



## Planning and Land Use Committee Report For the Meeting of January 29, 2015

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**To:** Planning and Land Use Committee  
**From:** Lucina Baryluk, Senior Process Planner  
**Date:** January 15, 2015  
**Subject:** Development Permit with Variances Application #000244 for 2560 Quadra 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 and after the Public Hearing for Rezoning Application #00459, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Permit Application #000382 for 2560 Quadra Street, in accordance with:

1. Plans date stamped October 21, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for Schedule C, total number of parking stalls reduced from 25 to 10, with no provision for visitor parking.
3. Review by Advisory Design Panel.
4. Developer to provide written confirmation from Victoria Car Share Cooperative that 18 memberships be secured for the project to the satisfaction of the Assistant Director of Development Services.
5. Final plans to the satisfaction of the Director of Engineering and Public Works for any works within the Statutory Right-of-Way.
6. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director of Development Services."

### 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, 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 Application for the property located at 2560 Quadra Street. The proposal is construct a four-storey, 18-unit residential and ground floor commercial building. The variance is related to a relaxation of the off-street vehicle parking requirements.

The following points were considered in assessing this Application:

- The subject property is within Development Permit Area 5, Large Urban Villages, Quadra Village. The applicable guidelines are the Quadra Village Design Guidelines. The proposal is generally consistent with these Design Guidelines.
- The *Hillside-Quadra Neighbourhood Plan* stipulates a residential component in any redevelopment and also encourages the continuity of the street front without blank walls or garage entrances. This development satisfies both these objectives.
- A parking variance is required to reduce the required number of off-site parking stalls from 25 to 10 stalls. The applicant has provided a Parking Demand Study (attached) supporting the parking variance. The parking reduction is supportable based on the findings of the consultant and the applicant has agreed to provide a Car Share membership for each residential unit.

## BACKGROUND

### Description of Proposal

The proposal is for a mixed use building within Quadra Village. Specific details include:

- a four-storey building with a maximum height of 15.07m
- vehicular access from the lane
- vehicle parking for 10 cars on the ground floor under the building, accessed from the lane
- the main building cladding material is fiber cement siding, with a change of colours, which defines the commercial component by a darker base
- the front elevation also creates architectural interest with different window placement and wrap-around balconies
- the north elevation has an open staircase required for fire access
- landscaping is proposed along the Quadra Street frontage to define the commercial space, and a landscape area (two trees and shrubs) is proposed along the north elevation.

### Sustainability Features

As indicated in the applicant's letter dated December 5, 2014, the following sustainability features are associated with this application:

- stormwater treatment swale for run-off from the roof and parking
- ENERGY STAR appliances
- recycling 35% of construction materials
- sourcing 35% of construction materials within 500km
- diverting 70% of construction waste from landfill
- choice of green materials (paints, carpets, glazing)

- one electric vehicle charging station
- providing tenant bike storage on each floor adjacent to the unit entrance.

## Data Table

The data table is provided in the Rezoning Application Report for this proposal.

## Relevant History

On November 24, 2011, Council approved a Development Permit for this site. The previously approved Development Permit was for 17 residential units with ground floor commercial. The four-storey building did not require a rezoning as the density provisions of the current zoning (Quadra Village District) were not exceeded. However, this previously approved Development Permit has expired and the new proposal differs from the previous application. The minutes of the previous approval are provided in the attachments for Council's information.

It is also relevant to note that in the interim the new *Official Community Plan* has been adopted. However, the applicable design guidelines (Quadra Street Design Guidelines) remain the same.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the Development Permit and Rezoning Applications were referred to the Hillside-Quadra Neighbourhood Action Group. A letter dated July 1, 2014 is attached to the Rezoning Application Report.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 5, Large Urban Village. The specific guidelines that apply to the area are the *Quadra Street Design Guidelines*. Council approval is required for exterior design, finish and landscaping of new developments, as the subject property is within a revitalization area.

The architect has provided a drawing showing the evolution of the project from the previous proposal to the current proposal. The drawing shows the design response to the feedback from the community and staff.

The *Quadra Village Design Guidelines* encourage infill and continuity of street frontage. This project meets this objective by fully developing the frontage, without parking stalls or parking drive aisles, thus eliminating conflicts with pedestrian activity along Quadra Street. In addition, the Quadra Street frontage with commercial space and the entrance to the residential units will be attractive to pedestrians and provide for an active pedestrian environment. The landscaping and potential for an outdoor seating area provides a visual definition of the outdoor commercial space. The applicant has provided a drawing showing details of the street elevation.

The Guidelines encourage terracing back of upper floors. The intent is to achieve a built form that is human scale by mitigating perceived building mass at upper levels. While the building does not totally achieve this objective, the building articulation, change of building color and window details serve to break up the façade and create visual interest. The inclusion of balconies along the front façade also adds to the interest to this elevation in addition to providing usable open space for the building occupants.

## Hillside-Quadra Neighbourhood Plan

The *Hillside-Quadra Neighbourhood Plan* stipulates a residential component in any redevelopment and also encourages the continuity of the street front without blank walls or garage entrances. This development satisfies both these objectives.

### Regulatory Considerations – Zoning Regulation Bylaw

The required off-street parking for the 18 residential units and the commercial space is 25 stalls, and 10 stalls are proposed. The magnitude of the parking variance was similar for the previous proposal and was supported as there was significant participation in the Victoria Car Share Cooperative (membership for all units, vehicle purchase and marketing participation).

The applicant has scaled back Car Share participation to providing memberships for all units, and provided a Parking Demand Study (attached) to support the parking variance. Staff have found the data supporting the parking variance acceptable, and are supportive of this variance request.

### Other Considerations

As a significant redevelopment within Quadra Village, it is appropriate that this application be reviewed by the Advisory Design Panel.

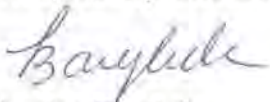
### CONCLUSIONS

The continuous building frontage along Quadra Street will create an active pedestrian environment, with visible access to both the entrance to the residential units and the commercial component. The proposal generally complies with the directions provided in the *Quadra Street Design Guidelines*. As the applicant is proposing to provide membership for each residential unit, and has supported the request for a parking variance with a Parking Demand Study, the parking variance is supportable. Staff recommend to Council that this application proceed, subject to referral to the Advisory Design Panel.

### ALTERNATE MOTION

That Council decline Development Permit Application #000382 for the property located at 2560 Quadra Street. (Note: If the Rezoning Application is declined, the Development Permit Application does not proceed.)

Respectfully submitted,



Lucina Baryluk  
Senior Process Planner  
Development Services Division



Alison Meyer  
Assistant Director  
Development Services Division

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

January 20, 2014

LB:aw

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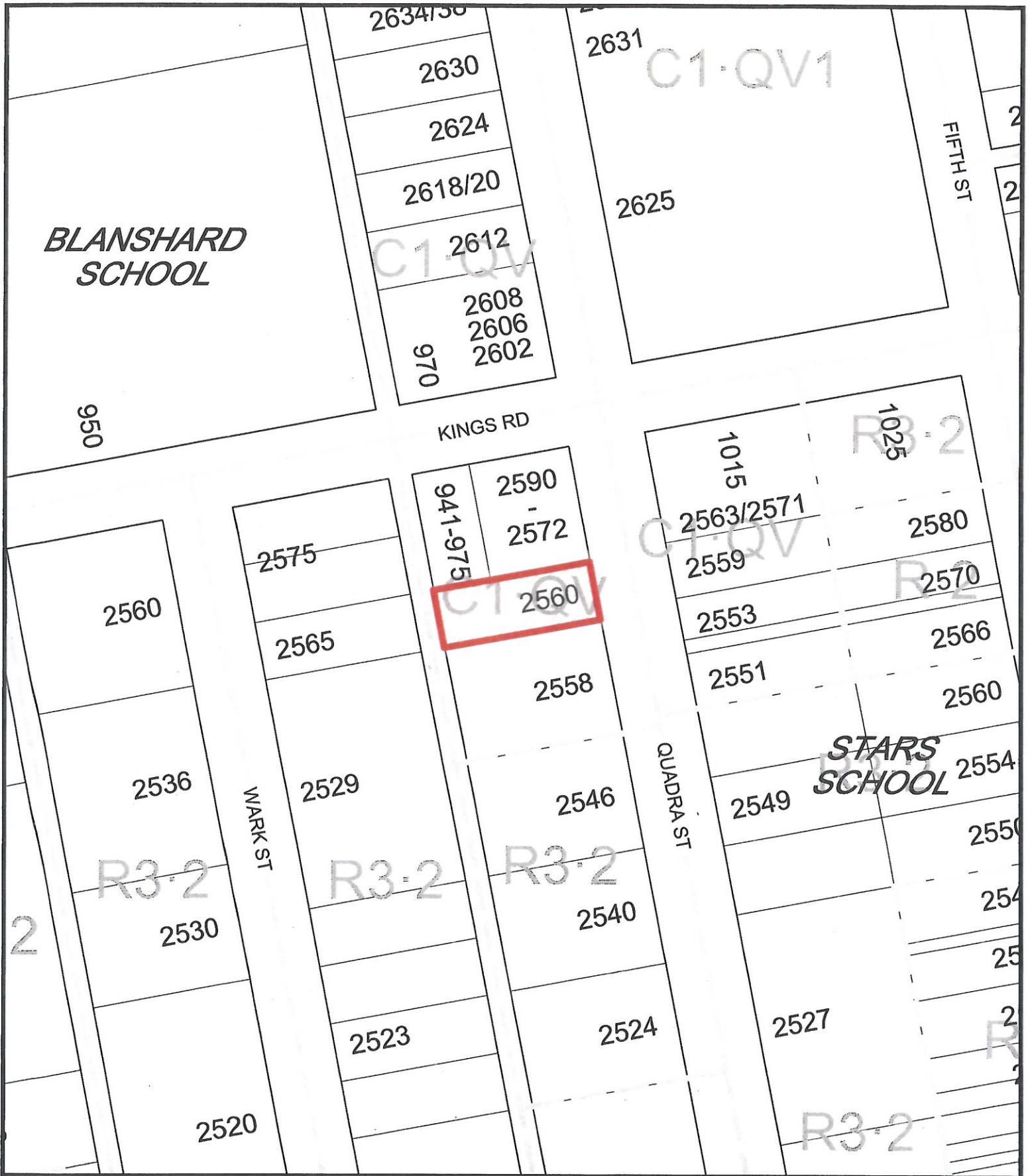
## List of Attachments

- Air photo
- Subject property map
- Council minutes of November 24, 2011
- Adept Transportation Solutions, Parking Demand Study
- Development Permit Plans submission dated October 21, 2014.



