



Planning and Land Use Committee Report

Date: March 20, 2014 **From:** Brian Sikstrom, Senior Planner
Subject: **Development Permit with Variance Application #000342 for 1961 Douglas Street** - Application for exterior changes to an existing building and landscaping as well as a variance to permit a reduction in parking from 49 to 48 stalls.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 1961 Douglas Street. A variance is requested to reduce the required parking from 49 to 48 stalls.

The following points were considered in assessing this application:

- The proposed renovation and replacement of the nightclub with 10 hotel rooms on the main floor at the east end of the building enhances the overall appearance of the building and improves its pedestrian-friendliness.
- The requested parking variance from 49 to 48 legal but non-conforming spaces is minor and is recommended. It is due to the creation of a common event patio area at the rear of the hotel.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a public hearing.

Staff recommends that the Committee support this application.

Recommendation

That Council authorize the issuance of Development Permit #000342 for 1961 Douglas Street, in accordance with:

1. Plans date stamped January 6, 2014, January 16, 2014, and February 26, 2014, for Development Permit #000342.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 16.C.1. (b) relaxation of off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

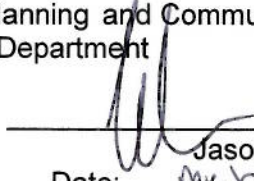

Brian Sikstrom
Senior Planner
Development Services

JH


Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

BMS:aw


Jason Johnson
Date: March 23, 2014

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 1961 Douglas Street. A variance is requested to reduce the required parking from 49 to 48 stalls.

2.0 Background

2.1 Description of Proposal

The proposal is to replace the existing nightclub on the main floor at the east end of the building with 10 hotel rooms which increases the number of rooms in the hotel from 84 to 94. Four of the additional rooms have kitchenettes, two are handicapped accessible and all have small patios. The proposed exterior changes to the building match the existing exterior treatment with new stucco, painted board and batten-wood fascia, fibre-board siding and vinyl windows and sliding doors. A common-event patio is proposed on the south side of the hotel with screening from the adjacent parking lot. The existing rear parking lot is screened from Caledonia Avenue by a low fence.

2.2 Existing Site Development and Development Potential

The existing four-storey building was built as a motel in 1961 with a number of additions made in the following years. The existing nightclub has a licenced capacity of 275 indoor patrons and 40 outdoor patio seats. The existing hotel is legal but non-conforming with respect to on-site parking. The parking consists of 33 spaces accessed from Caledonia Avenue and 15 spaces under the building accessed from Discovery Street. An additional 46 parking spaces are provided on a separate lot across Discovery Street but these are not secured by a covenant or easement and consequently are not factored into the parking calculations or the existing non-conforming status. They could be removed at the owner's discretion.

The property is zoned T-1, Limited Transient Accommodation District, which permits hotels and associated uses. The existing hotel has a density of 1.06:1 floor space ratio (FSR) which is below the maximum of 1.2:1 FSR permitted in the Zone. The existing building height of 10.3 m is less than the maximum permitted height of 21.5 m. The building is legal but non-conforming with respect to its site coverage, open site space as well as north and west setbacks.

2.3 Land Use Context

The building is at the corner of Douglas Street and Discovery Street. Immediately adjacent land uses are:

South:	The White Spot Restaurant
West (across Douglas):	Paul's Motor Inn
East:	Offices, commercial and automobile services
North (across Discovery)	Sports club (in a heritage designated building), service commercial uses and parking lots.

2.5 Legal Description

Lot A of Lots 736, 747, 748, 749, 751 Victoria City, Plan 24557.

2.6 Consistency with Design Guidelines

The site is within Development Permit Area 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:

- To revitalize areas of commercial use along corridors through high-quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use.
- To ensure corridors are compatible with adjacent and nearby lower-density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character.

The proposed exterior changes enhance the appearance of the building and improve its pedestrian-friendliness.

2.7 Consistency with other City Policy

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 and landscape screening for service and parking areas.

2.8 Community Consultation

In compliance with the Community Association Land Use Committee (CALUC) Procedures for Processing Variances, the application was referred to the Burnside Gorge CALUC on March 10, 2014, for a 30-day comment period.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a public hearing.

3.0 Issues

The key issue associated with this application is the adequacy of the proposed parking.

4.0 Analysis

The applicant is requesting a variance of one parking space from the legal but non-conforming amount of 49 spaces. The reduction of one space is the result of the addition of a common event patio at the rear of the hotel. The proposed on-site parking of 48 stalls is about half the 94 parking spaces required under the existing Zone.

The applicant states that the removal of the nightclub potentially reduces the parking demand, based on seats, by between 63 and 105 vehicles. In this location, staff recommend that the Committee support the request for a one-stall variance from the legal non-conforming number of spaces.

5.0 Resource Impacts

There are no resource impacts anticipated.

