



Committee of the Whole Report
For the Meeting of November 2, 2017

To: Committee of the Whole **Date:** October 19, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00198 for 3025 Douglas Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00562, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00562 for 3025 Douglas Street, in accordance with:

1. Plans date stamped August 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for:
 - Part 3.9, Section 13(2): reduce the required number of parking spaces from 62 to 28
 - Schedule C, Section 7.2(g): reduce the required number of visitor parking spaces from 3 to 0
 - Schedule C, Section C(5) and Section D(1): reduce the required number of parking 18 to 0.
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 3025 Douglas Street. The proposal is to convert the existing building from a motel to 48 residential rental units and commercial storage area in the lower level. The variance is related to reducing the required number of parking spaces from 80 to 28.

The following points were considered in assessing this Application:

- a Parking Analysis was prepared by the Applicant summarizing the current parking situation onsite. The analysis confirms that not all the parking spaces are utilized by the existing residents
- the commercial storage space in the basement is currently being used by nearby car dealerships to store vehicles
- secure and enclosed bicycle parking would be provided onsite to offset the parking shortfall
- the subject property is located on a major bus route and is in close proximity (walking and biking) to a mix of shops and services
- the parking variance is supportable given the total onsite parking demand, the addition of bicycle parking, and the close proximity to transit and shops and services.

BACKGROUND

Description of Proposal

The proposal is to vary the required number of parking spaces from 80 to 28 in order to facilitate the conversion of an existing motel to a multiple-dwelling consisting of 48 affordable market rental units.

Sustainability Features

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently zoned for uses such as transient accommodation, but has been operating without all the necessary approvals as long-term housing for the past few years.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 5, 2017, the application was referred for a 30-day comment period to the Burnside Gorge Neighbourhood Association. 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

The Applicant is proposing to reduce the required number of parking spaces from 80 to 28 in order to facilitate the conversion of the existing motel to a multiple-dwelling consisting of 48 affordable market rental units and existing commercial storage space in the lower level. According to the Parking Analysis prepared by the Applicant, the current residents do not occupy all the existing parking spaces onsite, and therefore, the demand is lower than the existing supply of parking. The existing commercial storage area is currently being used by nearby car dealerships to store vehicles. It is not a typical storage business where there are separate storage units rented out to individuals. The current driveway on Douglas Street providing access to the underground level can be maintained provided that this level is not used for parking.

To offset the parking shortfall, the Applicant is proposing to provide 48 Class 1 (secure and enclosed) bicycle parking spaces in lower level of the building which can be accessed off of Douglas Street. The subject property is also located on a major bus route and in close proximity (walking and biking) to a mix of shops and services.

CONCLUSIONS

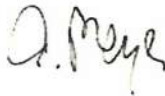
The proposal to reduce the required number of parking spaces from 80 to 28 will help facilitate the creation of more rental housing in the community. According to the parking analysis, there is adequate parking onsite to manage the parking demand that would be generated by the residential and warehouse uses. Staff recommend that Council consider supporting this Application.


ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00198 for the property located at 3025 Douglas Street.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division




Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

Date:


Oct. 25, 2017

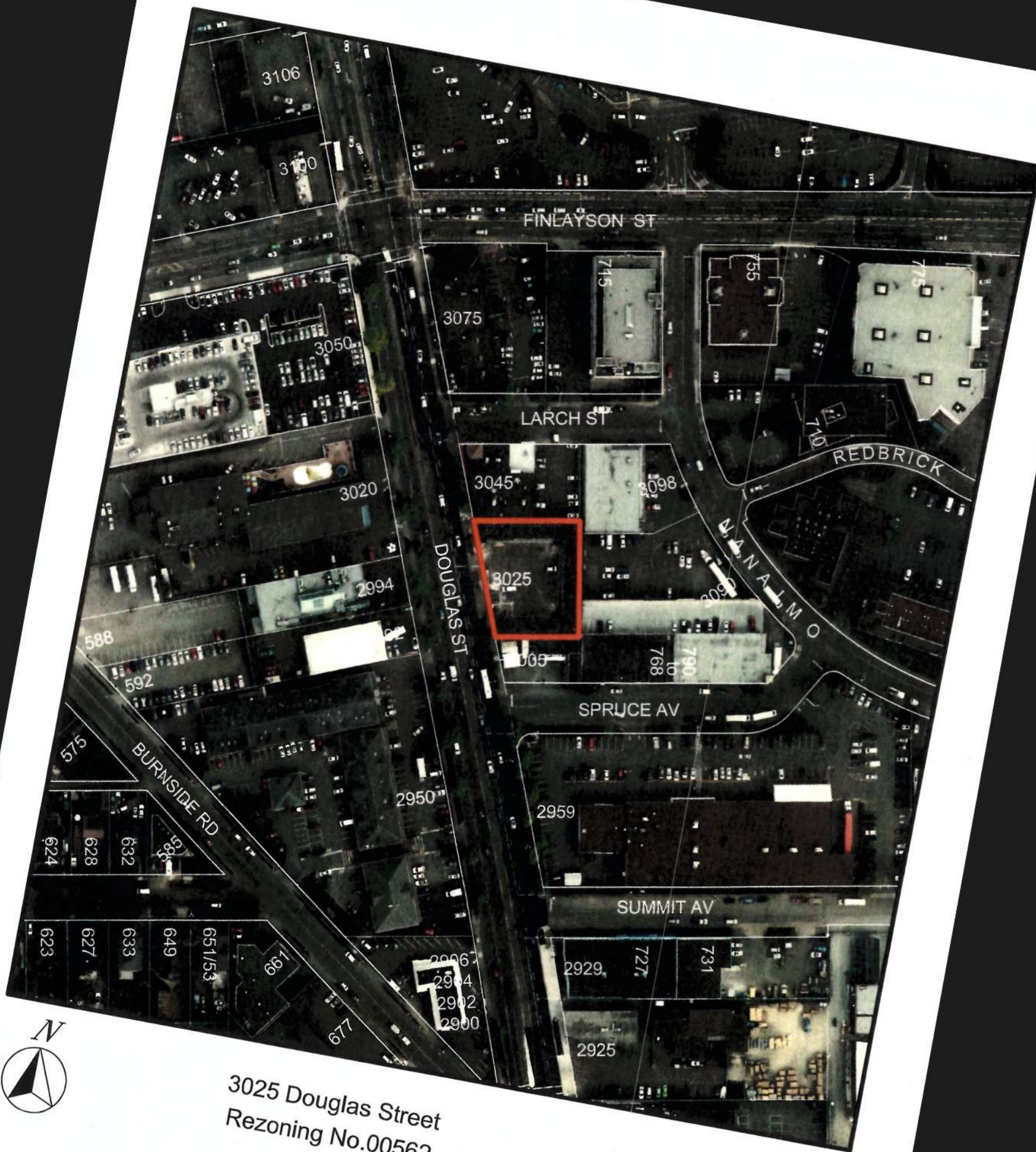
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 3, 2017
- Attachment D: Letter from applicant to Mayor and Council dated January 25, 2017
- Attachment E: Letter from applicant to Mayor and Council including the Parking Analysis dated October 23, 2017
- Attachment F: Community Association Land Use Committee Correspondence.



3025 Douglas Street
Rezoning No.00562





3025 Douglas Street
Rezoning No.00562



**SITE PLAN OF LOT A, SECTION 4,
VICTORIA DISTRICT, PLAN 13004**

SCALE 1:200M

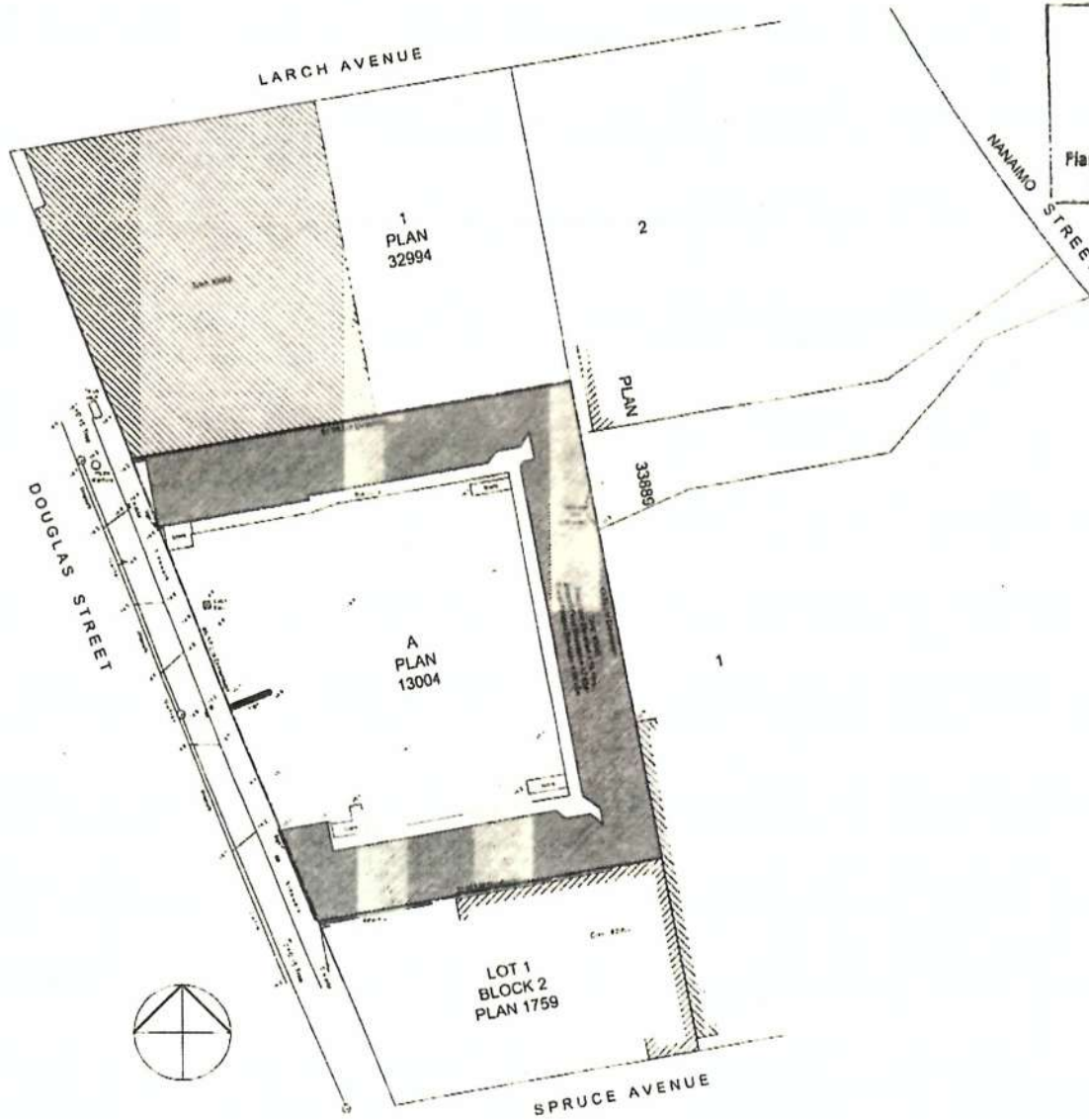
NOTE: This site plan is a preliminary site plan of a future development. It is not a final site plan and should not be used for construction purposes.

