



## Planning and Land Use Committee Report

### For the Meeting of February 19, 2015

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**To:** Planning and Land Use Committee **Date:** January 30, 2015  
**From:** Brian Sikstrom, Senior Planner, Development Services Division  
**Subject:** **Development Permit with Variances Application #000395 for 1961 Douglas Street**

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application #000395 for 1961 Douglas Street, in accordance with:

1. Plans date stamped December 15, 2014
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Section 5.1.6 – Site coverage increased from 30% to 67.80% (an increase of 0.23% above existing);
  - ii. Section 5.1.8 – Open site space decreased from 30% to 8.04% (a decrease of 0.23% below existing);
  - iii. Section 5.1.11 – Setback from north lot boundary (Discovery Street) reduced from 7.50m to 0.40m (existing),
3. Schedule C, Section 5 (1) – Off-street parking requirement reduced from 49 stalls (48 stalls previously approved) to 48 stalls.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department."

### LEGISLATIVE AUTHORITY

In accordance with section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official 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 920(8) of the *Local Government Act*, where the purpose of 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, 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 Application for the property located at 1961 Douglas Street. The proposal is to construct a small addition to the existing hotel to create new office space and convert an existing office to a hotel room. Variances are required related to site coverage, landscaping, front yard setbacks and parking.

The following points were considered in assessing this Application:

- the proposal is consistent with objectives to revitalize commercial uses along corridors in Development Permit Area 7A: Corridors
- the requested variances related to site coverage, open site space and the front yard setback are due to the siting and size of the existing hotel. The requested off-street parking reduction of one space is acceptable in this location.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct a small addition to the existing hotel to create new office space and to convert an existing office to a hotel room.

Specific details include:

- adding 9.9m<sup>2</sup> for office space on the north side of the hotel
- converting former office space to a hotel room.

The small addition triggers variances for open site space, site coverage and front yard setbacks all of which are currently non-conforming under the existing T-1 Zone, Limited Transient Accommodation District. The addition of one hotel room triggers the requirement for one additional on-site parking space.

### **Sustainability Features**

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

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

The site is presently occupied by the hotel with associated parking accessed from Caledonia Avenue as well as spaces under the building.

The property is in the T-1 Zone, Limited Transient Accommodation District, which permits hotels and associated uses. The building is legal but non-conforming with respect to its site coverage, open site space as well as north and west setbacks.



## **Relevant History**

On June 12, 2014, Council approved a Development Permit with Variances for the replacement of a nightclub on the main floor at the east end of the building with 10 hotel rooms. The variance relaxed the off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 7, 2015, the Application was referred for a 30-day comment period to the Burnside-Gorge 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)* identifies this property within DPA# 7A, Corridors.

The Development Permit Area enables Council to review and approve the character of commercial, industrial and multi-family residential developments. The objectives of the designation include revitalization of commercial uses along corridors. The proposed exterior change is in keeping with the appearance of the building.

The requested variances for site coverage, open site space and front yard setback are due to the siting and size of the existing hotel. The requested off-street parking reduction of one space is acceptable in this location.

### **Local Area Plans**

The proposal is within the Core Employment Place Designation of the *Official Community Plan, 2012* and is consistent with the place character features which include buildings set close to the street.

## **CONCLUSIONS**

The proposal is consistent with objectives to revitalize commercial uses along corridors in Development Permit Area 7A: Corridors and the requested variances would have minimal or no impact on the surrounding area.

## ALTERNATE MOTION

That Council decline Development Permit Application #000395 for the property located at 1961 Douglas Street.

Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services



Alison Meyer  
Assistant Director  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

