



Planning and Land Use Committee Report

For the Meeting of December 11, 2014

To: Planning and Land Use Committee **Date:** November 27, 2014
From: Leanne Taylor, Planner, Development Services Divisions
Subject: Development Permit with Variances Application #000385 for 759 Yates Street

RECOMMENDATION

Staff recommend that Committee forward this report Council and that Council convene a Hearing for the proposed variances associated with Development Permit Application #000385 for 759 Yates Street, and following the Hearing, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application #000385 for 759 Yates Street, subject to the registration of a legal agreement securing 49 Class 1 bicycle parking spaces in the building to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department and the City Solicitor and in accordance with:

1. Plans date stamped November 21, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 6.8, Section 6(ii): Relaxation from 0.7 parking spaces per residential unit (18 parking spaces) to 0 parking spaces per residential unit (0 parking spaces);
 - ii. 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."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 759 Yates Street (Dalton Hotel). The proposal is to convert the existing hotel to market rental housing. The variances are related to reducing the parking requirement in order to support this change of use.

The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan (OCP)* and the *Downtown Core Area Plan (DCAP)*.
- Under the current zone, the building would require 68 parking spaces (0.7 spaces per residential unit); however, given the legal non-conformity, the building would only be

required to have 18 parking spaces for the residential use. The variance is to reduce the required number of parking spaces from 18 to nil.

- To help offset the parking shortfall, the applicant would provide 49 Class 1 bicycle parking spaces in the building.

BACKGROUND

Description of Proposal

The proposal is to reduce the required number of parking spaces from 18 spaces to nil in order to convert the existing hotel to market rental housing. Specific details include:

- The existing hotel contains 100 rooms. The parking requirement in the CA-4 Zone, Central Area Commercial Office District, for transient accommodation is 0.5 parking spaces per unit. A total of 50 parking spaces would be required for the hotel, however, no parking was provided for the hotel when it was constructed in the early 1900s, and therefore, the parking shortfall is legally non-conforming.
- The applicant proposes a total of 97 residential suites with private bathrooms and one communal kitchen on the second floor.
- Under the current Zone, the building would require 68 parking spaces (0.7 spaces per residential unit); however, given the building's legal non-conforming status, the building would only be required to have 18 parking spaces for the residential use. The variance is to reduce the required number of parking spaces from 18 to nil.
- The existing commercial uses on the ground floor would be retained. There is no parking requirement for commercial uses in the CA-4 Zone.
- A total of 73 bicycle parking spaces would be provided. The applicant would provide 49 Class 1 bicycle parking spaces in enclosed storage areas and within individual suites and install U-racks and V-racks in the sidewalk on Yates Street to accommodate 24 bicycles.

Sustainability Features

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

Existing Site Development and Development Potential

The site is presently operated as a hotel (Dalton Hotel) with commercial uses on the ground floor. The building was constructed between 1890 and 1913 with no underground or surface parking on-site to serve the hotel. The existing building is set back approximately 1.4 metres from the eastern property line. There are a total of 16 rooms located on the second, third and fourth floors of the building, with windows overlooking the adjacent property to the east (769 Yates Street). Currently, a single-storey restaurant (Foo) and storage enclosures are located on the adjacent property (zoned CA-4) and attached to the existing hotel; however these buildings and structures would be removed if the adjacent parcel redevelops. Parking is not required for commercial uses in the CA-4 Zone. Future development of 769 Yates Street may affect the livability of the eastern units of the subject property; however Building Code requirements can still be achieved.

Data Table

The following data table compares the proposal with the existing C4-A Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Two asterisks are used to identify the existing non-conformities.

| Zoning Criteria | Proposal | Zone Standard CA-4 |
|---------------------------------------|----------|------------------------|
| Density (Floor Space Ratio) - maximum | 3.82:1** | 3:1 |
| Height (m) - maximum | 19.25** | 10 at the street 43 |
| Setbacks (m) - minimum | | |
| Front (Douglas Street) | 0 | 0 |
| Rear(south) | 0 | 0 |
| Side (east) | 1.4** | 4.5 |
| Side (west) | 0** | 4.5 |
| Parking – minimum (existing use) | 0** | 50 |
| Parking – minimum (proposed use) | 0* | 68 |

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 10, 2014, the Application was referred for a 30-day comment period to the Downtown Resident's 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 Hearing.