LEGEND

- Q - Denotes utility pole
- - Denotes water main
- - Denotes sewer main
- - Denotes gas main
- - Denotes electric main
- - Denotes fire main
- - Denotes storm sewer
- - Denotes ground surface

This survey was completed on the 20th day of February, 2011.

| | |
|---------------------|------------|
| P. 35 DEVIDER, B.M. | |
| Date | March 2011 |
| P. 35 DEVIDER, B.M. | |
| P. 35 DEVIDER, B.M. | |
| P. 35 DEVIDER, B.M. | |



Received
City of Victoria

AUG 03 2017

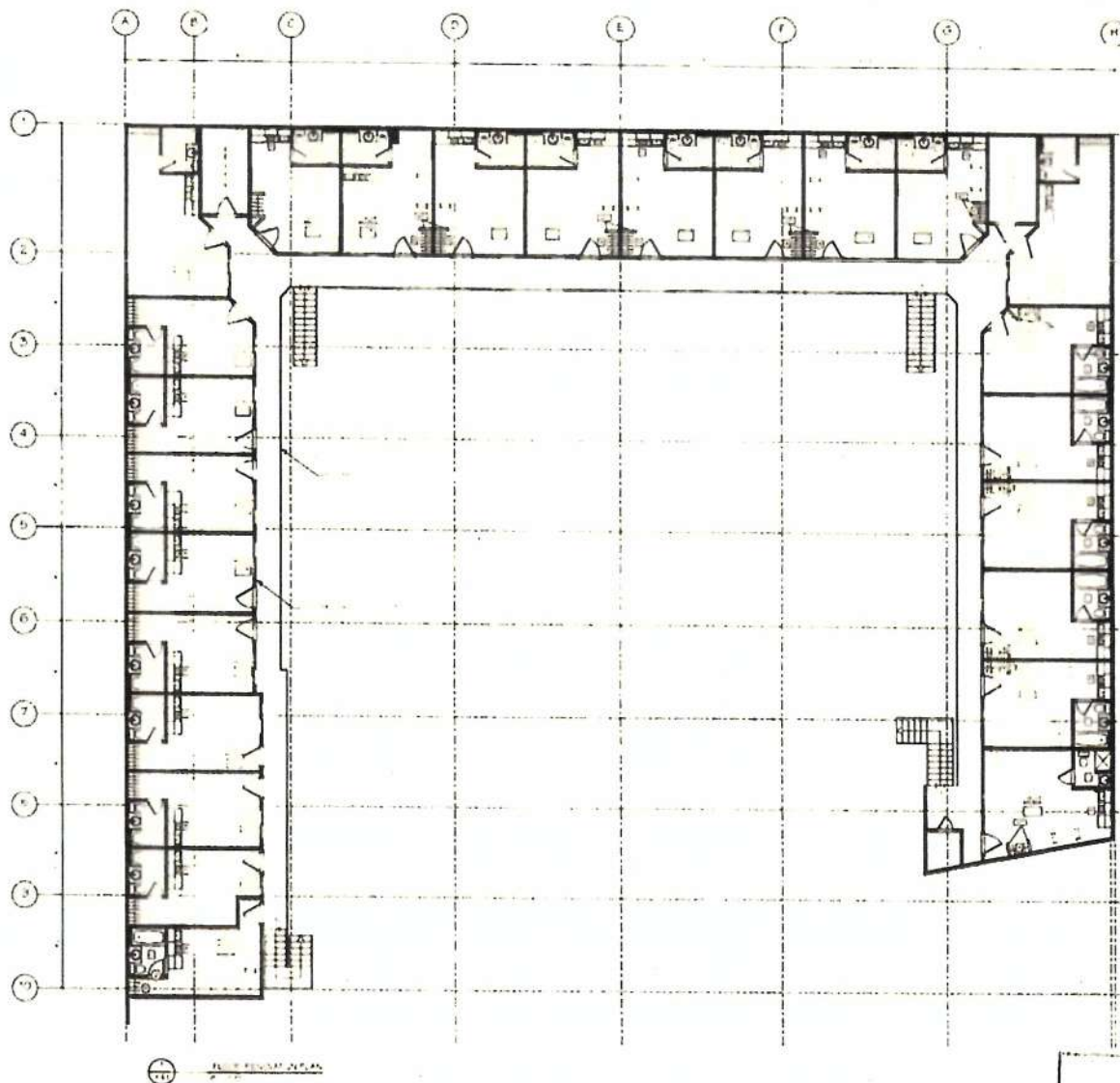
Planning & Development Department
Development Services Division