2560 Quadra Street  
Development Permit #000382





2560 Quadra Street  
 Development Permit #000382



**Development Permit Application No. 000244 for property known as 2560 Quadra Street**

**1. Development Permit No. 000244**

The City of Victoria will be considering the issuance of a development permit for the land known as 2560 Quadra Street in Development Permit Area No. 28 for the purpose of varying certain requirements of the Zoning Regulation Bylaw, namely by reducing the required distance (setback requirements) for the building from the front and south side property lines and reducing the number of required parking stalls and parking lot landscaping.

The land is subject to the objectives and guidelines for Development Permit Area 28, Quadra Village, as set out in the City's *Official Community Plan Bylaw*.

Legal Description of the Land: Lot 161, Block 10, Section 4, Victoria District, Plan 132

*Mayor Fortin opened the public hearing at 9:25 p.m.*

*Councillor Hunter returned to the meeting at 9:26 p.m.*

Curtis Myles (Architect): In speaking to the spirit of the project, Quadra is a novel place full of all sorts of architectural fabric. They toured around the area to find out what kind of building would fit in. This was a small piece of land and to get to this project, it required a review of the parking as required for the proposed units. The good news is that the Quadra neighbourhood association was delighted to see something happen here, but they can't satisfy the parking requirement and make the project viable. The maximum amount of parking on this site with the 17 small, affordable units was 11 cars and with these small units, people likely won't want a car. Also, it is one of the highest transportation corridors in the city so that is another reason why they can justify the proposal for less car stalls. Another part of this project was working with staff and knotting together the architectural fabric of the project to ensure the continuity of the street frontage. One of the variances was to ensure the commercial form went from one side of the project to another, which will provide a pedestrian friendly and quaint aspect to it. He also described aspects of the corridors to the north and south of the development.

*Councillor Young asked what the setback on the north side of the building was.*

Curtis Myles: The setback is zero.

*Councillor Young asked about the open corridor and if a building of similar height was built on the lot to the north, would that corridor become closed?*

Curtis Myles: On the north side they are not permitted a zero setback. If there was a new development on that side, because this project is at zero, they would have to adapt to the bylaw. This is zoned residential so it would be a lower density.

*Councillor Lucas noted that parking is mentioned a lot in this report and staff suggests it isn't a problem. Has the agreement with Victoria car share been confirmed?*

Curtis Myles: Yes, the agreement has been confirmed.

*Councillor Lucas noted that Council passed a motion putting a priority on co-ops in all City parking spaces. He also asked about the site drawings that show Starbucks at the commercial location and if this was a confirmed business?*

Curtis Myles: No, that drawing was used to identify what could be there.

Keith Davis (Wark Street): He said he supports this development as the neighbourhood needs it. Quadra village has had its ups and downs and it is a perfect project and a step in the right direction.

*Mayor Fortin closed the public hearing at 9:36 p.m.*



2. **Motion – Approve Development Permit No. 000244**

It was moved by Councillor Lucas, seconded by Councillor Luton, that Council authorize the issuance of Development Permit in accordance with:

1. Plans stamped "Development Permit Application # 000244" dated September 6, 2011.
2. Development meeting all Zoning Regulation Bylaw requirements, except for:
  - a. Section 4.52.4.a – Quadra Street setback for third and fourth floors relaxed from 6.0 m to 3.3 m for balcony projection;
  - b. Section 4.52.6.b – side yard setback (south) relaxed from 3.4 m to nil for ground floor commercial and 2.71 m for residential;
  - c. For Schedule C, Off Street Parking Requirements:
    - i. Parking requirement relaxed from 1.4 stalls per dwelling unit (24 stalls) to 0.64 per unit (11 stalls) for a maximum 17 units,
    - ii. Parking requirement for commercial use relaxed from 1 parking stall to nil for a maximum of 75 m<sup>2</sup> of commercial floor area,
    - iii. Visitor parking relaxed from 1 parking stall to nil,
    - iv. Surface parking landscape strip (south) relaxed from 0.6 m to nil.

*Councillor Lucas said the extension of retail on this side of the street is exciting but he is a bit disappointed that Council has in a way blocked retail on the other side of the street, which is now residential. There are a lot of concerns and complaints about parking restrictions getting in the way of development so he is pleased to see that Council is open to looking at transportation corridors allowing a reduction in parking. He is concerned about meeting the minimum requirement for bike parking because in Quadra Village there is a dearth of bike parking and it might be worth considering doubling the bike parking. This development will be a great contribution to the neighbourhood in general and will bring life and energy to that street.*

*Councillor Luton said this is an encouraging development and he would always support housing more than shelter for cars. It would also be good to look at increasing the class one parking for bikes within the building to meet some of the demand as people shift from vehicles to bikes.*

*Councillor Thornton-Joe said she will support the application and she thanked the proponent for naming the building after Harry Seto.*

*Councillor Coleman noted the evolutions of neighbourhoods and it wasn't that far back when Quadra Hillside had nicknames that were not appreciated. This is a good trend line and he recognized the contribution of the neighbourhood action group. Looking at all the letters from this group and interpreting what they want has meant many iterations but it makes it easier to make a decision and support this application.*

*Councillor Alto noted that the planning committee was supportive of the car share agreement which ensures their comfort for a reduction in parking and is of note for future proponents.*

Carried



**Adept Transportation Solutions**

PLANNING AND ENGINEERING

**2560 Quadra Street, Victoria, BC**

**PROPOSED RENTAL APARTMENT  
COMPLEX**

**Parking Demand Study In Support of  
Parking Variance Application**

**FINAL REPORT**

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Prepared for:

Carmague Properties Inc.

Date:

August 28, 2014

Prepared by:

Adept Transportation Solutions

A handwritten signature in black ink, appearing to read "W. Gibson", written over a horizontal line.

W. Wayne Gibson, CTech, Principal  
Senior Transportation Technician

## BACKGROUND

Camargue Properties Inc. engaged Adept Transportation Solutions (Adept) to undertake an analysis of off-street parking demand for the proposed redevelopment of 2560 Quadra Street, in the City of Victoria, BC. The intent of the study was to determine an appropriate off-street parking supply for the proposed rental apartment component of the building.

In 2011, under a similar application, the existing single-family home site was granted a rezoning for a Strata Residential building with 17 units consisting of - 9 bachelors @ 360 ft<sup>2</sup> / 3 - 1 Br. @ 650 ft<sup>2</sup> and 5 - 2 Br. @ 750 ft<sup>2</sup> with commercial uses on the ground floor. The permit was approved by the City with 11 surface stalls for the residential component under the building (a rate of 0.65 stalls per unit) and involvement of the Car Share Co Op along with other TDM measures; however, the project was not constructed.

At this time, the application at 2560 Quadra Street proposes a four-storey building with commercial space on the main floor and 18 rental apartment units above. It will include a mix of 9 - bachelor units under 450 ft<sup>2</sup> and 9 - 2 bedroom units above 750 ft<sup>2</sup>. The commercial space is approx. 655ft<sup>2</sup>. It is proposed that 10 off-street parking spaces be provided as shown on the attached Site Plan.

To advance the project at this time, a new development permit is being sought along with a revised parking variance.

The site location is depicted in the following Area Plan illustrated in **Exhibit 1**.

### Exhibit 1: Area Plan with Site Location



In order to assess the actual parking demand for this specific land use, Adept Transportation Solutions carried out research related to parking demand for adjacent rental apartments and has analyzed the infrastructure available to support alternative mode of travel. Our findings are described in the following sections.

## EXISTING CONDITIONS

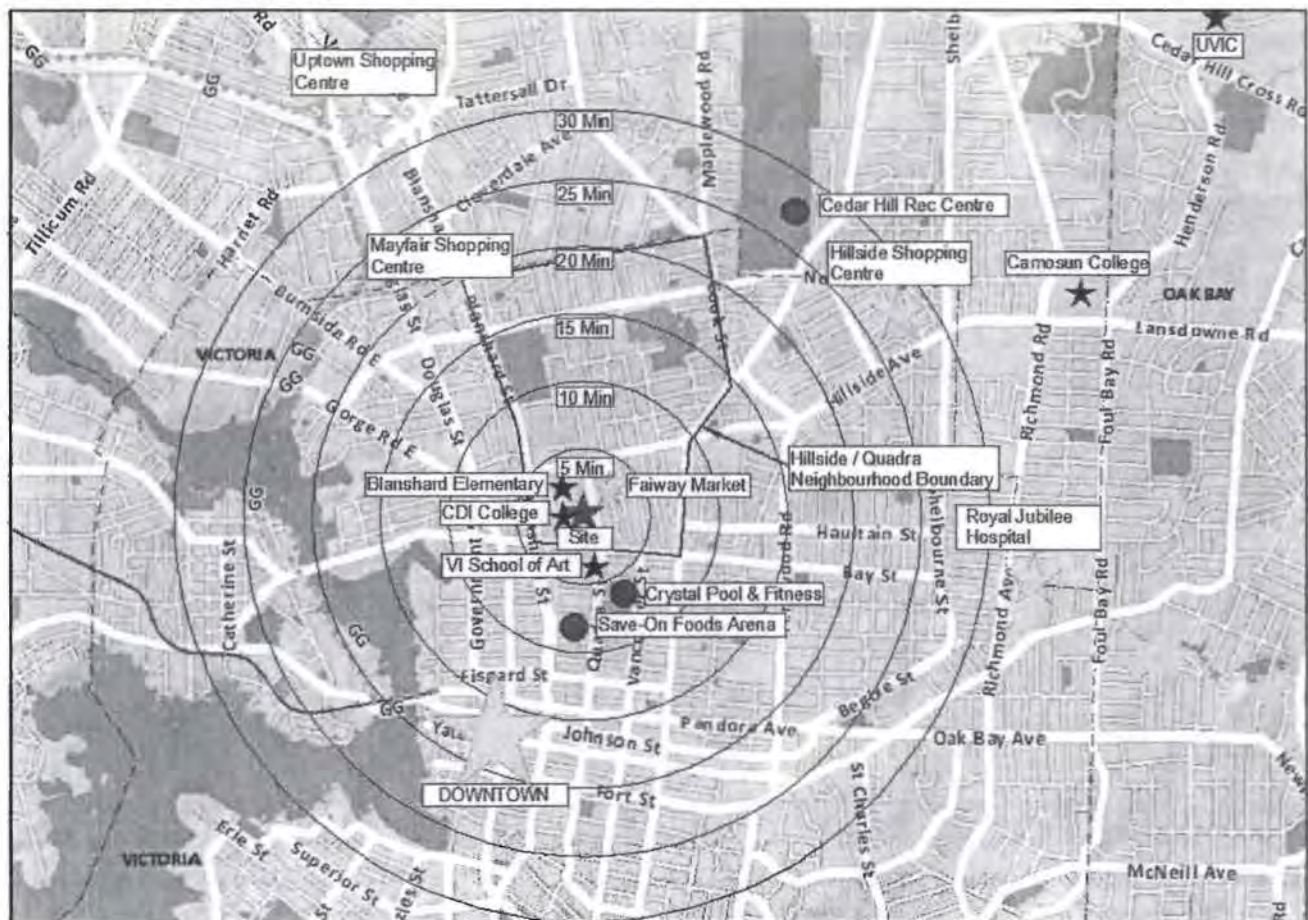
### WALKING:

The Hillside – Quadra neighbourhood is extremely walkable as it is served by the commercial centre at the intersection of Hillside Avenue and Quadra Street known as Quadra Village. Quadra Village provides a mix of retail, service and small office facilities.