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies this property within DPA 2 (HC) – Core Business. The OCP supports the reduction in parking requirements where geographic location, residential and employment density, housing type, land-use mix and transit accessibility support alternate modes of transportation. The OCP further supports the provision of Transportation Demand Management (TDM) measures, such as short-term and long-term bicycle parking facilities, car-share and transit passes.

The City's *Bicycle Parking Strategy* (2011) identifies the Downtown as having the highest concentration of employment, shopping and services, which attracts new residents to the Downtown and generates a higher than average demand for bicycle parking. Schedule C - Off-Street Parking of the *Zoning Regulation Bylaw* and the "Cycling Network Policies and Actions" in the DCAP refer to new construction. However, there is an opportunity in the existing hotel to accommodate Class 1 bicycle parking. The applicant is proposing 49 Class 1 (secure and enclosed) bicycle parking spaces for 97 residential suites. Four bike rooms would be provided in various locations within the building accommodating a total of 28 bikes and 21 residential suites would have wall mounted in-suite bicycle racks. Additionally, eight Class 2 bicycle racks would also be installed in the sidewalk on Yates Street.

Staff recommend for Council's consideration that Council require a legal agreement to be registered on the subject property in order to secure the 49 Class 1 bicycle parking spaces in the building and as shown on the plans (attached).

Resource Impacts

The applicant is proposing to install two V-racks and six U-racks in City's sidewalk on Yates Street. The applicant would cover the costs to install the racks; however, the City would be responsible for maintaining them.

CONCLUSIONS

The OCP encourages the development of incentives to support the rehabilitation and conversion of "Heritage-Designated Commercial" buildings to residential or residential mixed uses and the reduction of parking requirements in the Downtown Core if TDM measures are provided. The existing hotel is not a "Heritage-Designated Commercial" building; however it is a "Heritage-Registered Commercial" building, and therefore, formerly recognized by Council for its heritage values. The *Downtown Core Area Plan* also supports a reduction in the number of required vehicle parking stalls for uses located adjacent to major transit stops. Given this policy direction, staff recommend that Council advance the Application to a Hearing.

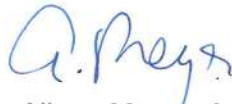
ALTERNATE MOTION

That Council decline Development Permit Application #000385 for the property located at 759 Yates Street.