**MOTEL
RENOVATION**
3015 DOUGLAS STREET
VICTORIA, BC

**SITE SURVEY /
SITE PLAN**

A1.0



TYPICAL NEW CONSTRUCTION

| | |
|---------|-----|
| WALL | --- |
| DOOR | --- |
| WINDOW | --- |
| STAIR | --- |
| ROOF | --- |
| CEILING | --- |
| FLOOR | --- |

DRAWING SYMBOL LEGEND

| | |
|---------|-----|
| WALL | --- |
| DOOR | --- |
| WINDOW | --- |
| STAIR | --- |
| ROOF | --- |
| CEILING | --- |
| FLOOR | --- |

SPRAXIS

MOTEL RENOVATION
808 DOUGLAS STREET
VICTORIA, BC

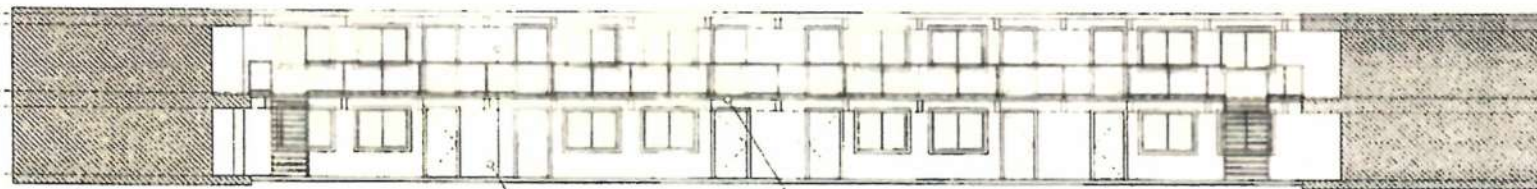
UPPER FLOOR RENOVATION PLAN

A4.1

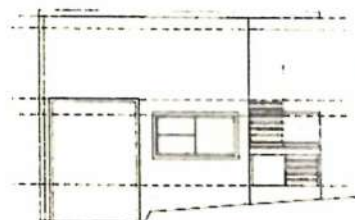
Received
City of Victoria

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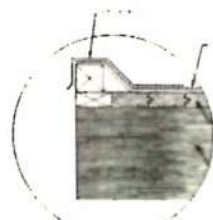
Planning & Development Department
Development Services Division



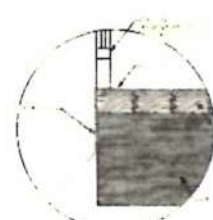
1 EAST ELEVATION
1/8" = 1'-0"



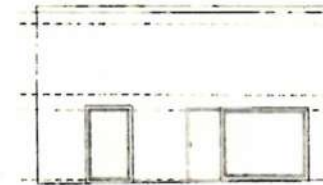
2 SECTION
1/8" = 1'-0"



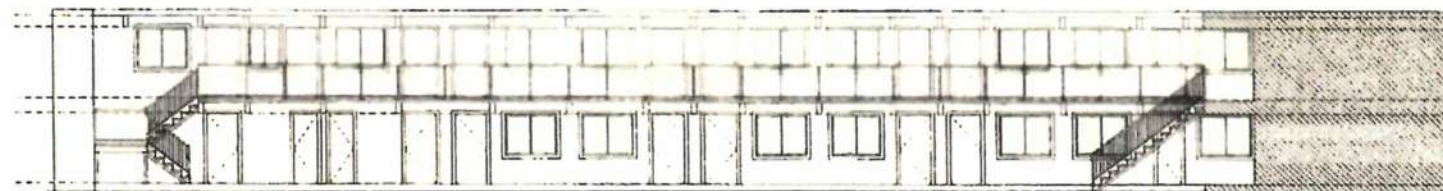
3 DETAIL
1/8" = 1'-0"