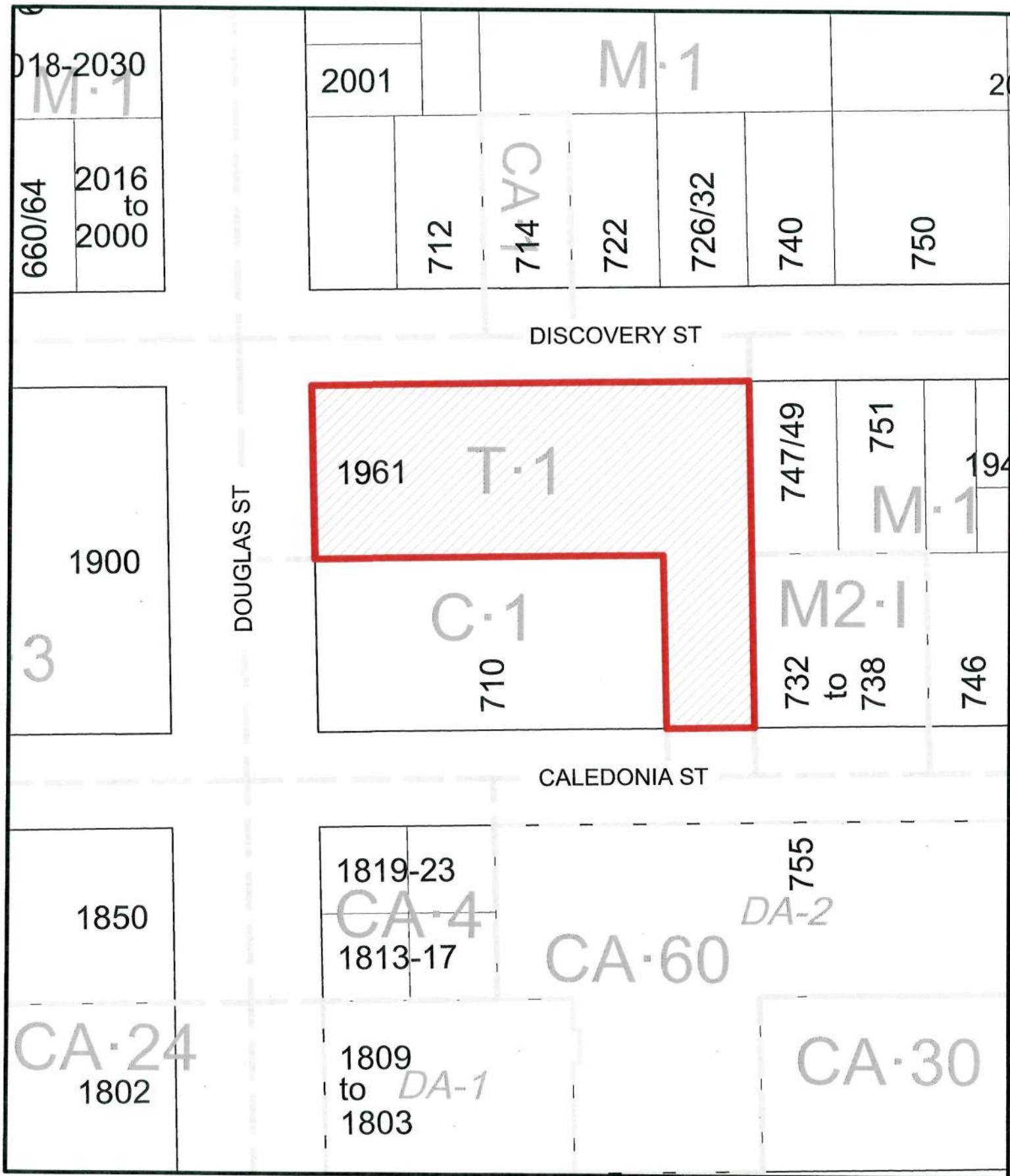
Feb. 11, 2015

BMS:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\DP\DP000395\DP DVP PLUC REPORT TEMPLATE1.DOC