6.0 Options

Option 1

That Council authorize the issuance of Development Permit #000342 for 1961 Douglas Street, in accordance with:

1. Plans date stamped January 6, 2014, January 16, 2014, and February 26, 2014, for Development Permit #000342.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 16.C.1. (b) relaxation of off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Option 2

That Council decline the application.

7.0 Conclusions

The proposed renovation and replacement of the nightclub with 10 hotel rooms on the main floor at the east end of the building enhances the overall appearance of the building and improves its pedestrian-friendliness. The requested parking variance of one stall (from the 49 legal non-conforming spaces on site to 48 stalls) is minor and is acceptable in this location.

8.0 Recommendation

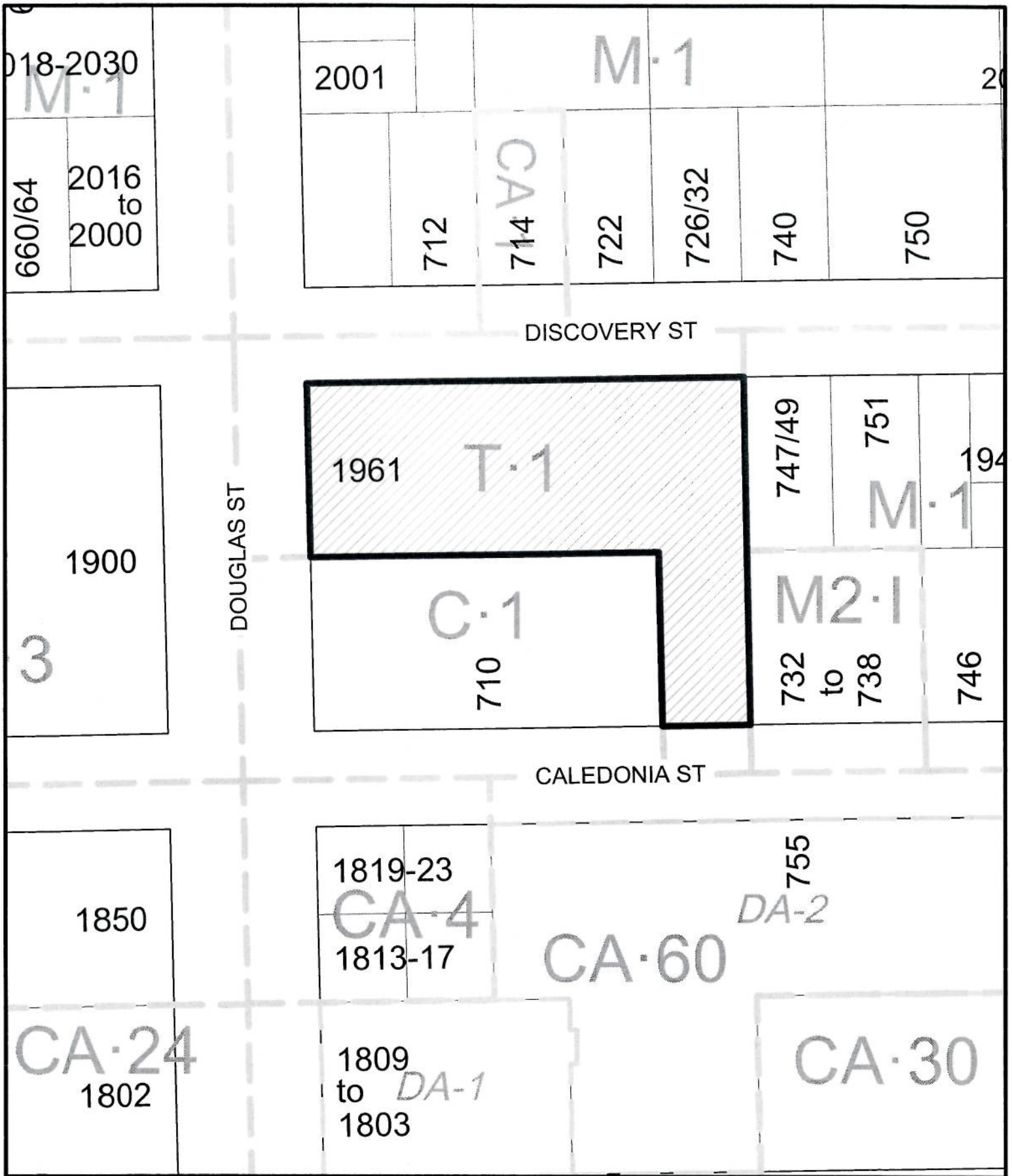
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9.0 List of Attachments

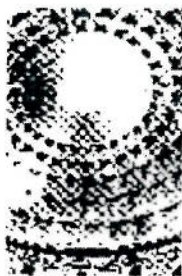
- Zoning map
- Aerial map
- Letters from applicant dated December 11, 2013, and February 18, 2014
- Plans dated January 6, 2014, January 16, 2014, and February 26, 2014.