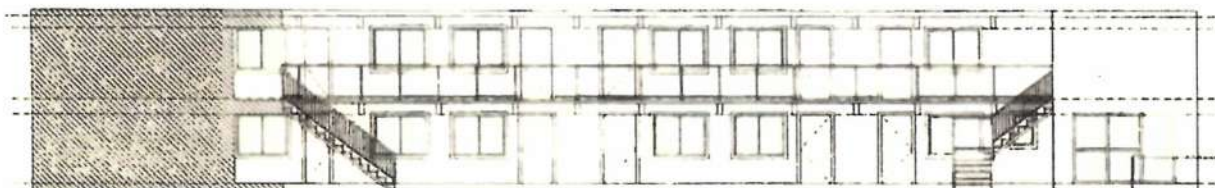
4 DETAIL
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"



6 NORTH ELEVATION
1/8" = 1'-0"



7 SOUTH ELEVATION
1/8" = 1'-0"



MOTEL
RENOVATION
3035 DOUGLAS STREET
VICTORIA, BC

EXTERIOR
ELEVATIONS

A6.0

Received
City of Victoria

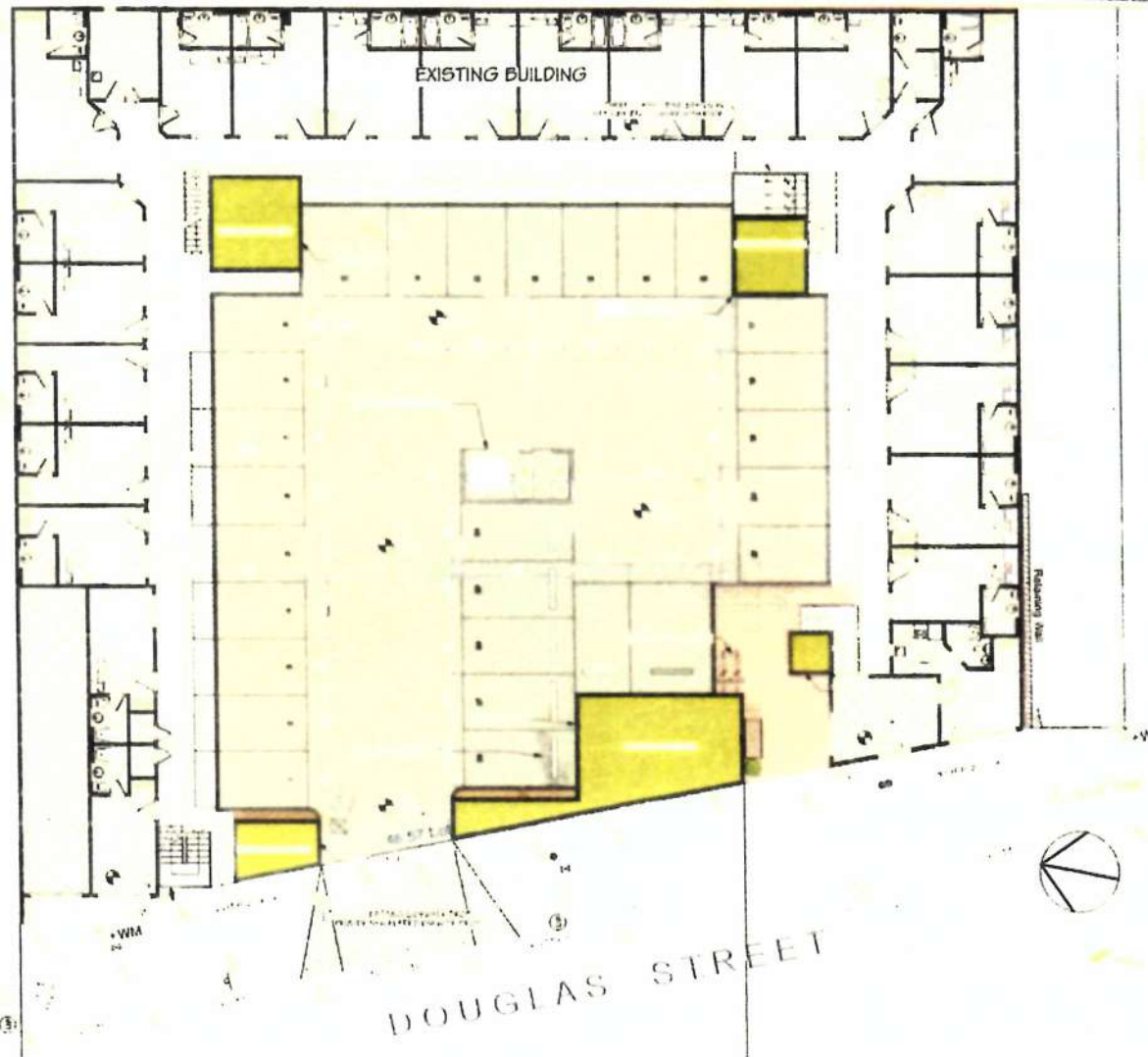
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Planning & Development Department
Development Services Division