The location of the subject development site is also within close proximity to excellent transit services for longer trips. In this mature neighbourhood, infrastructure to accommodate pedestrians is already in place. There are existing concrete sidewalks along both sides of the roads in the vicinity of the site, along with controlled crossings at major intersections.

The following **Exhibit 2 – Walkability Map** shows the approximate walk distance and times for up to a 30 minute one-way walk trip. Major destinations are also identified. For this estimate, an average walk speed was assumed at 1.2 m/s.

**Exhibit 2: Walkability Map**



**CYCLING:**

Victoria, the "Cycling Capital of Canada" has a mild climate most of the year, moderate topography, and most of the population in the region is located within 6 km of the downtown, which is an ideal range for attracting cyclists.

Cycling is one of the most sustainable modes of transportation and displacement of auto trips by cycling helps to reduce traffic congestion and reduces noxious emissions. The main market segment for journey-to-work trips by bicycle as the primary mode of transportation are less than 8km in length. Cycling can be combined with other travel modes, such as transit.

The following Exhibit 3 - Victoria, Oak Bay & Saanich Cycling Network illustrates the City of Victoria, District of Oak Bay and connecting District of Saanich bikeway networks. The proposed development is located a short distance between two major existing north / south bikeway routes (Blanshard Street and Vancouver Street) and the proposed east / west Bay Street route and is approximately 1 kilometre from the downtown core.

**Exhibit 3: Victoria, Oak Bay & Saanich Cycling Networks**



Bicycle travel distance estimates from the subject development site are shown. These are estimates based on a 10km/h bicycle travel speed and are for illustrative purposes only as there can be a large variation in cyclist travel speed based on trip purpose and rider ability.

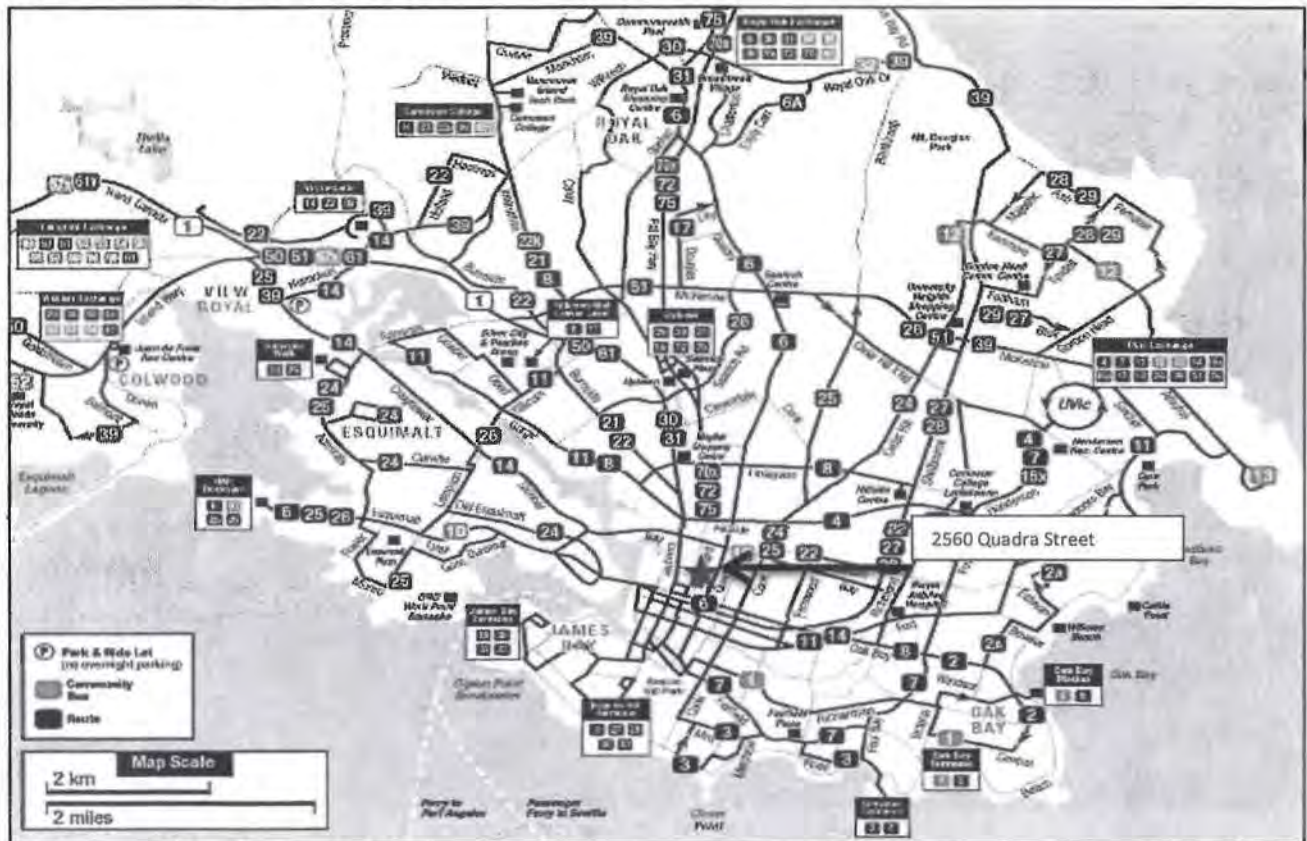
**TRANSIT:**

Convenient Transit service with excellent headways is provided along Quadra Street as well as Hillside Avenue which is one block north of the subject site.

Route #6 travels along Quadra Street with sheltered bus stops approximately 100m north of the site. Route #6 operates on 15 minute headways or better for the majority of the day and connects the site to HMCS Dockyard to the southwest via the downtown core as well as to the Royal Oak Exchange to the north. Route #4 operates along Hillside Avenue, which is approximately 260m north of the site, with very short headways and connects Downtown Victoria to Camosun College's Lansdowne Campus and beyond to UVIC via the Quadra Village and Hillside Town Centre areas.

A transit map is provided in Exhibit 4 for reference to the proximity of the site to the transit network.

Exhibit 4: Transit Routes near the Site



## ANALYSIS

### 2011 CRD HOUSEHOLD ORIGIN-DESTINATION SURVEY

According to the 2011 CRD Household OD Survey<sup>1</sup>, conducted by R.A. Malatest & Associates Ltd., the subject site is within the "District 6 - Victoria North" study area. As can be seen in the excerpt below, this area has 14,233 households. The total estimated vehicle ownership within the district is 16,554 which translates to a vehicle ownership rate of 1.16 vehicles per household and a rate of 0.57 vehicles per person. In contrast, the region as a whole has a vehicle ownership rate of 1.63 vehicles per household. The average household vehicle ownership rates for the survey study areas are shown in Table 1 below.

**Table 1: CRD 2011 Household O-D Survey - Vehicle Ownership Rates per Household by District**

Sidney	North Saanich	C. Saanich	Downtown	Victoria South	Victoria North	Saanich North	Saanich East	Saanich West	Oak Bay	Esquimalt	View Royal	Highlands	Langford	Colwood	Metchosin	Sooke
1.5	2.17	1.93	0.77	1.06	1.16	2.08	1.52	1.82	1.57	1.36	1.69	2.73	1.96	1.99	2.2	1.92

### District 6 - Victoria North

#### Demographic Characteristics

Population	29,167	Actively Travelled	24,589
Employed Population	16,181	Number of Vehicles	16,554
Households	14,233	Area (ha)	774
Jobs in District	20,188		

Occupation	Male	Female	Total	%
Status (age 11+)				
Full Time Employed	6,522	5,439	11,961	45%
Part Time Employed	1,468	2,752	4,220	16%
Student	1,913	2,559	4,472	17%
Retiree	2,383	2,891	5,274	20%
Homemaker	47	292	339	1%
Other	1,141	893	2,033	8%
Total	12,727	13,939	26,666	100%

Traveller Characteristics	Male	Female	Total
Licensed Drivers	9,688	10,774	20,462
Trips made by residents			84,925



Selected Indicators	Total
Daily Trips per Person (age 11+)	2.91
Vehicles per Person	0.57
Number of Persons per Household	2.05
Daily Trips per Household	5.97
Vehicles per Household	1.16
Workers per Household	1.14
Population Density (Pop/ha)	37.68
Employment Density (Jobs/ha)	26.08
Jobs per Person	0.69

Household Size	Total	%
1 person	9,913	42%
2 persons	5,050	35%
3 persons	1,823	13%
4+ persons	1,446	10%
Total	14,233	100%

Households by Vehicle Availability	Total	%
0 vehicles	2587	18%
1 vehicle	7684	55%
2 vehicles	2983	21%
3+ vehicles	779	5%
Total	14,233	100%

As the Victoria North District covers a broad area with different neighbourhood characteristics, more detailed analysis of the Quadra Village parking trends was undertaken and is described in the following pages.