Respectfully submitted,



Leanne Taylor
Planner
Development Services



Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

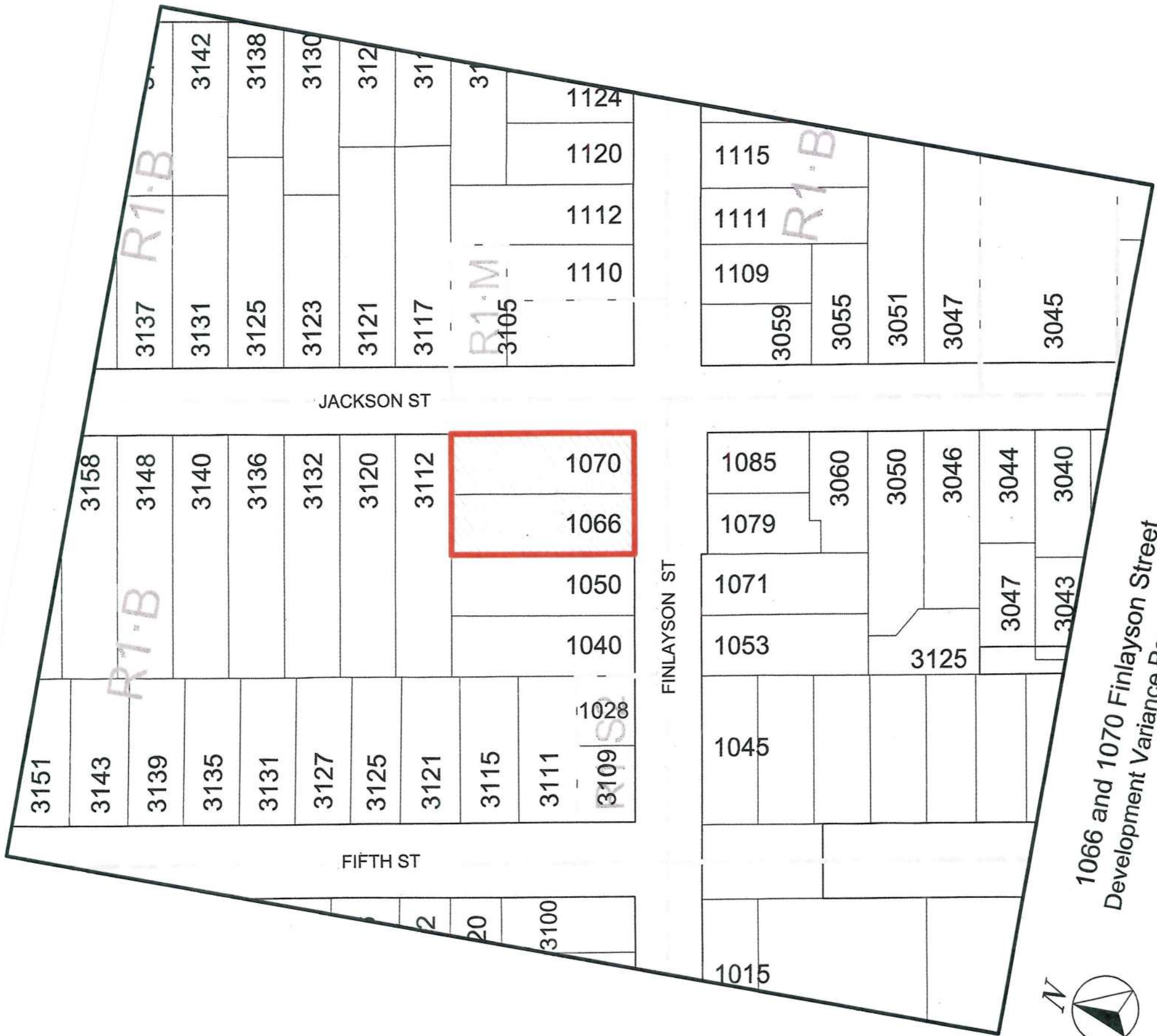
December 5, 2014

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List of Attachments

- Aerial map
- Subject map
- Letter dated November 21, 2014
- Final Plans dated November 21, 2014.



1066 and 1070 Finlayson Street
Development Variance Permit #00138





21 November 2014

**Re: Dalton Hotel & Suites
Development Permit with Variance - Bicycle Parking**

Dear Mayor and Council

PARTNERS

Jim Aalders
Arch. AIBC, MRAIC, LEED AP,
NCARB

Nick Bevanda
Arch. AIBC, MRAIC, NCARB, AIA

Mark Hentze
Arch. AIBC, NLAA, MRAIC, NCARB,
IAKS

William Locking
Arch. AIBC, AAA, FRAIC

Troy Ransdell
Arch. AIBC, MBA

John Scott
Arch. AIBC, AAA, MRAIC, NCARB,
AIA

Rod Windjack
Arch. AIBC, MRAIC, LEED AP

PARTNER EMERITUS

Richard Bolus
Arch. AIBC, MRAIC, Assoc. AIA,
LEED AP

The Dominion Hotel sited at 759 Yates Street was originally constructed in phases between 1890-1913. At it's completion, the building consisted of 200 rooms with 100 baths on the upper floors and commercial on the main. During the 1960's or 70's the building was converted from a 200 room hotel with 100 baths to a 100 room hotel with in-suite washrooms. This is the current configuration of the hotel.

The current zoning is CA-4 which has a parking requirement of .5 stalls per room for hotel use. Given this, there is an implied variance that exists of 50 stalls. The proposed change to residential use consists of 97 units utilizing the existing hotel room configuration. The parking requirements for residential in CA-4 is .7 stalls per room, or 68 stalls. In light of the historical 50 stall variance there is a shortfall of 18 stalls.

While existing heritage building is build-out to the property lines and has no ability to accommodate on-site parking, we have been able to provide ± 73 bike stalls for the project. This is comprised of 28 Class-1 Bike stalls within the building in secure bike rooms and 21 Class-1 Bike racks within suites. An additional 24 bikes are accommodated on the sidewalk as the owner proposes an additional six new u-shaped bike racks in front of the building on Yates and two v-shaped racks on the corner bulb at Yates and Blanshard.