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City of Victoria

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Planning & Development Department
Development Services Division



3080 DOUGLAS STREET
VICTORIA, BC

EXISTING PARKING /
SITE PLAN

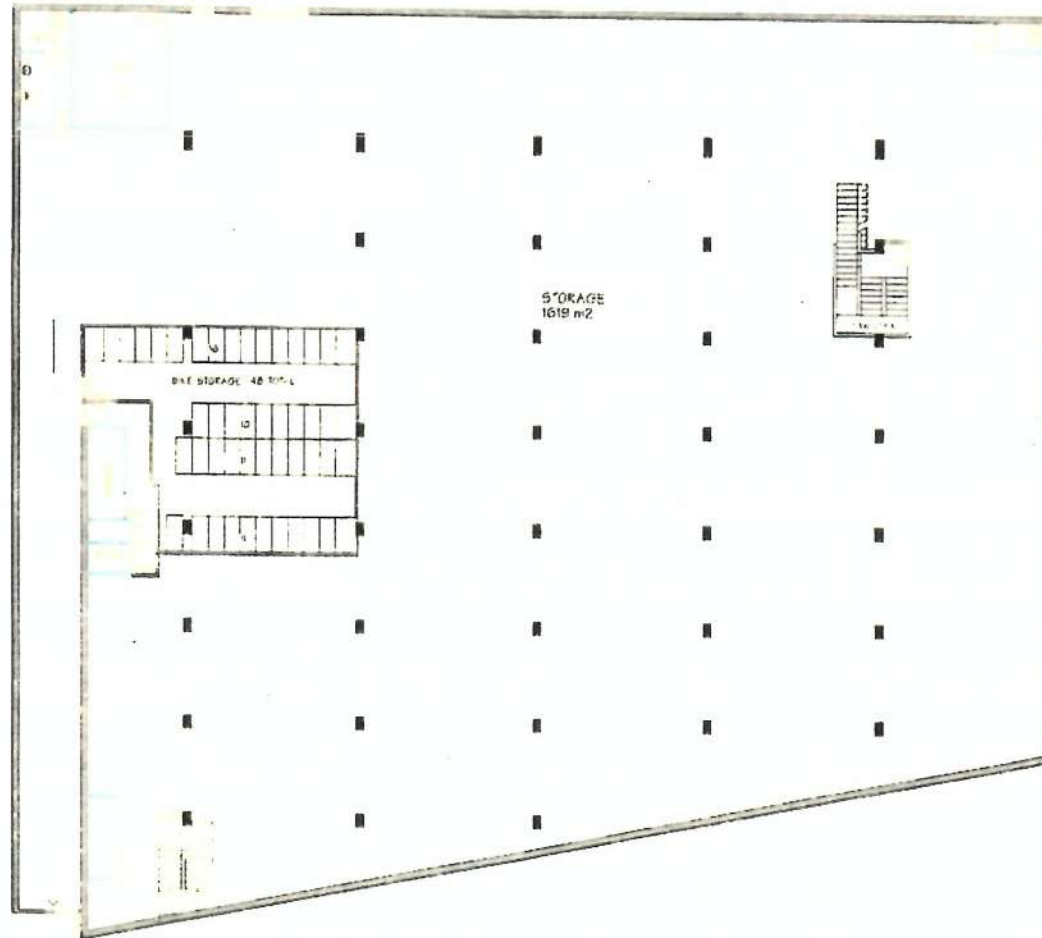
CITY OF VICTORIA

RECEIVED

DEEMED

OCT 23 2017

AUG 03 2017



8005 POLARIS STREET
VICTORIA, BC

LOWER LEVEL BIKE STORAGE /
STORAGE

Received
City of Victoria

AUG 03 2017

Planning & Development Department
Development Services Division

LEGEND

SEE SPECIFICATIONS TO BE A SELECTION OF SPECIES
SIZE 1.5 IN POT, APPROXIMATE NO. - 5

SEE SPECIFICATIONS TO BE A SELECTION OF SPECIES
SIZE 2.5 IN POT, APPROXIMATE NO. - 2

SEE SPECIFICATIONS TO BE A SELECTION OF SPECIES
SIZE 3 IN POT, APPROXIMATE NO. - 10

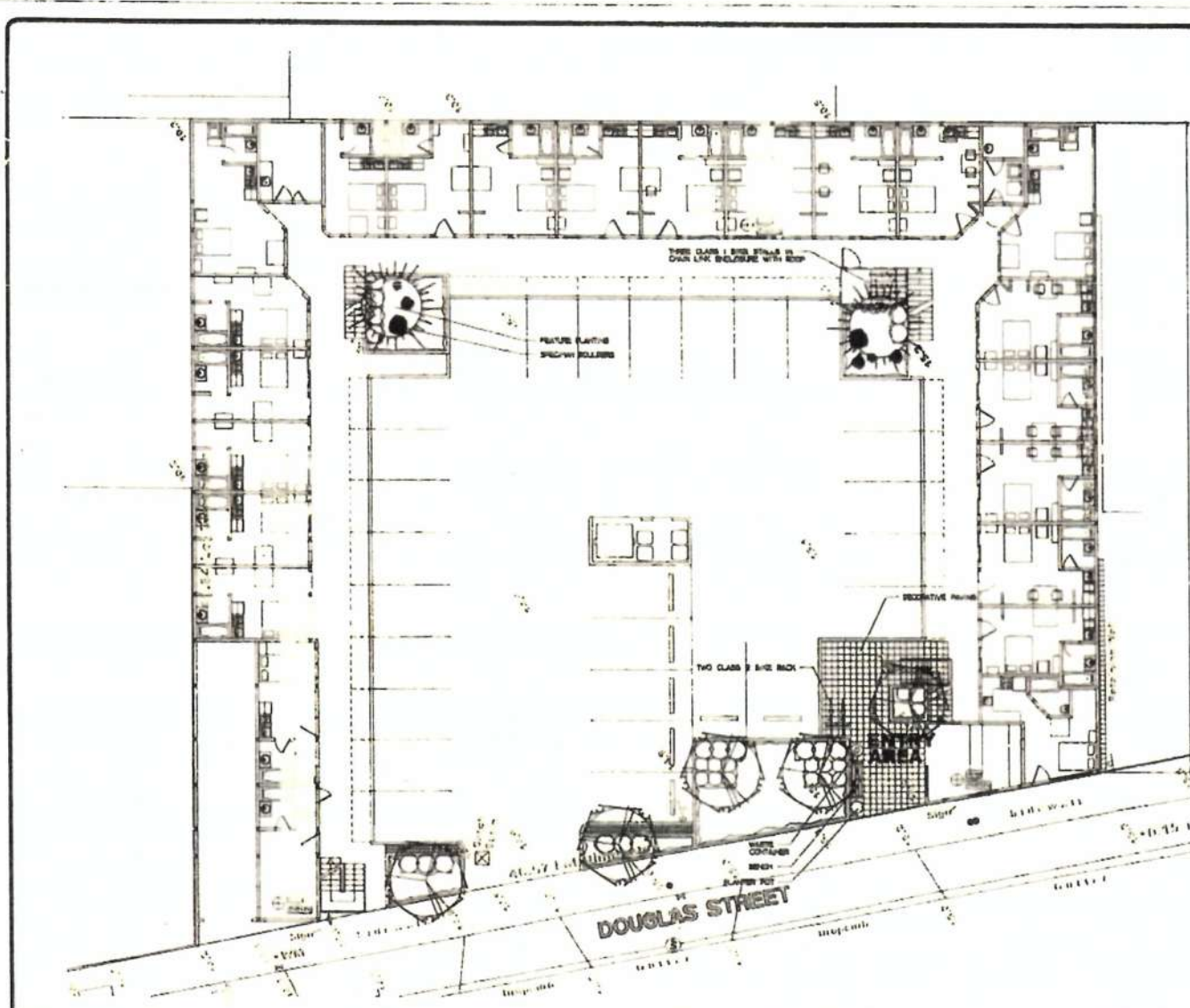
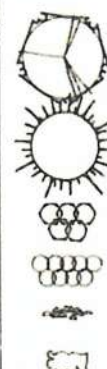
SEE SPECIFICATIONS TO BE A SELECTION OF SPECIES
SIZE 3 IN POT, APPROXIMATE NO. - 10

SEE SPECIFICATIONS TO BE A SELECTION OF SPECIES
SIZE 3 IN POT, APPROXIMATE NO. - 10

SEE SPECIFICATIONS TO BE A SELECTION OF SPECIES
SIZE 3 IN POT, APPROXIMATE NO. - 10

NOTES

- ALL PLANTING TO BE DONE WITHIN THE
EXISTING PLANTING AREA
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
- PLANTING TO BE DONE TO COMPLY WITH THE
CITY OF VICTORIA'S PLANTING STANDARDS AND
SPECIFICATIONS. PLANTING TO BE DONE
IN ACCORDANCE WITH THE CITY OF VICTORIA'S
PLANTING STANDARDS AND SPECIFICATIONS.
TO FORTH ANY MATERIAL ON THE PLANTING.



3025 DOUGLAS STREET
VICTORIA, B.C.



PRELIMINARY PLAN 1/1



P R A X I S
architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxisarchitectsinc.com

January 25, 2017

City of Victoria

1 Centennial Square
Victoria, BC
V8W 1P6

Re. 3025 Douglas Street
Rezoning – Existing Motel to Residential

Mayor and Council,
DESCRIPTION OF PROPOSAL

The owner of the existing motel at 3025 Douglas wishes to rezone the existing property from T-1 transient to residential.

Currently occupants of the existing motel when staying past the maximum time permitted in the T-1 zoning are subject to eviction. The proposed rezoning is requested so that these residents can legally remain where they now reside. It is understood that there is a shortage in Victoria of available accommodation that serves the budget and needs similar to those now living at 3025 Douglas St.