<sup>1</sup> <https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/transportation/crd-od-survey-dailytravelcharacteristicsreportfinal.pdf?sfvrsn=2>

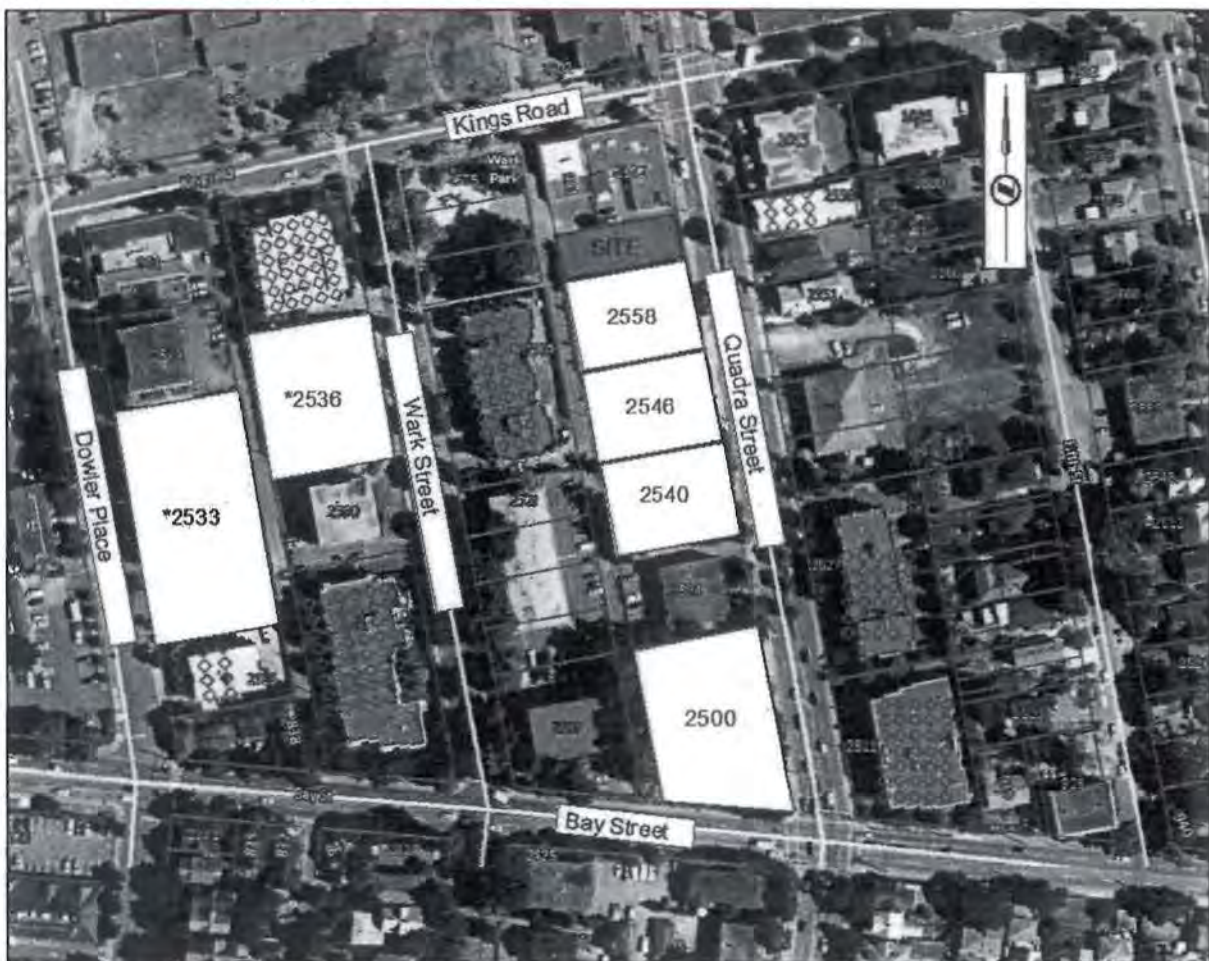
**CITY OF VICTORIA OFF-STREET PARKING BYLAW**

The parking section of the City of Victoria Zoning Regulation Bylaw for the subject site’s R3-2 zone stipulates an off-street parking requirement of 1.4 spaces per multiple (rental) dwelling unit of which 10% of the parking supply must be assigned for visitors. Under this scenario, the proposed development would require 25 off-street parking spaces.

**TENANT PARKING DEMAND FOR ADJACENT RENTAL APARTMENTS IN SUBJECT QUADRA VILLAGE AREA**

As Adept has done in numerous other ‘parking demand’ studies, in order to better understand the existing parking trends of similar nearby rental apartment complexes, ICBC was requested to undertake a vehicle ownership search for rental apartments relative to this study along the block of Quadra Street. The results are effective as of February 28, 2014. Exhibit 5 shows the locations of the subject development site and the other 4 rental complexes analyzed as being pertinent to this study, as listed on Table 2. The other two sites marked with an asterisk were analyzed through property management surveys and are discussed in the next section.

**Exhibit 5: Pertinent Study Apartment Complexes**





**Table 2** summarizes the results of our requested ICBC search of actively insured vehicles by address as of February 28, 2014, relative to this study.

**Table 2: ICBC Vehicle Registration Data Demand for Rental Apartments Directly Adjacent to Subject Site**

Postal Code	Address	No. of Rental Suites	Registered Tenant Vehicles	Ownership Rate	Parking Supply / Rate (spaces per unit)
V8R 4N4	2540 Quadra Street	22	11	0.50	18 / 0.82
V8R 4N4	2546 Quadra Street	21	10	0.48	18 / 0.86
V8R 4N4	2558 Quadra Street	20	5	0.25	11 / 0.55
V8R 4N4	2500 Quadra Street	26	19	0.73	32 / 1.23

As shown in the ICBC data, the four surveyed apartment complexes (containing a total of 89 rental apartment units) has a resident-tenant vehicle ownership rate of 0.51 vehicles per suite. Excluding the 2558 Quadra site (since it is a greater Victoria Housing Society building), results in an average resident vehicle ownership rate of 0.58 vehicles per suite for the 3 standard rental apartment complexes.

**\*ADDITIONAL PROPERTY MANAGEMENT SURVEYS**

During field reconnaissance, Adept staff had the opportunity to survey other adjacent rental buildings in more detail.

1. The apartment complex at 2533 Dowler Place contains 43 rental units with 56 surface parking stalls. Of these units, 3 are bachelor, 14 have 1 bedroom and 11 contain 2 bedrooms. According to the resident manager, none of the Bachelor unit residents owned vehicles, 11 of the 1 bedroom residents own a vehicle and all 11 of the 2 bedroom unit residents own one vehicle, for an overall demand of 22 spaces (0.51 vehicles per suite). At the time of this survey, 2 suites were vacant. Parking spaces are unbundled and are exclusive of the monthly rental rate. The cost for a dedicated parking space is an additional \$15/month for an uncovered space and \$25 for a covered space. Currently, the excess spaces are available and advertised for rental and 6 spaces are rented to non-residents. 2 spaces have been reclaimed to accommodate refuse/recycling containers. The site provides a secure common bicycle storage room capable of accommodating 25 bicycles. The room is fully utilized.
2. The apartment complex at 2536 Wark Street contains 23 rental units and has 24 surface parking stalls. Of these units, 1 is a bachelor, 12 have 1 bedroom and 10 contain 2 bedrooms. Two of the 2 bedroom units were vacant at the time of the interview. According to the resident manager, only 5 residents own a vehicle. Approximately half of the tenants are students and use cycling and transit as their primary travel mode.

The compilation of this information is provided in **Table 3**. Please note that for these calculations, the vacant rental units were assumed to be occupied and have 1 vehicle.

**Table 3: Additional Off-Street Parking Utilization for Rental Apartments**

Address	# of units	Bach	1 Bdrm	2 Bdrm	Parking Supply	Parking Utilization / Rate (spaces per unit)
2533 Dowler Place	43	3	29	11	56	*24/0.56
2536 Wark Street	23	1	12	10	24	*7/0.30

Incorporating this additional data into the vehicle ownership calculation results in an average parking demand of 0.53 vehicles per rental suite in the vicinity of the proposed development.

**VISITOR PARKING**

Should there be any spill-over of visitor parking, there is ample on-street parking within walking distance available for visitors for all of the rental apartment complexes in the vicinity of the subject site along Kings Road and Wark Street as shown in Exhibit 6.

**Exhibit 6: Parking Availability Near the Site**



### **ON-STREET PARKING SUPPLY**

There is partially 'Time Restricted' (2 Hours, Monday-Saturday 8am-6pm) on-street parallel parking along the south side of this block of Kings Road. The same restriction applies to both Wark Street and Dowler Place. Along the Quadra Street frontage, 2hr daytime 'Time Restricted' parking is available with the exception of the periods of 7-9am and 4-6pm Monday - Friday.

### **BICYCLE PARKING**

The project should provide secure "Class 1" bicycle parking spaces at a rate of 2 per unit as well as "Class 2" six-bike parking racks at each building entrance. The proposed Class 1 parking supply is double the current bylaw requirement, but is deemed more practical in this specific area based on our study findings.

## **CONCLUSIONS**

The current City of Victoria off-street parking bylaw for the subject site does not recognize the important effect that location has in a reduced 'parking demand' rate for apartments in this specific area. The Bylaw does provide some recognition of reduced parking requirements based on 'site location' and specific land-use in many of their zones.

In conjunction with the site being well serviced by walking, cycling and transit infrastructure, local amenities, and the relative proximity to the post-secondary educational facilities, the requested parking variance for this complex is warranted.

Based on the site location, neighbourhood amenities and our study findings, we suggest an appropriate rate for the subject development would be 0 spaces for Bachelor units, 1 space for each of the two bedroom units for a total supply of 9 spaces plus one space for the commercial use for a total of 10 spaces or a parking supply rate of 0.56 spaces per unit. The commercial unit parking stall should be made available to visitors outside of business hours.

Our recent project specific research findings have determined that a parking variance as per our recommendation is warranted for this project; a reduction in the current 1.4 stalls / per unit rate down to 0.56 stalls / per unit.

The justification for our recommended parking variance is as follows:

- compatibility with the City of Victoria and the CRD adopted strategies for encouraging travel modes other than the automobile;
- excellent public transit and pedestrian / cycling infrastructure;
- close proximity to all required amenities (i.e. grocery and other shopping, restaurants / cafes, and medical, including a major Hospital facility and pertinent post-secondary educational facilities);
- proximity to the downtown core area;
- the provision of double the bylaw requirement for secure bicycle storage lockers; and
- there is ample on-street parking available in the immediate vicinity of the site should there be any visitor parking overflow during peak visitor periods.