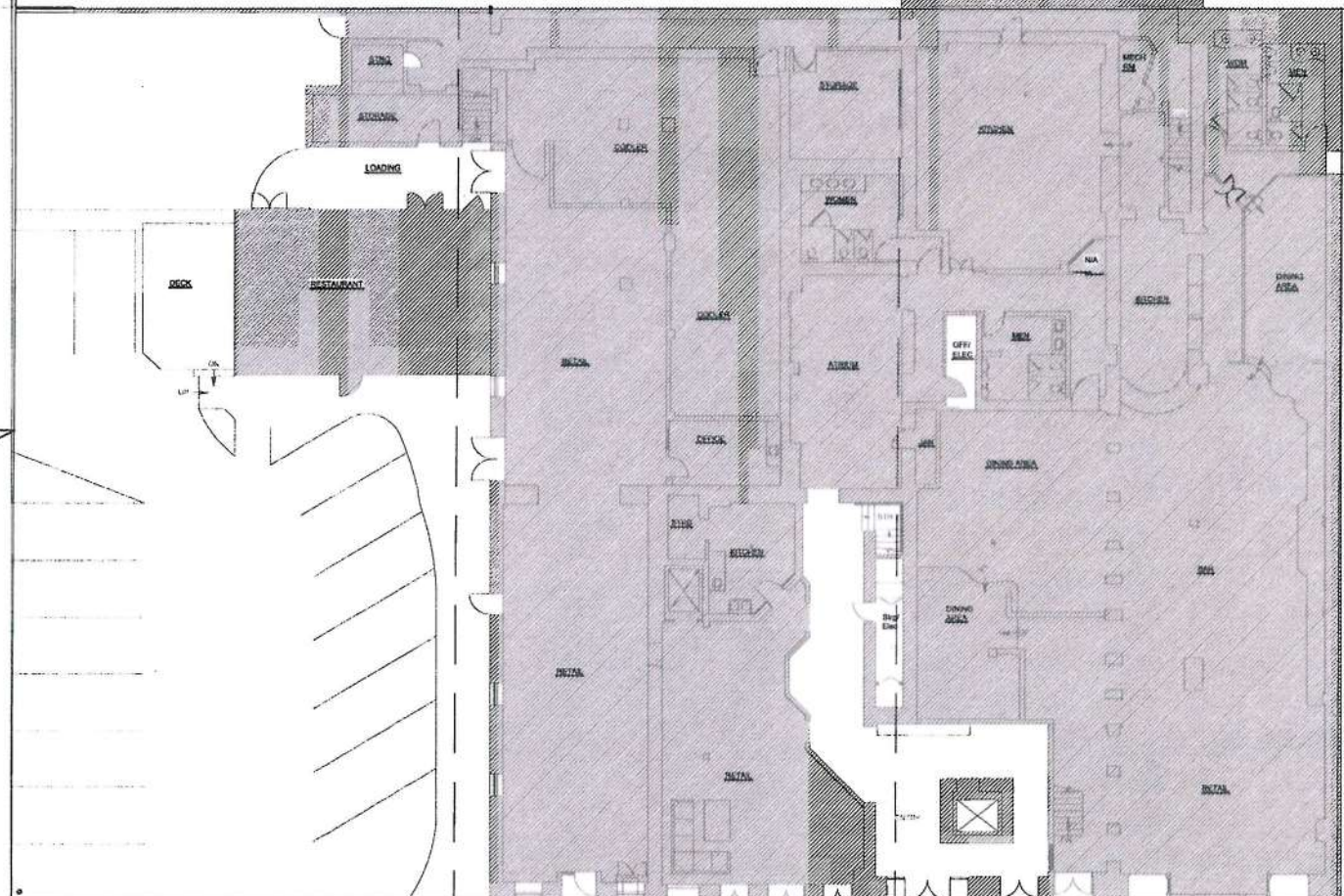
A recent proposal to council from staff which was approved on July 17th, included provisions to develop policy that would eliminate parking requirements for heritage designated and or registered buildings. This building would fall under that new policy.

Thank you for your consideration of this application which we believe will assist to create a vibrant residential population in the downtown core.