### List of Attachments

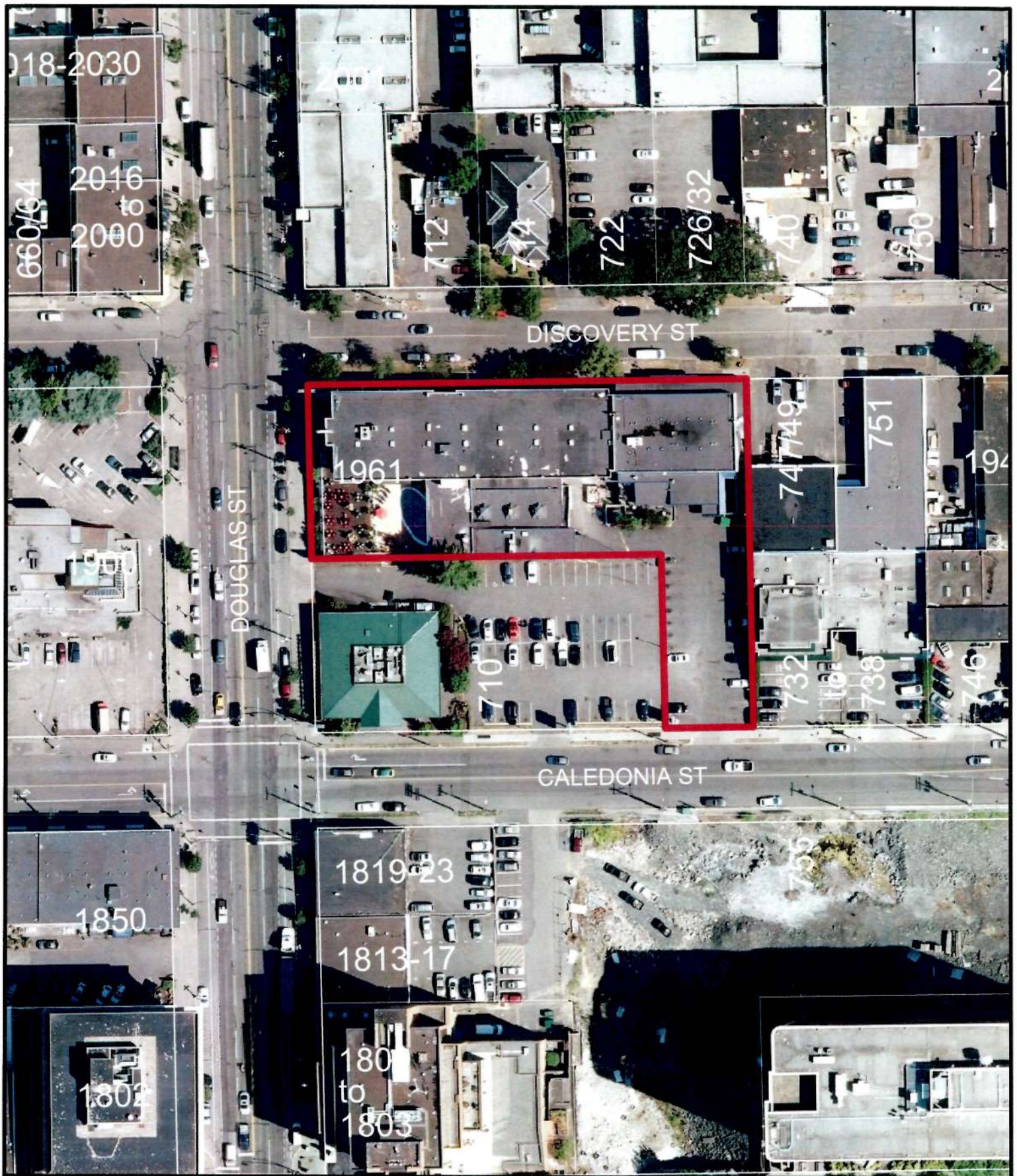
- Zoning map
- Aerial map
- Letters from applicant dated December 16, 2014
- Plans dated December 15, 2014.



1961 Douglas Street  
Development Permit #000395



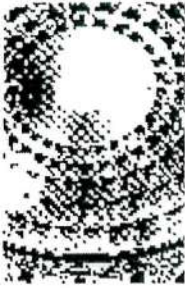




1961 Douglas Street  
Development Permit #000395







**P R A X I S**  
a r c h i t e c t s i n c .

Michael D. Levin, MAIBC • Robert Rocheleau, MAIBC

401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2  
Tel: (250) 475-2702 • Fax: (250) 475-2701  
prax@telus.net

December 16, 2014

Mayor and Council  
Planning Department  
City of Victoria  
#1 Centennial Square  
Victoria, B.C.

**Re: Office Addition  
Capital City Centre Hotel  
1961 Douglas**



Your Worship and Councilors;

The new owner of the Hotel desires to make his operation more efficient. The management office is currently located in a former guest suite immediately behind the front desk in the lobby. The office is three steps higher than the front desk and there is no visual connection between the office and the front desk/lobby. The owner would like to get the office onto the Lobby level and make visual and physical contact with the desk and customers.