## RECOMMENDATIONS

In view of Adept's research, analysis and findings regarding the parking demand for this project, it is recommended that Council approve an off-street parking variance for this project from 1.4 spaces per unit down to 0.56 spaces per unit; a variance of 15 off-street parking spaces. That is, instead of the 25 (18 units X 1.4) spaces required under the current bylaw, that Council approve 10 (18 X 0.56) off-street parking spaces for this building permit application; a provision of 10 spaces for the 18 rental units and commercial use.

# URBANITÉ - Evolution of the Proposal

by Camargue Properties

1



2



CONTACT NEIGHBORS

- two OK, one concerned about apparent size
- reduce gray planes to show white frame



3



- step back top floor on Quadra / carry balcony across face
  - make ground floor commercial more visible
- C of V STAFF FEEDBACK

4



MEET COMMUNITY.  
LISTEN / CHANGE

- reduce FSR from 2.0 to 1.8
- remove 1 storey
- remove large walls from North face



## THE IDEA

- Quadra Village ideal location for new rental building.
  - Approved scheme had units that were too small / want bigger units not more units.
- OCP encourages densification of urban villages.

October 24, 2014

Civic Address :2560 Quadra  
 Legal Description: LOT 161,  
 BLOCK 10, SECTION 4,  
 VICTORIA, PLAN 132  
 Folio: 09661004  
 PID: 000-472-590

**Consultants:**

**Architect**  
 Eric Barker Architect Inc.  
 Xoslor Crespo (M-ABDC)  
 727 Pandora Ave.  
 Victoria, B.C.  
 VWB 1160  
 (250) 385-4504

**Landscape Architect**  
 Keith H Grant Landscape Architecture  
 Keith Grant BCLA  
 2274 Cranmore Rd  
 Victoria, B.C.  
 VBR 1223  
 (250) 588-7872

**PROJECT INFORMATION TABLE**

Zoning	C1-QV
Site Area	620.3 sm
Site Coverage	80.8 % (501.28 sm)
Total floor Area	1120.12 sm
Floor Space ratio	1.81
Height of Building	15.07 m
Number of Storeys	4

**BUILDING SETBACKS**

Front yard	3.20 m
Rear Yard	0.20 m
Side Yard (indicate which side)	0
Side Yard (indicate which side)	0
Combined Side yard	0

Open Site Space % 16.47 % (102.17 m2)

Parking stalls (number) on site	10
Bicycle parking	
Secured	37
Rack	6

**RESIDENTIAL USE DETAIL**

Total number of Units	18
Unit type, e.g. 1 bedroom	0
Unit type, e.g. 2 bedrooom	9
Unit type, Bachelor	9
Ground-oriented units	1 Commercial
Minimum Unit Floor Area	37.6 sm
Total residential floor area	984.75 sm

**UNIT BREAKDOWN**

unit	m2
201	37.63
202	40.17
203	39.74
204	70.25
205	70.71
206	73.99
301	37.63
302	40.17
303	39.74
304	70.25
305	70.71
306	73.99
401	37.63
402	40.17
403	39.74
404	70.25
405	70.71
406	61.27
<b>Subtotal</b>	<b>984.75</b>

L1 Commercial	60.89
L1 storage/Garbage/Elevator	55.49
L2 ,L3,L4 Bicycle Storage	18.99

**Total 1120.12**



1 Site Plan  
 No Scale



1 Photomontage from South East



2 Photomontage from North East

10/21/2014 11:32:39 AM

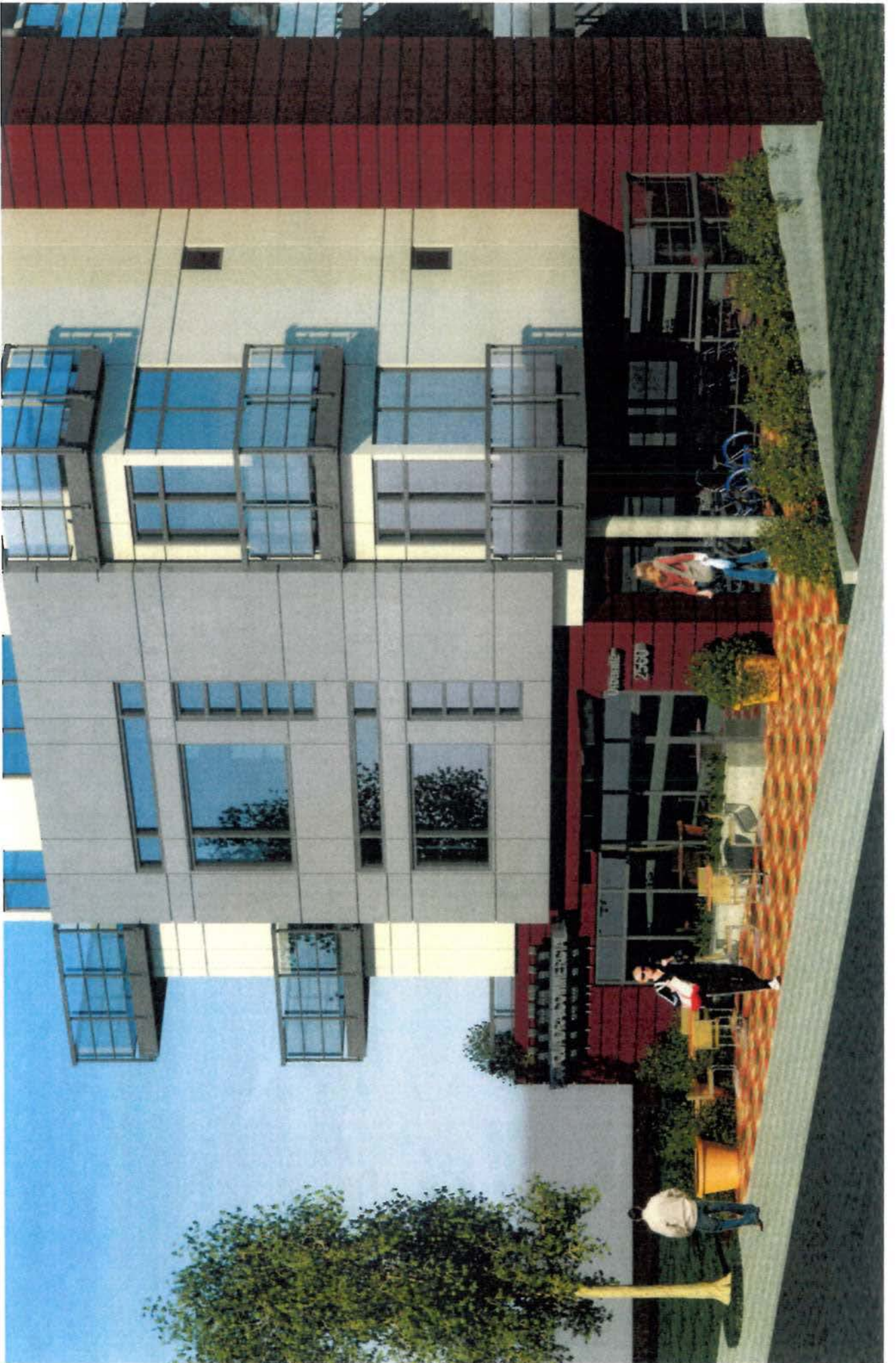
ERIC BARKER ARCHITECT INC.  
 727 PANDORA AVENUE, VICTORIA, B.C.  
 (250) 385-4504 Fax (250) 450-1160

Sheet Number	Sheet Name
A-0.0	Cover Sheet
A-0.1	3D View
A-0.2	Existing Survey
A-0.3	Site Plan
A-1.0	Site Plan
A-1.1	Plan Plans
A-1.2	Plan Plans
A-2.0	Section
A-2.1	Section
A-3.0	Section

Received  
 City of Victoria  
 OCT 21 2014  
 Planning & Development Department  
 Development Services Division

NOTE:  
 Ground plane development conceptual only  
 See landscape plan for detail

No.	Date	Description
1	10/21/2014	Development Permit / Rezoning application
Development Permit / Rezoning application		
Denux Group 2560 Quadra		
Cover Sheet		
Project number	111001	
Date	Oct 21, 2014	
Drawn by	Eric Barker	
Checked by	Chris Cripps	
A-0.0		
Scale	No Scale	





3 3D View from South East



4 3D View from North East



5 3D View from North West



6 3D View from South West

10/21/2014 11:34:00 AM  
  
**ERIC BARKER ARCHITECT INC.**  
 327 FINESTRA AVENUE, VICTORIA, B.C.  
 V8N 1A8

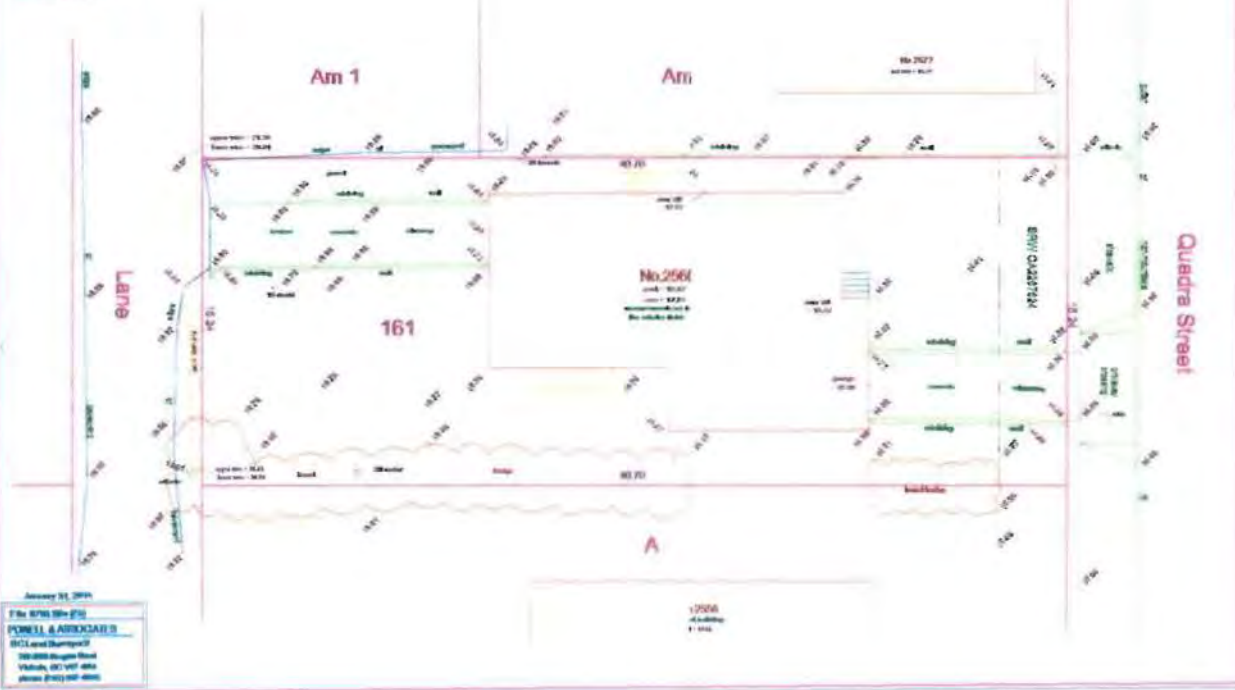
Received  
 City of Victoria  
 OCT 21 2014  
 Planning & Development Department  
 Development Services Division

