



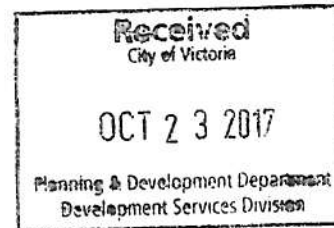
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October 23, 2017

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6



Re. 3025 Douglas Street
Rezoning – Existing Motel to Residential

Mayor and Council,

The following is provided in response to the Application Review Summary received, subsequent discussions, a meeting with planning and transportation engineering on July 17 at the City of Victoria, and comments received from Leanne Taylor on August 24, 2017.

1. Amendment to the OCP

As per correspondence and meeting of July 17 at City of Victoria, Gorge Community Association Land Use Committee has advised that no additional meeting required.

2. Parking Variance:

Number of Units 48, market rental.

Existing parking 28 stalls.

It is proposed that there be a parking variance accepting the existing 28 stalls as sufficient.

The proposed revised Schedule C that is coming to Council for approval would require the following for Bachelor apartments:

If this building was in nearby Village Centre	.6 spaces / unit	28.8 spaces
If this building was in other areas	.75 spaces / unit	36 spaces

Parking ratio for existing Schedule C	1.3 spaces / unit	63 spaces
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Per above, the provided 28 stalls is only .8 of a stall above meeting the Town Centre requirement. As this is within a block of the delineation of the Mayfair Town Centre boundary indicated in the proposed revised Schedule C, and 8 spaces short of meeting the requirement of the pending revised Schedule C, I submit that the requested variance is reasonable.

Notwithstanding the above, monitoring parking on site currently indicates that there are a significant number of available stalls of the 28 provided that are not being used.

For the existing storage area at basement level:

Area 1619 m2	storage	93 m2 / stall	17.4 spaces
29 m2 office / WC		65 m2 / stall	.45 spaces

(Note that in reality for continuing the existing car storage there area no occupants other than those from the dealership moving cars in and out, which is much less than the 18 required.)

Total parking required per current bylaw requirements 81

Unit Sizes:

Unit	m2	Unit	m2
	plus office		
100	22.6 16.5	200	27.1
101	20.3	201	22.9
102	22.9	202	22.9
103	22.9	203	22.9
104	22.9	204	22.9
105	22	205	22
106	29.7	206	29.7
107	22.8	207	22.8
108	23.7	208	23.7
109	23.7	209	23.7
110	23.7	210	23.7
111	23.7	211	23.7
112	23.7	212	23.7
113	23.8	213	23.8
114	17.9	214	23.2
115	29.9	215	29.9
116	19.7	216	19.7

117	20.3	217	20.3
118	20.3	218	20.3
119	20.3	219	20.3
120	20.3	220	20.3
121	20.5	221	21.4
122	19.3	222	21.4
		223	19.8
		224	19.8

3. Housing Agreement:

Owners will undertake a housing agreement with the City of Victoria

4. Lower Level Storage:

It is proposed that a portion of the lower level storage area be used to provide the required bicycle storage area to accommodate 48 bikes. Refer to the plan drawing of the Storage Area. Access will be provided down the existing ramp from Douglas Street.

Lighting will be provided to ensure the area is well lit, security cameras will be installed and monitored at the manager's office, and an alarm will also be installed, sounding in the bicycle storage area and the manager's office.

It is also proposed that the current use of car storage for nearby dealerships be permitted, as the existing ramp has proven adequate to serve this use. In the meeting with Transportation Engineering of July 17 this was discussed and there did not appear to be any objection to continue using the existing ramp off Douglas for this purpose, as is now done.

5. Private easement over 3090 Nanaimo Street:

The owner of the property at 3090 Nanaimo St. is not willing to enter into an agreement to provide this easement in perpetuity, therefore it is assumed that access will continue from Douglas Street down the existing ramp and also by new exit stairs to grade level.

6. Site Plan - Existing Parking layout:

See attached plan.

7. Landscape Strip:
As discussed in the meeting of July 17, there is no possibility of incorporating a landscape strip between car wheel stops and end of stalls, as the parking is over an existing structure.
8. Bicycle Storage:
Refer to Item 4 above.
9. Removal of redundant driveway crossings on Douglas St. frontage:
This was completed as part of the previous DP.
10. Storm Water Treatment:
Existing parking area exceeds 10 spaces. No change proposed from existing parking, which is as per previously approved DP.
11. Sewage Attenuation
This is an existing building whereby no changes are proposed.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director