We propose a new management office that incorporates a portion of the front desk area and an existing exterior area facing Discovery. The area is defined by raised foundation walls level with the lobby floor and an existing concrete slab floor recessed about 6" from the lobby floor. The exterior area is about 3'6" above the sidewalk.

The new office area will be about 235sf. The area will be comprised of about 130sf from within the Lobby and 105 sf added on to the existing building. The office addition foundation is already defined by existing retaining walls and concrete floor slab. The upper two storeys of the hotel cantilever over a portion of the office roof.

The addition will have full height windows facing Discovery and facing the hotel entry path from the street. The west side of the addition will be a one storey blank wall providing closure to the adjacent patio currently provided by a fence. The former office will revert back to a guest suite with access to this patio.

The addition will add 9.9m<sup>2</sup> to the total building area of the Hotel, currently 4290m<sup>2</sup>. It will create two variances. It will increase the already non-conforming maximum allowable site coverage from 67.57% to 67.8% and it will decrease in the already non-conforming minimum required open site space to 8.036% from 8.275%.

It is useful to remember that the Sopranos Club, now in the midst of demolition, had created larger variances for these two statistics. The basic stats are displayed below:

FSR with Sopranos – 1:1.072  
FSR with 10 new rooms – 1:1.059  
FSR with office addition – 1:1.06

Site Coverage with Sopranos – 68.95%  
Site Coverage with 10 new rooms – 67.57%

Site Coverage with office addition – 67.8%

Open Site Space with Sopranos – 6.895%

Open Site Space with 10 new rooms – 8.275%

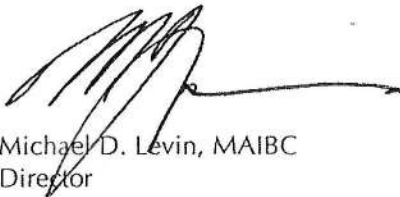
Open Site Space with office addition- 8.036%

There is a current one car variance as the recent addition of green space to the new rooms replacing Sopranos removed one existing parking stall. The reversion of the current management office back into a guest room will create an additional parking stall requirement. To overcome this variance the owner is prepared to obtain a covenant for two stalls from the 46 car parking lot immediately opposite the hotel. This lot is owned by the hotel under separate title. The stalls are used by hotel guests at the pleasure of the owner. The Planning Department advises that this option is not available to the owner so in spite of the stalls being available to Hotel Guests only, we are applying for the additional one car variance.

The Planning Department also advises that even though the existing building has zero-setback on the north property line (Discovery Street) the new office addition setback of 450mm is considered a variance. City Bylaw requires that any new construction conform to the setback requirement of 7.5m or a variance must be applied for. We note that the foundation wall upon which the north wall of the office is located is about 150mm from the property line, and stands from 3' to 6' above the sidewalk. That wall is part of the original hotel construction from the 1960's. Never-the-less, by this letter, we are applying for this additional variance.

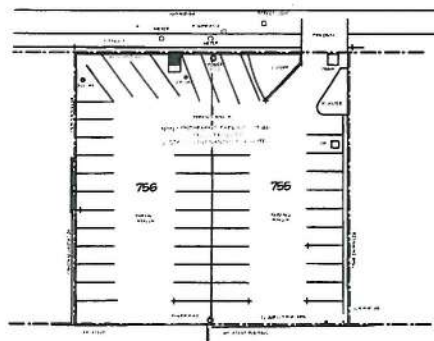
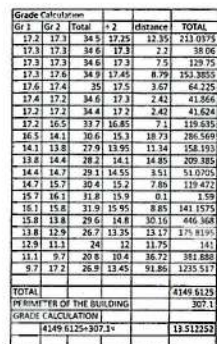
Based on these very small differences between the recently approved Development Permit for the 10 unit addition and this application for an office area we hope that you will find these minor changes supportable.

Sincerely,  
Praxis Architects Inc

A handwritten signature in black ink, appearing to read 'Michael D. Levin', with a long horizontal flourish extending to the right.

Michael D. Levin, MAIBC  
Director





6 SITE PLAN  
ADCI 10/10/10

Received  
City of Victoria

DEC 15 2014

Plant: *... ..*  
 Date: *... ..*

At the time, the study was being done, the U.S. was not yet a member of the World Administrative Conference on Government Property, and the purpose of the study was to determine the extent of the U.S. Government's property holdings. The study was conducted by the U.S. General Accounting Office, which is now part of the U.S. Comptroller General's Office. The study found that the U.S. Government owned a large amount of property, including land, buildings, and equipment. The study also found that the U.S. Government's property holdings were not well managed, and that there was a need for a more systematic approach to managing government property.