No.	Date	Description
1	10/21/2014	Development Permit / Rezoning application
Denux Group 2560 Quadra		
3D Views		
Sheet number	213799	
Date	Oct 21, 2014	
Drawn by	Author	
Checked by	Checker	
A-0.1		
Rev		



**BC Land Surveyors SR  
2560 Quadra Str**

Legal - Lot 161, Block 10, Section  
Planed Identifier: 000-472-050  
Scale: 1:100  
All dimensions shown are in metres  
(The block length shown is 10' by 10')  
For dimensions see the certificate  
Total Area = 627 m<sup>2</sup>



January 31, 2014  
POMERAY & ASSOCIATES  
BC Land Surveyors  
100-1000 Douglas Road  
Victoria, BC V8W 4R6  
Phone: (250) 383-4888

2014/10/21 11:24:39 AM  
ERIC BARCEP ARCHITECT INC.  
1000-1000 DOUGLAS STREET, VICTORIA, BC  
V8W 4R6  
250-383-4888 Fax: 250-383-1234

Received  
City of Victoria  
OCT 21 2014  
Planning & Development Department  
Development Services Division

No.	Date	Description
1	2014/01/31	Development Permit / Rezoning application
2	2014/10/21	Development Permit / Rezoning application
3	2014/10/21	Development Permit / Rezoning application
4	2014/10/21	Development Permit / Rezoning application
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8	2014/10/21	Development Permit / Rezoning application
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98	2014/10/21	Development Permit / Rezoning application
99	2014/10/21	Development Permit / Rezoning application
100	2014/10/21	Development Permit / Rezoning application



1 Shadow Study Spring AM  
1:400



2 Shadow Study Spring Noon  
1:400



3 Shadow Study Spring PM  
1:400



4 Shadow Study Summer AM  
1:400



5 Shadow Study Summer Noon  
1:400



6 Shadow Study Summer PM  
1:400



7 Shadow Study Winter AM  
1:400



8 Shadow Study Winter Noon  
1:400

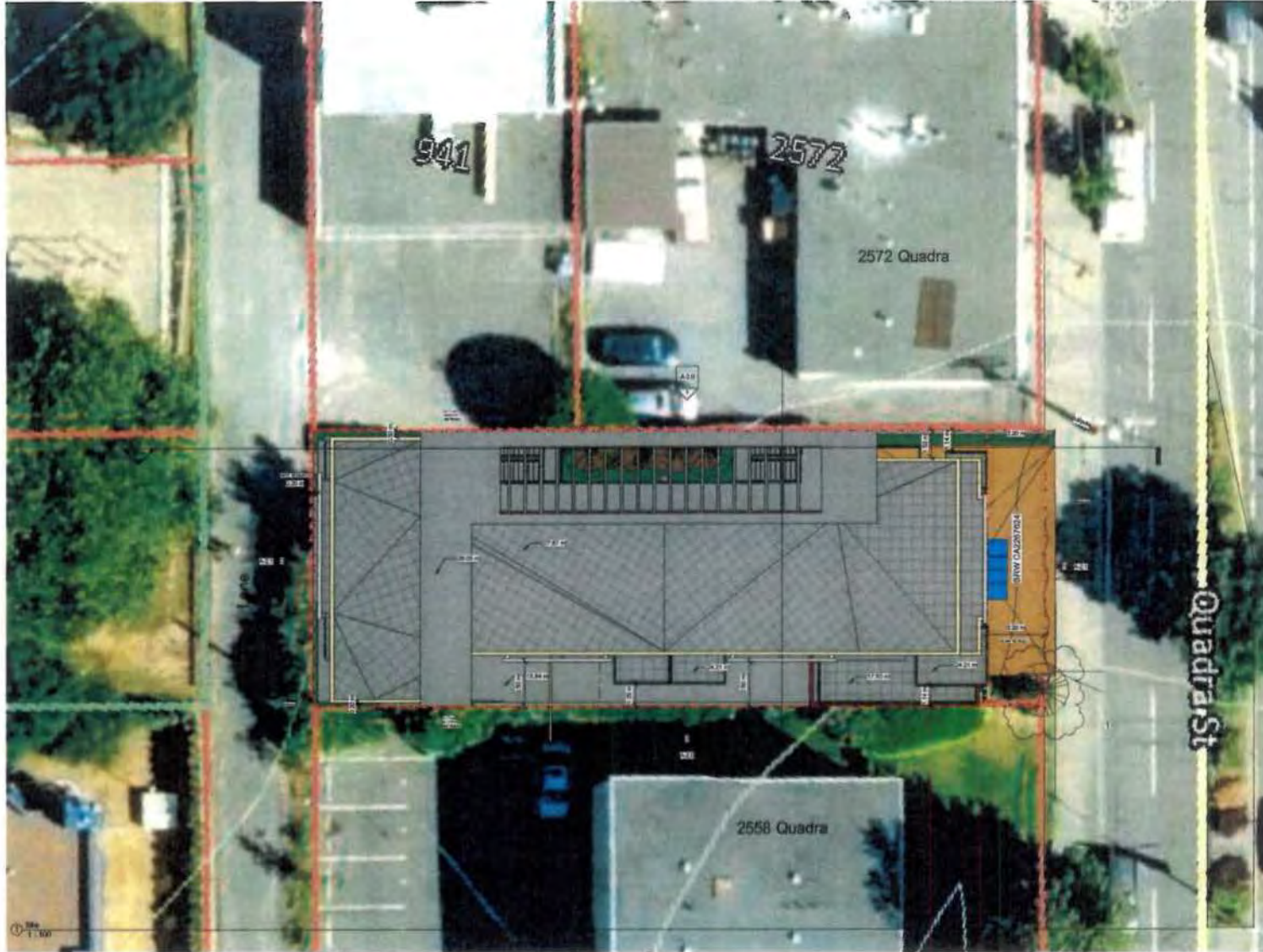


9 Shadow Study Winter PM  
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**ERIC BARKER** ARCHITECT Inc.  
 227 HAZELTON AVENUE, VICTORIA, B.C.  
 250.725.4525 Fax: 250.683.6141 1000 1000

Received  
 City of Victoria  
 OCT 21 2014  
 Planning & Development Department  
 Development Services Division

No.	Date	Description
1	10/23/2014	2560 Development Permit / Rezoning application
<b>Denux Group</b> <b>2560 Quadra</b>		
<b>Shadow Study</b>		
Print number	123790	
Date	OCT 21 2014	
Drawn by	Arbuz	
Checked by	Decker	
<b>A-0.3</b>		
Scale	1:400	



12/04/2014 11:07:27 AM

ERIC BARBER ARCHITECT INC.  
 227 FAUCON AVENUE, VICTORIA, B.C.  
 (250) 383-4555 Fax: (250) 383-1194

Legend:



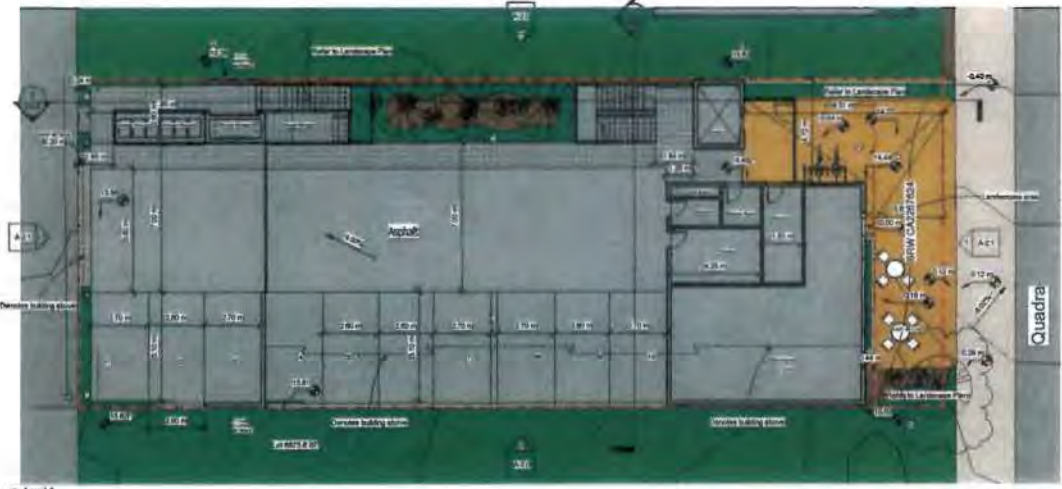
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1	12/04/2014	Prepared