NEIGHBOURHOOD CONTEXT

The building is existing and newly renovated. The proposed change has been presented to the Burnside - Gorge Community Association and there are no objections to this proposed change. Refer to attached for more detailed information.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:

Robert Rocheleau, Architect AIBC
Director





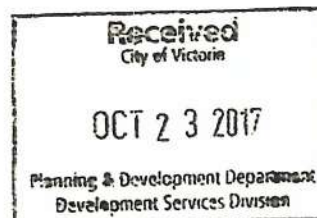
P R A X I S
architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
robert.rocheleau@praxlsarchitectsinc.com

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 |
|---------------------------------------|-------------------|-----------|

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



Burnside Gorge Community Association

471 Cecelia Road, Victoria, BC V8T 4T4
T. 250-388-5251 | F. 250-388-5269
info@burnsidegorge.ca | www.burnsidegorge.ca

April 30, 2016

Dear Mayor and Council:

CALUC Community Meeting: Rezoning Application for 3025 Douglas Street

On April 11, 2016, the Burnside Gorge Community Association (BGCA) hosted a CALUC community meeting that was advertised to discuss the proposal to rezone 3025 Douglas Street from T-1 (Transient accommodation) to residential. While the property was recently renovated and is already fully occupied by tenants staying longer than 30 days, the new property owners wish to bring the building's zoning into conformance with its present use. There are 48 units, with an average size of 33-50 square metres; current rent is \$600-\$700.

Robert Rocheleau with Praxis Architects presented on behalf of the property owner. Feedback on this proposal is summarized below.

Parking

- No parking variance would be applied for. There are 28 parking stalls on site which accommodates current use.

Building tenants

- One attendee asked who currently lives in the building. Robert responded that the building is fully occupied, mainly by young people coming into Victoria to work, and that most people stay longer than 30 days.
- One attendee asked about frequency of police visits to the building. Robert responded that he wasn't certain how frequently police visit 3025 Douglas.
- One attendee asked whether current tenants are using leases. Robert responded that current tenants are not using leases, but that the owner intends to offer one-year leases should the rezoning application be successful.

Building use/zoning

- A property manager lives on site.
- One attendee asked whether the City is pressuring the new owners to rezone. Robert replied that the owner is voluntarily undertaking the rezoning process in order to come into compliance.
- One attendee asked whether anything in the OCP precludes the owner from developing the site if the rezoning application is successful. Robert responded that according to the OCP, the owner may redevelop the site to a larger/taller development in future without another rezoning, and that it may not necessarily be residential.



Burnside Gorge Community Association

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Vote: As per the process of a BGCA rezoning community meeting, there was a straw vote to provide context to the questions. Of the meeting attendees who chose to vote, 3 were generally in favour and 1 was opposed to the proposal as presented.

Broader Context for Development

In addition to facilitating comments on the specific rezoning application at BGCA community meetings, the Chair also seeks feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. This information is provided to Mayor and Council and the Planning department to help provide critical, holistic perspectives on neighbourhood development objectives. Over time, this will help us stitch together a more comprehensive view and put rezoning applications into context of overarching community goals.

Attendees provided the following comments about the area around 3025 Douglas Street:

- I'm not opposed to seeing this property remain the same but I want to see a mix of affordable housing and market housing. You can't put all marginalized people in one area.
- This property is a good example of the pressures facing this area; the neighbourhood plan includes more density but developments are low density.
- I want to see a large format grocery store in this area.

Respectfully,

Carolyn Gisborne

Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Robert Rocheleau, Praxis Architects

From: Carolyn Gisborne <la::duse@burnsidegorge.ca>
Subject: Waiving community meeting: 3025 Douglas
Date: November 27, 2016 at 1:03 PM
To: caluc@victoria.ca
Cc: mayorandcouncil@victoria.ca, Robert Rocheleau <robert.rocheleau@praxisarchitectsinc.com>



Good afternoon,

Robert recently reached out to the burnside gorge CALUC to inform us that the owners of 3025 Douglas intend to move forward with their rezoning application to bring it in line to its existing use as residential, from existing transient zoning.

Seven months have lapsed since the most recent community meeting and as such the CALUC can require another meeting. As the details of the application have not changed since the most recent community meeting in April, our CALUC does not require another meeting on this property.

However, please refer to the comments in the attached letter for a sense of community comments on this site and other motel conversions.

Best regards,

Carolyn Gisborne

From: Carolyn Gisborne <la::duse@burnsidegorge.ca>
Subject: CALUC community meeting: 3025 Douglas
Date: April 30, 2016 at 1:40:37 PM PDT
To: caluc@victoria.ca
Cc: Robert Rocheleau <robert.rocheleau@praxisarchitectsinc.com>, Development Services email inquiries <DevelopmentServices@victoria.ca>

Dear Mayor and Council,

Please find attached a letter summarizing the CALUC community meeting feedback for 3025 Douglas.

Respectfully,

Carolyn Gisborne



3025Douglas.doc.pdf