## NET-PURIFICATION

## DATA TABLE

[illegible]

EASTING - PAULINE - FIFTH ST  
 12-10-77 10:10 AM 11-47 STATION  
 HOTEL MAY 1969 - 72 PEOPLE IN  
 254 STATION  
 HOTEL 1969 - 1970 - 1971  
 12-10-77 10:10 AM 11-47 STATION  
 12-10-77 10:10 AM 11-47 STATION  
 12-10-77 10:10 AM 11-47 STATION  
 12-10-77 10:10 AM 11-47 STATION

HOTEL: 100 PARK AVENUE  
 - 11 E. 41 ST. - 886-4765 STALLS  
 - HOTEL: 800 MANHATTAN - 72 PEOPLE IN  
 - 544 STALLS  
 HOTEL: 100 WEST 110 STREET  
 - 52 PEOPLE IN, 116 STALLS  
 HOTEL: MANHATTAN MANHATTAN  
 - 1250 PEOPLE IN - 2427 STALLS  
 TOTAL: 1000 PEOPLE IN, 1000 STALLS  
 9227 AVENUE 100

TOTAL  
48 BIDDINGS UNDER THE RULES  
ALL BIDDINGS INFORMALLY PRICED  
27 BIDDINGS FORMALLY PRICED FOR HOTEL  
ON LOT AN ADDRESS STREET FROM HOTEL  
TOTAL BIDDINGS DEDICATED TO HOTEL - 50

FRONT SIDE YARD ZERO  
REAR ZERO  
SOUTH SIDE YARD ZERO TO WHITE OAK  
NORTH SIDE YARD ZERO

ALFRED H. YARD, JR.

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[illegible]

ST	A-20-2012014	ALCOHOLIC BEVERAGES - IMPORTED
NO	247E	2011-12
DEAL		

1


**PRAXIS**  
STUDY PLAN 1997

**CAPITAL CITY**

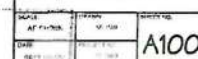
**CAPITAL CITY  
CENTRE HOTEL**  
1981 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

SHEET 105E

SITE & PARKING PLAN

DATE 2017-07-10	TIME 10:15	SHEET NO. <b>A00</b>
DATE 2017-07-10	TIME 10:15	

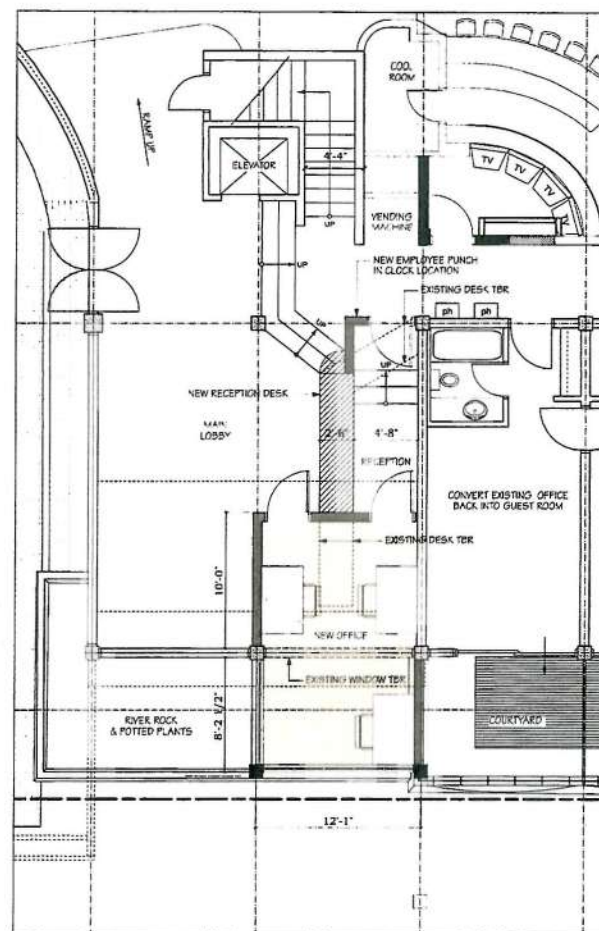
NOT FOR CONSTRUCTION



Planning & Development Department  
Development Services Division



NOT FOR CONSTRUCTION



1 PROPOSED FLOOR PLAN CHANGES  
A:01 Scale: 1/4" = 1'-0"

45	FEEDBACK	REVIEW THE FEEDBACK AND ADJUST THE PLAN AS NEEDED
46	PLAN	REVIEW THE PLAN AND ADJUST AS NEEDED
47	DO	DO THE PLAN
48	ACT	REVIEW THE PLAN