Development Permit /  
 Rezoning application

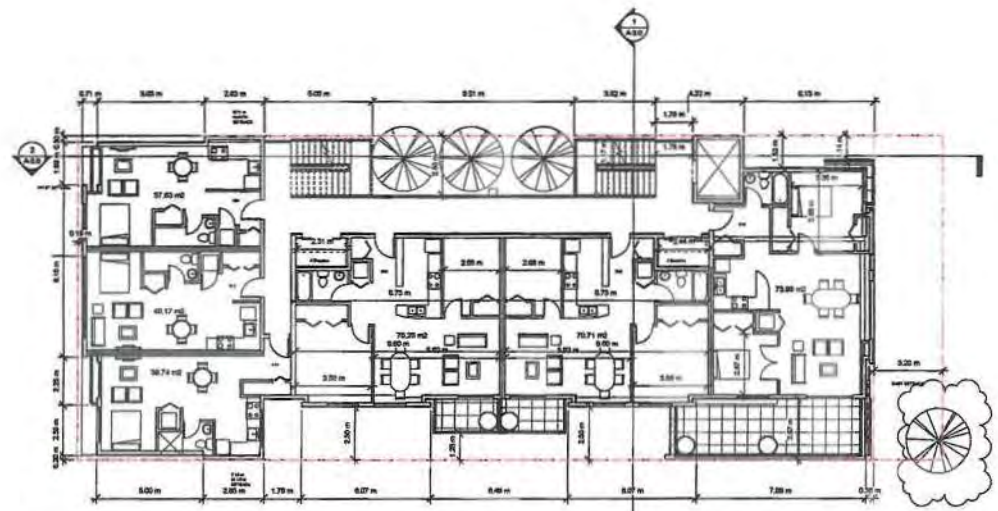
Denux Group  
 2560 Quadra

Site Plan

Project number	211901
Date	Dec 04, 2014
Drawn by	Zachary Cheng
Checked by	Cherise
Scale	A-1.0
	1:100



Level 1  
1:100



Level 2  
1:100

15/03/2014 10:28:39 AM

**ERIC BARKER ARCHITECT Inc.**  
 107 HANCOCK AVENUE, VICTORIA, B.C.  
 250-383-9255 Fax 250-383-1488

Legend:



Rev	Desc	By	Check
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2	Issue for		

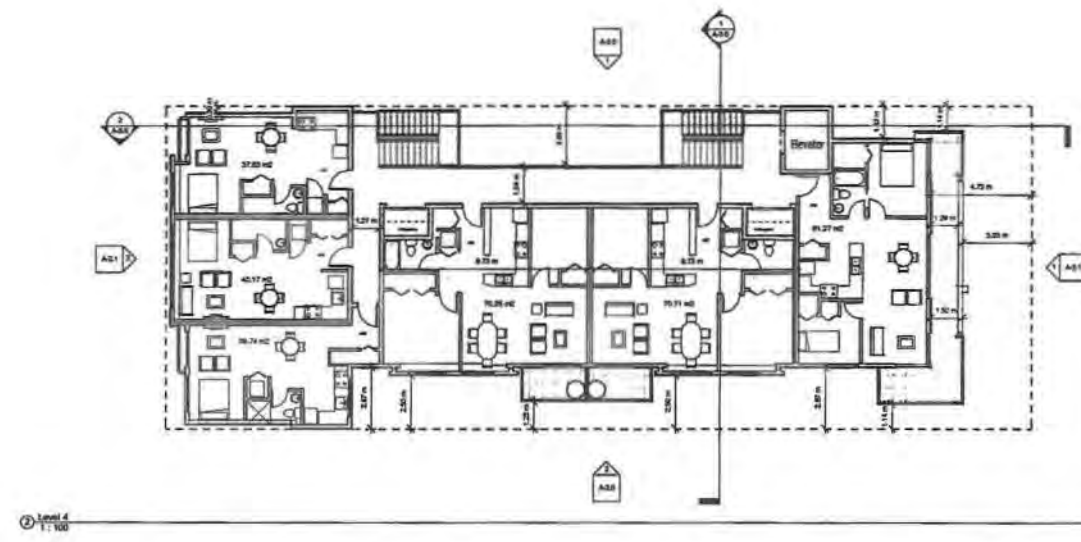
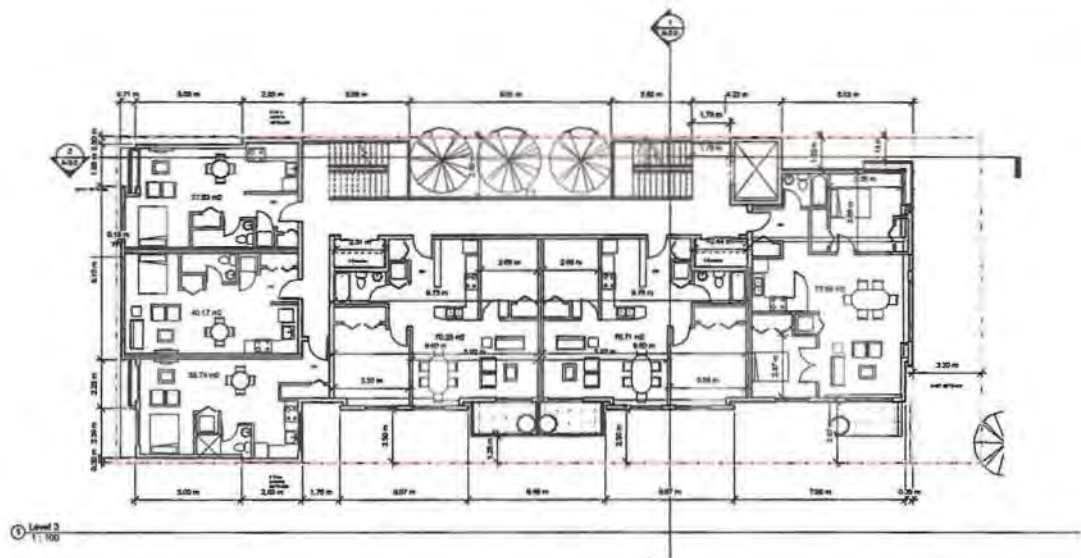
Development Permit /  
Rezoning application

Denux Group  
2560 Quadra

Floor Plans

Plot number: 22209  
 Date: Dec 04, 2014  
 Drawn by: Ian Cooper  
 Checked by: Charles

A-1.1  
 Scale: 1:100



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**ERIC BARCEP** ARCHITECT Inc.  
 807 HORTON AVENUE, VICTORIA, B.C.  
 250-759-2222 Fax: 250-466-1584 108

Received  
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 Planning & Development Department  
 Development Services Division

Legend:



No.	Scale	REVISION	Description
1			Development Permit / Rezoning application
Denux Group 2560 Quadra			
Floor Plans			
Drawn by:	217895		
Site:	08-21-2014		
Issue:	Issue		
Checked:	Checker		
A-1.2			
Scale:	1:100		



1 North  
1:100



2 South  
1:100

2013/2014 10.24.14 AM

ERIC SAREEP ARCHITECT INC.  
107 ANNECEN AVENUE VICTORIA B.C.  
250-383-9000 Fax 250-383-1000

Received  
City of Victoria  
OCT 21 2014  
Planning & Development Department  
Development Services Division

No.	Date	Revisions
1	2014.10.21	215209

Development Permit / Rezoning application

Denux Group  
2560 Quadra

Elevations

Project number: 215209  
Date: Oct 21, 2014  
Drawn by: Taylor Chapp  
Checked by: Chatter  
Scale: A-2.0  
Date: 1:100

REVISED 03-24-2014

ERIC BARKER ARCHITECT INC.  
 107 HANCOCK AVENUE, VICTORIA, B.C.  
 250.366.4300 Fax: 250.366.4301 1000 100



East  
1:100



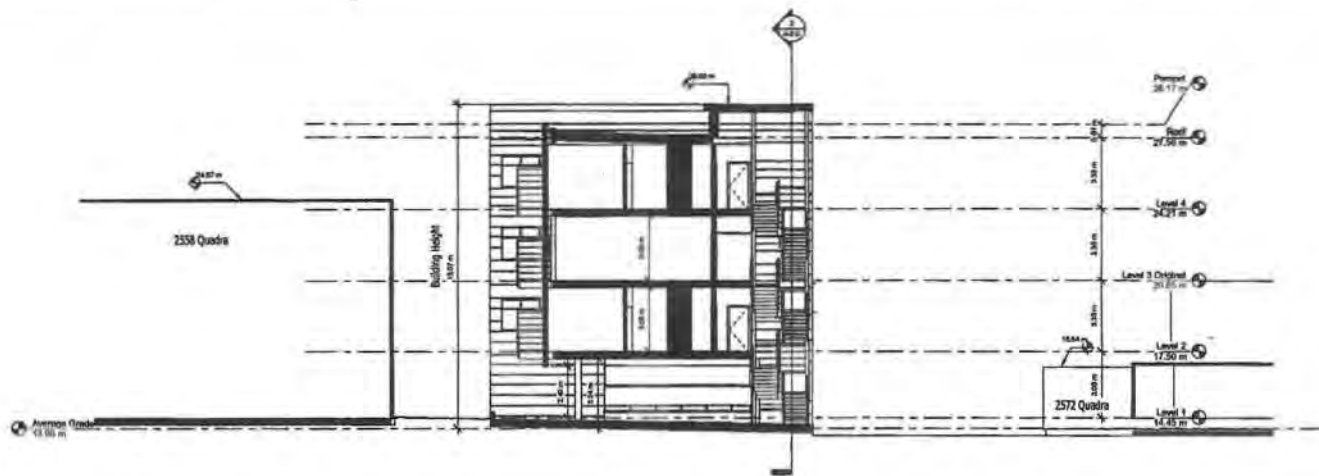
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Received  
 City of Victoria

