of 61 stalls and maintain that the existing 50 stalls are more than adequate for the demand.



We thank you for your consideration of our request and will be more than willing to answer any questions you may have after our presentation.

Sincerely,



Michael Moody, Architect AIBC, MRAIC, LEED® A.P.
Principal
MJM Architect Inc.

1

Development Variance Permit Application for 2639 Fifth Street



1

Aerial View

2



2

Subject Property

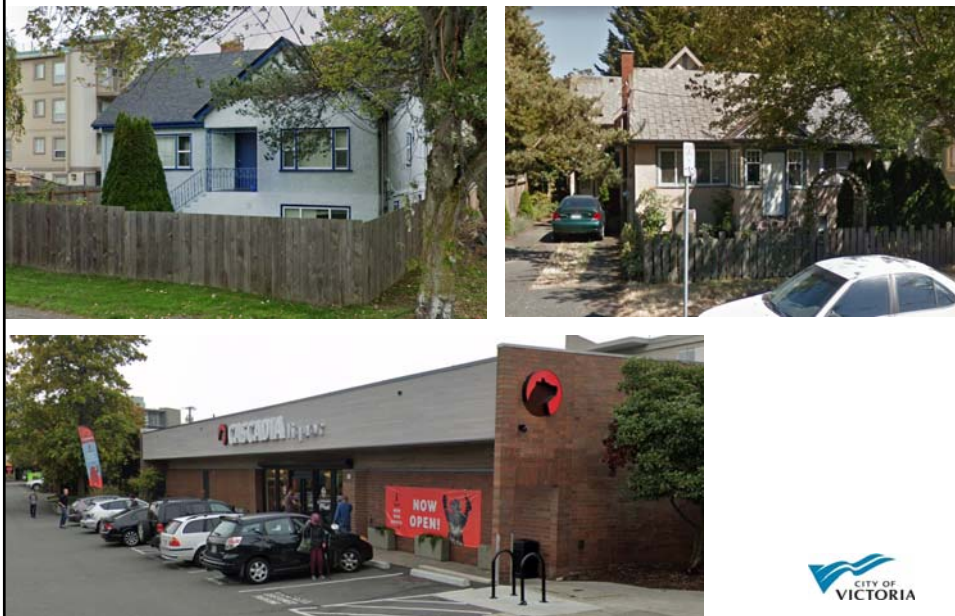
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3

Neighbouring Properties

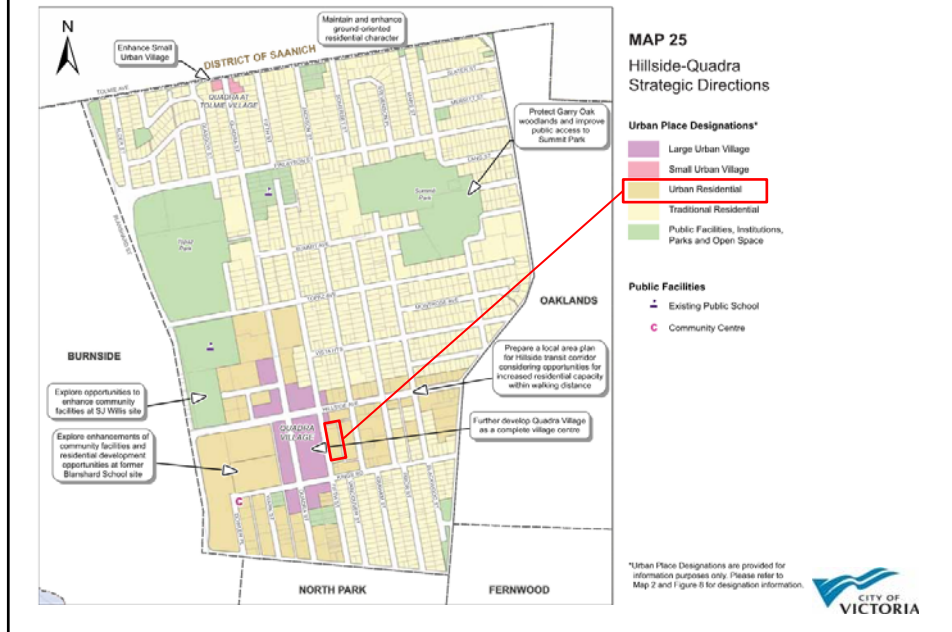
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4

Official Community Plan

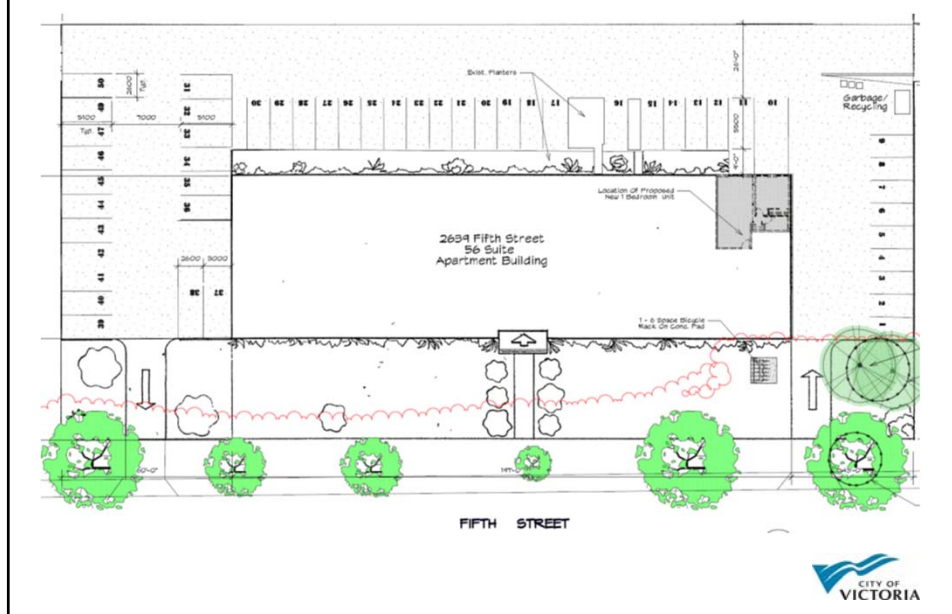
5



5

Site Plan

6



6