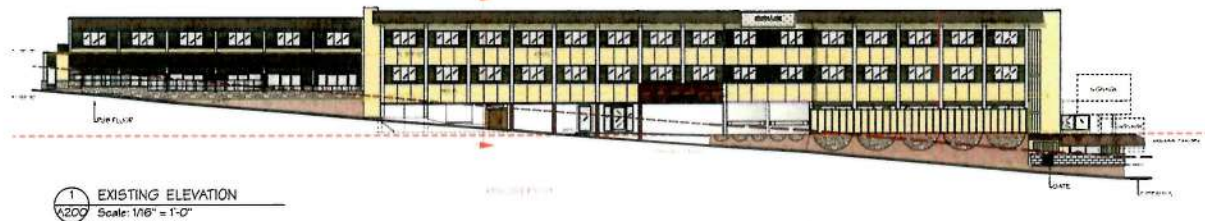


**CAPITAL CITY  
CENTRE HOTEL**  
1961 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

PROPOSED  
MAIN FLOOR PLAN CHANGES

TOTAL	REMARKS	SHEET NO.
ADDITION	MT. 000	
DATE	PREPARED BY	A101
APPROVED BY	11/1/04	

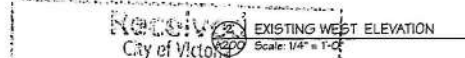
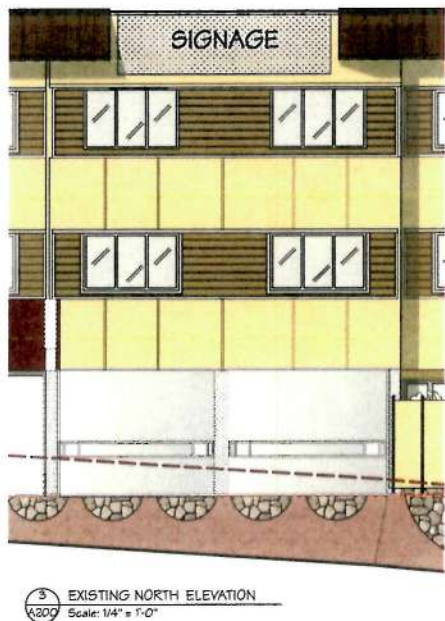
Received  
City of Lincoln  
DEC 15 2014  
Planning & Development Department  
Development Services Division



Approval for existing elevations is subject to the following conditions:  
 1. The existing elevations must be maintained in accordance with the original design.  
 2. The existing elevations must be maintained in accordance with the original design.  
 3. The existing elevations must be maintained in accordance with the original design.  
 4. The existing elevations must be maintained in accordance with the original design.

#### NOT FOR CONSTRUCTION

- MATERIAL LEGEND:**
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NO.	DATE	DESCRIPTION
1	1/1/14	ISSUED FOR PERMIT

PRAXIS  
 ARCHITECTS  
 1000 BROADVIEW AVENUE  
 VICTORIA, BC V8W 2E1  
 TEL: 250-383-1111  
 FAX: 250-383-1112  
 WWW.PRAXISARCHITECTS.COM