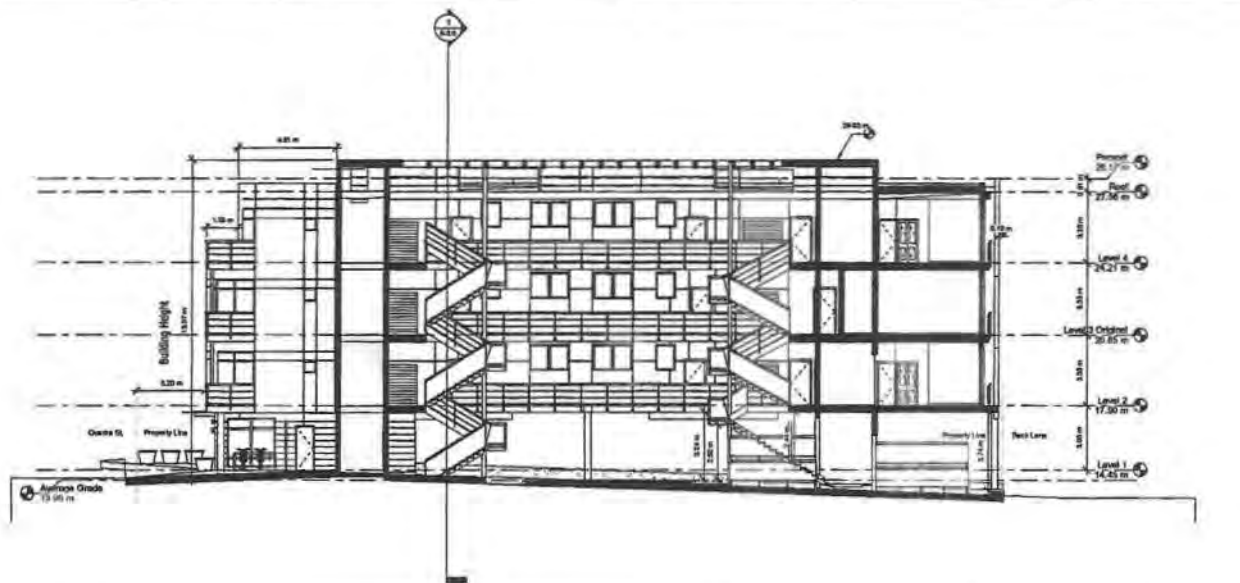
OCT 21 2014

Planning & Development Department  
 Development Services Division

Sheet No.	Revision	Description
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Development Permit / Rezoning application Denux Group 2560 Quadra Elevations		
Sheet number	11000	
Date	Oct 21, 2014	
Drawn by	Denux Group	
Checked by	Checker	
A-2.1		
Date	1:100	



① Section 1  
1:100



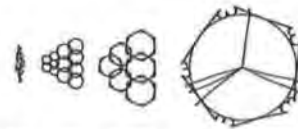
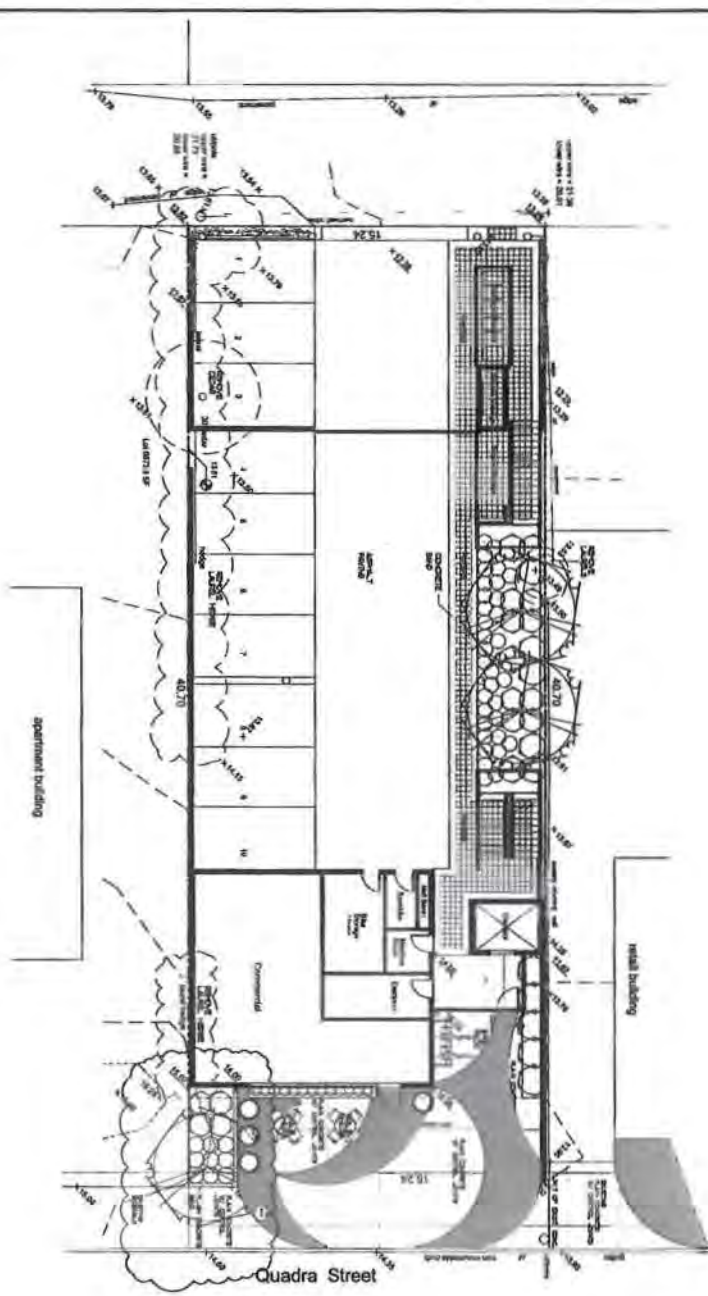
② Section 2  
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REVISED 10-21-14  
  
**ERIC SAEED ARCHITECT INC.**  
 107 HANCOCK AVENUE, VICTORIA, BC  
 250-384-9200 Fax: 250-384-9201

Received  
 City of Victoria  
 OCT 21 2014  
 Planning & Development Department  
 Development Services Division

No.	Date	Description
1	10/21/14	Development Permit / Rezoning application
<b>Development Permit / Rezoning application</b>		
<b>Denux Group 2560 Quadra</b>		
<b>Sections</b>		
Sheet No.:	21299	
Date:	08.21.2014	
Drawn by:	Jaffer	
Checked by:	Oester	
<b>A-3.0</b>		
Scale:	1:100	





- LEGEND**
- 10' - 12' Diameter Tree
  - 12' - 15' Diameter Tree
  - 15' - 20' Diameter Tree
  - 20' - 25' Diameter Tree
  - 25' - 30' Diameter Tree
  - 30' - 35' Diameter Tree
  - 35' - 40' Diameter Tree
  - 40' - 45' Diameter Tree
  - 45' - 50' Diameter Tree
  - 50' - 55' Diameter Tree
  - 55' - 60' Diameter Tree
  - 60' - 65' Diameter Tree
  - 65' - 70' Diameter Tree
  - 70' - 75' Diameter Tree
  - 75' - 80' Diameter Tree
  - 80' - 85' Diameter Tree
  - 85' - 90' Diameter Tree
  - 90' - 95' Diameter Tree
  - 95' - 100' Diameter Tree

NO.	REV.	DESCRIPTION
1	01/01/14	ISSUED FOR PERMITTING
2	02/01/14	ISSUED FOR PERMITTING
3	03/01/14	ISSUED FOR PERMITTING
4	04/01/14	ISSUED FOR PERMITTING

Name: K. GRANT  
 Date: DECEMBER 9, 2014  
 No: 571 14 01

**KEITH N. GRANT**  
**LANDSCAPE**  
**ARCHITECTURE LTD.**  
 2560 QUADRA STREET, SUITE 100  
 VANCOUVER, BC V6N 1K1

**DENUX GROUP**  
**2560 QUADRA STREET**

2560 QUADRA STREET  
 LANDSCAPE PLAN



**CAMARGUE PROPERTIES INC.**

#3-772 Bay Street Victoria BC V8T 5E4 Canada  
Tel: 250.920.5435 Fax: 250.920.5437

January 16<sup>th</sup>, 2015

City of Victoria

Legislative Services

**Re: Proposed development at 2560 Quadra Street**

**Letters of support from neighbours**

Please find enclosed the letters of support received from various neighbours and businesses in Quadra Village regarding the proposed development at 2560 Quadra Street:

- 1) Capilia Hair Services (formely l'Atelier) – 2553 Quadra, unit 1
- 2) The Wooden Shoe – 2576 /2580 Quadra Street
- 3) Greater Victoria Housing Society (immediate neighbour South) - 2558 Quadra
- 4) Citizens Counseling Centre – (immediate neighbour back North side) – 941 Kings
- 5) Stampers! – 2630B Quadra
- 6) Serenity Hair Salon – 2606 Quadra
- 7) Spring Wellness – 2604 Quadra
- 8) Caribbean Bakery – 2646 Quadra

Sincerely,

Sophie Denux  
Vice-president

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.



1

Name:

Leanna Eastgate

Date:

Jan 15/15

Signature:



2553 Quadra Unit #1



2

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.



1

Name:

*Arie Huygenhoven*

Date:

*Jan 15 - 2015*

Signature:

*Arie Huygenhoven*

THE WOODEN SHOE

2576/2580 QUADRA STREET



TELEPHONE: 382-9042

VICTORIA, B. C.



2

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.



1

Name:

Kaye Mellish, p  
Greater Victoria \*  
Date: Housing Society  
Nov 3 / 14

Signature:

Kaye Mellish, p

\* We own the rental building next door to this proposal.



2

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.



1

Name:

Brenda Wilson  
Citizens Counseling Centre  
941 Kings

Date:

Dec. 22/14

Signature:



2

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.

Name: **STAMPERS!**  
2630 B Quadra St.  
STEVE THOMPSON

Date: Jan 12/15

Signature: [Handwritten Signature]



1



2

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.

Name:

Hien Primeau

Date:

Jan 12 / 2015

Signature:

Hien



1



2



# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.

Name:

Wilkins YAU

Date:

Jan. 12 2015

Signature:

*Wilkins Yau*



1



2

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.

Name:

*James Bowen*  
Caribbean Bakery  
2646 Quadra

Date:

*12-01-2015*

Signature:

*[Handwritten Signature]*



1



2



**CAMARGUE PROPERTIES INC.**

#3-772 Bay Street Victoria BC V8T 5E4 Canada  
Tel: 250.920.5435 Fax: 250.920.5437

January 20<sup>th</sup>, 2015

City of Victoria

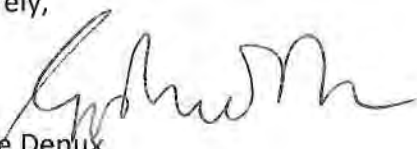
Legislative Services

**Re: Proposed development at 2560 Quadra Street**  
**Letter of support**

*Development permit # 00382  
Re-zoning # 00959.*

Please find enclosed another letter of support received from 2618 Quadra Street in Quadra Village regarding the proposed development at 2560 Quadra Street:

Sincerely,

  
Sophie Denux  
Vice-president

# Urbanité

By Camargue Properties

A new rental apartment project in Quadra Villa



Site Plan



Aerial View

I have reviewed these images of the new proposed building located at 2560 Quadra St. and support the Rezoning Application made to the City of Victoria.

Name: Alia Halal Meat  
2618 Quadra St.

Date: Jan. 19. 2015

Signature:

S. Schultz



1



2