Yours very truly,
CEI Architecture Planning Interiors


Jim Aalders Architect AIBC MRAIC LEED AP

BLANSHARD ST



| DATA TABLE | |
|--------------------------------------|------------------------------------|
| Address | 759 YATES STREET |
| Legal Description | LOT 12 B 100 & 101, VICTORIA |
| Site Area | 1345sq' |
| Total Floor Area | 855sq' |
| Commercial Floor Area | 1385sq' |
| Residential Floor Area | 378sq' |
| Floor Space Ratio | 3.82 |
| Number of existing hotel units | 100 |
| Number of proposed residential units | 87 |
| Minimum unit floor area | 134sq' |
| Height | 19.20m |
| Storeys | 5 |
| Open Site Space | 2% |
| Site Coverage | 97% |
| Setbacks (m) (min) | |
| Rear | 5m |
| Side | 5m |
| Front | 5m |
| Parking (min.) existing use | 0 |
| Parking (min.) proposed use | 0 |
| Increase in parking non-conformity | 10 |
| Bicycle parking - class 1 | 40 (20 in bike rooms, 20 in auto) |
| Bicycle parking - class 2 | 24 (24 V-Racks, 0 U-Racks allowed) |

ADJACENT RETAIL

YATES ST

PROJECT: Dalton Hotel - 759 Yates

DRAWING TITLE: Proposed Bike Racks - Yates St Frontage
ISSUED FOR DEVELOPMENT VARIANCE PERMIT

SCALE: 1/8" = 1'

PROJECT No: 2011-101

DATE: 2014-11-21

DRAWING No:

REFERENCE: rev 1



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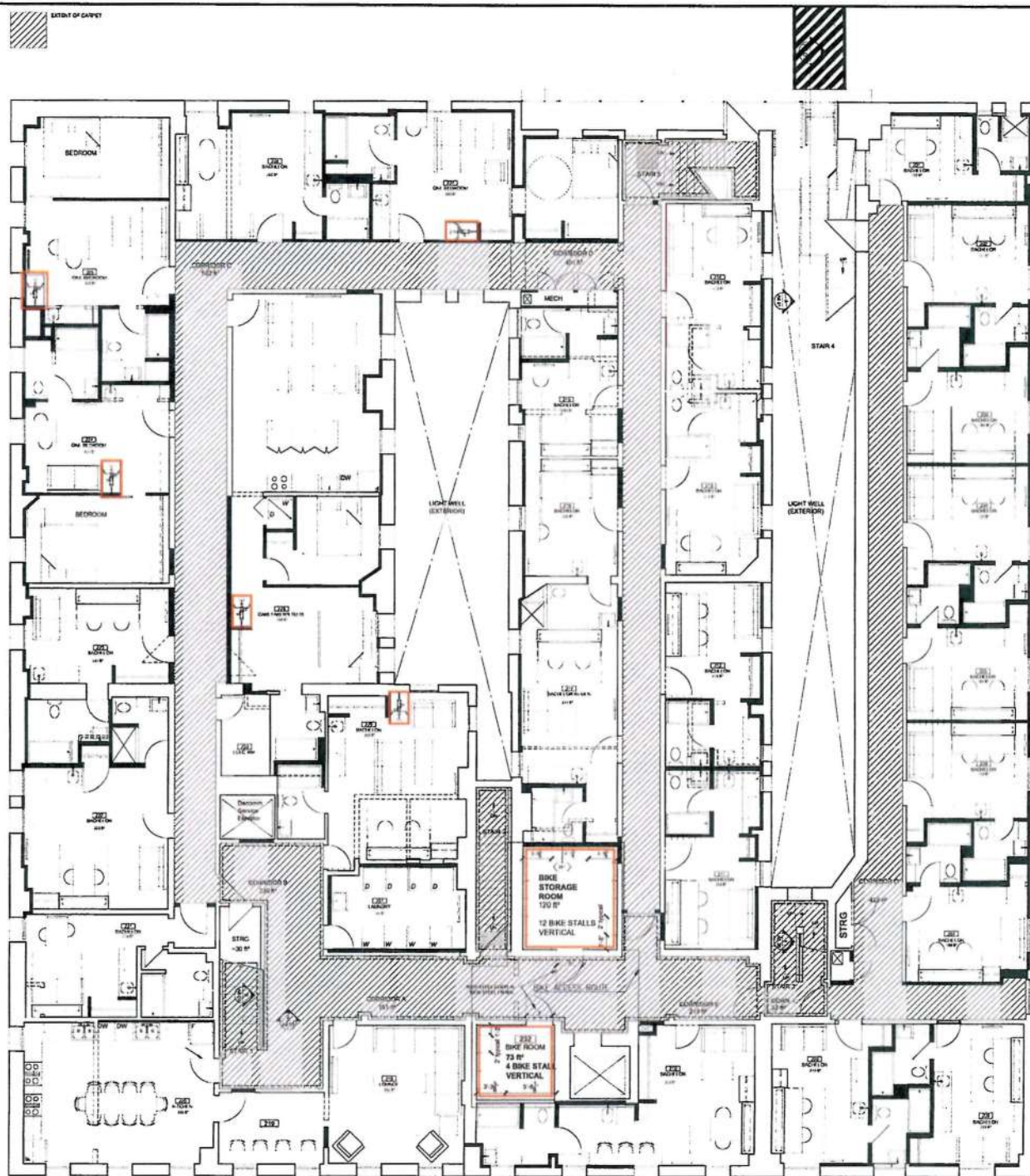
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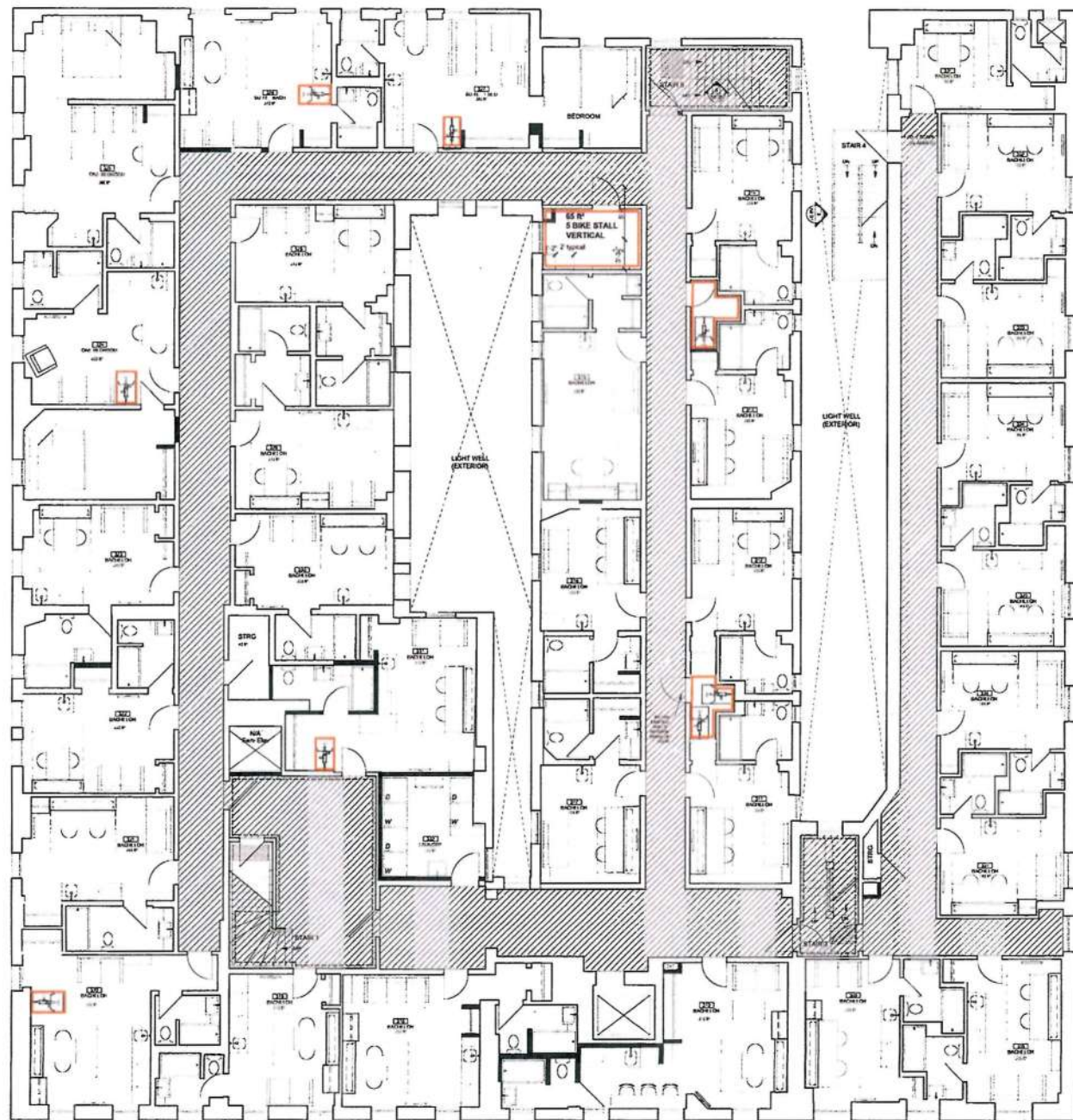
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