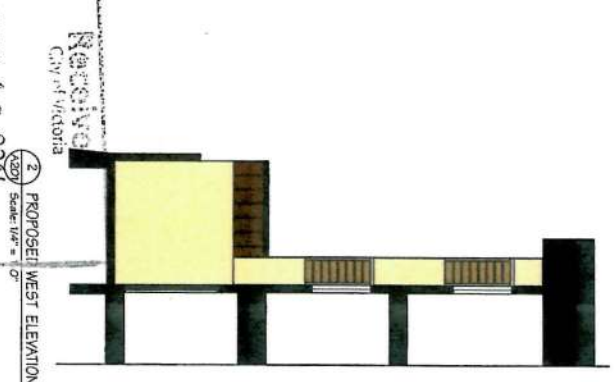
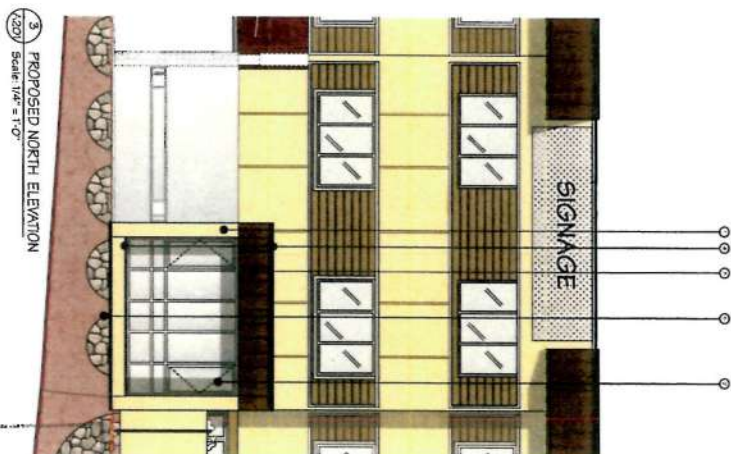
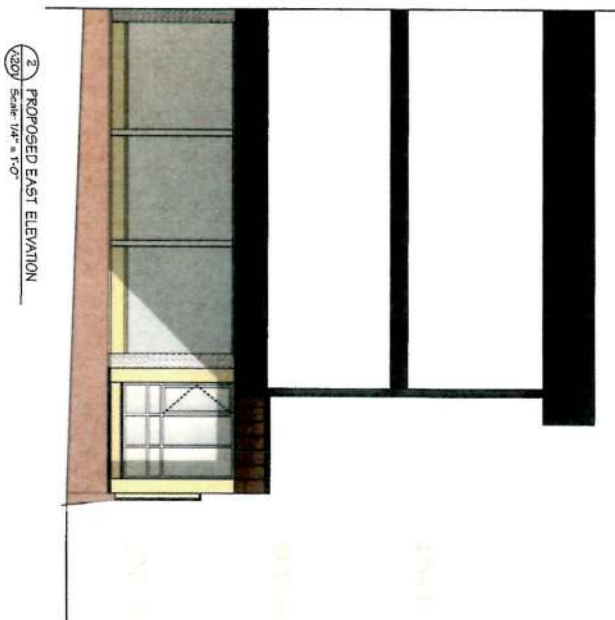
**CAPITAL CITY  
 CENTRE HOTEL**  
 1001 DOUGLAS STREET  
 VICTORIA, BRITISH COLUMBIA

EXISTING  
 ELEVATIONS & SECTIONS

DATE	PROJECT NO.	PROJECT NAME
1/1/14	1001	CAPITAL CITY CENTRE HOTEL

Received  
 City of Victoria  
 DEC 15 2014  
 Planning & Development Services Division





bioactive plant products (presented by Dr. George N. Sotiropoulos, University of Athens, Greece, p. 27). Dr. Sotiropoulos presented with the paper on the anti-inflammatory effect of the polyphenolic compound, Resveratrol, on various inflammatory genes and cytokines (p. 28).

NET FOR CONDUCTING

- MATERIAL LEGEND:**
- ① An empty container is required
  - ② A small container is required
  - ③ A large container is required
  - ④ Not for the kitchen
  - ⑤ An outdoor use only

Ref	Year	Country	Study design
1	2002	USA	Case-control
2	2003	USA	Case-control
3	2004	USA	Case-control
4	2005	USA	Case-control
5	2006	USA	Case-control
6	2007	USA	Case-control
7	2008	USA	Case-control
8	2009	USA	Case-control
9	2010	USA	Case-control
10	2011	USA	Case-control
11	2012	USA	Case-control
12	2013	USA	Case-control
13	2014	USA	Case-control
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[illegible]

**CAPITAL CITY  
CENTRE HOTEL**  
1961 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

### PROPOSED ELEVATIONS & SECTIONS

[illegible]

Planning, Policy, and Department  
Development and Services Division

DEC 15 2016