1961 Douglas Street
Development Permit #000342





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

Michael D. Levin, Architect, AIBC
Robert Rocheleau, Architect, AIBC

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

February 18, 2014

Mayor and Council
c/o Brian Sikstrom
City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

Re: 1961 Douglas
Capital City Centre Hotel
Addition of 10 guest Suites
DP#000342

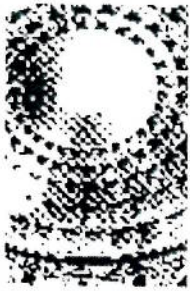
We are pleased to respond to the Application Review Summary of Wednesday January 22, 2014

By this letter we are requesting a variance of one parking stall. We are advised by Engineering (Steve Hutchison) is that this one stall variance is acceptable and the technical data analysis is not required.

Adjustments have been made to the building elevations sheet to more clearly illustrate the materials and colours to be used on the addition. A colour /materials board will accompany this submission.

Sincerely,
Praxis Architects Inc

Per: Michael D. Levin, AIBC
Director



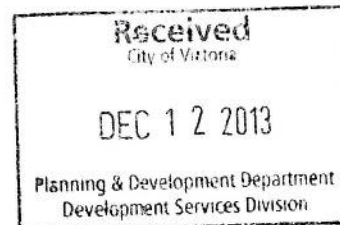
P R A X I S
architects inc.

Michael D. Levin, Architect, AIBC
Robert Rocheleau, Architect, AIBC

401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2
Tel: (250) 475-2702 • Fax: (250) 475-2701
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December 11, 2013

Mayor and Council
c/o Brian Sikstrom
City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6



Re: 1961 Douglas
Capital City Centre Hotel
Addition of 10 guest Suites

This Hotel has recently been placed under new ownership. The new owner is making numerous interior and exterior upgrades - carpet, paint, resolving outstanding permit issues, new windows etc. The new owner wishes to discontinue the operation of the existing nightclub "Sopranos". The nightclub occupies the main floor at the east end of the hotel. Because of the change in the grade adjacent to the building this location is actually the third floor of the hotel relative to the first level facing Douglas Street. There is one floor of hotel rooms above the nightclub. The proposal is to demolish the nightclub while preserving the existing hotel rooms on the floor above. Ten new hotel rooms will be constructed in the void left by the nightclub.

Four of the new rooms will face Discovery. These rooms will be one bedroom with kitchenette. Each of these rooms have access to a small exterior patio facing Discovery. Because there will be little distance between the suite windows and the street we have given the room some privacy from the sidewalk by enclosing the patios with a stone wall topped with a translucent glazed screen mounted on top of the wall. The height of the screen steps to follow the slope of the land but still allows the suites visual privacy.

Six rooms will face south toward the Caledonia parking lot. Two of these rooms will be Accessible rooms. All the south facing rooms will have small patios opening out to a walled common green area. The green area will accommodate event patio and numerous umbrella tables for a variety of social functions. The green area will be separated from the parking area beyond by a stone wall planter which will be topped for privacy with a translucent glass screen secured in an aluminum frame. The green area will have landscaping against the wall and the planter also will be filled with landscaping.

The nightclub is 584m² in area and the new rooms are 516.89m² - a net reduction of 67.64m². The nightclub license permits 275 indoor patrons and 40 on the patio. Based on these numbers the required number of parking stalls is either one stall per 5 seats or $315 \div 5 = 63$ or one stall per 3 seats or 105 stalls. The new rooms require only 10 stalls. There is a net reduction in parking

demand of between 53 and 95 stalls. The existing parking demand for the hotel rooms is 84 stalls (1 per room). 89 stalls are provided and 46 of these are located across Discovery on a separate lot. Unless the existing nightclub is considered an accessory use of the hotel and therefore has no additional parking requirement the existing parking provided falls far short of the requirement. Nevertheless the hotel has been operating for years with this arrangement. The replacement of the nightclub with 10 additional hotel rooms will vastly improve the parking situation.

Further-more many guests arrive by bus or taxi from the airport or ferry. In particular sports teams arrive by bus and occupy many rooms. The hotel is in an excellent location relative to the arena and Royal Athletic Park.

We trust that you will find the proposed changes supportable.

Sincerely,
Praxis Architects Inc

A handwritten signature in black ink, appearing to be 'ML', followed by a long horizontal line extending to the right.

Michael D. Levin, MAIBC
Director

NOT FOR CONSTRUCTION

CAPITAL CITY
CENTRE HOTEL
1301 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA

EXISTING
LOWER LEVEL FLOOR PLAN

A100

301.38'

JAN 06 2014

Planning & Development Department
Development Services Division

1 EXISTING LOWER LEVEL FLOOR PLAN
1/100" Scale 3/32" = 1'-0"

240.52'

240.0'

301.38'

Discovery St

Douglas St

120

NOT FOR CONSTRUCTION

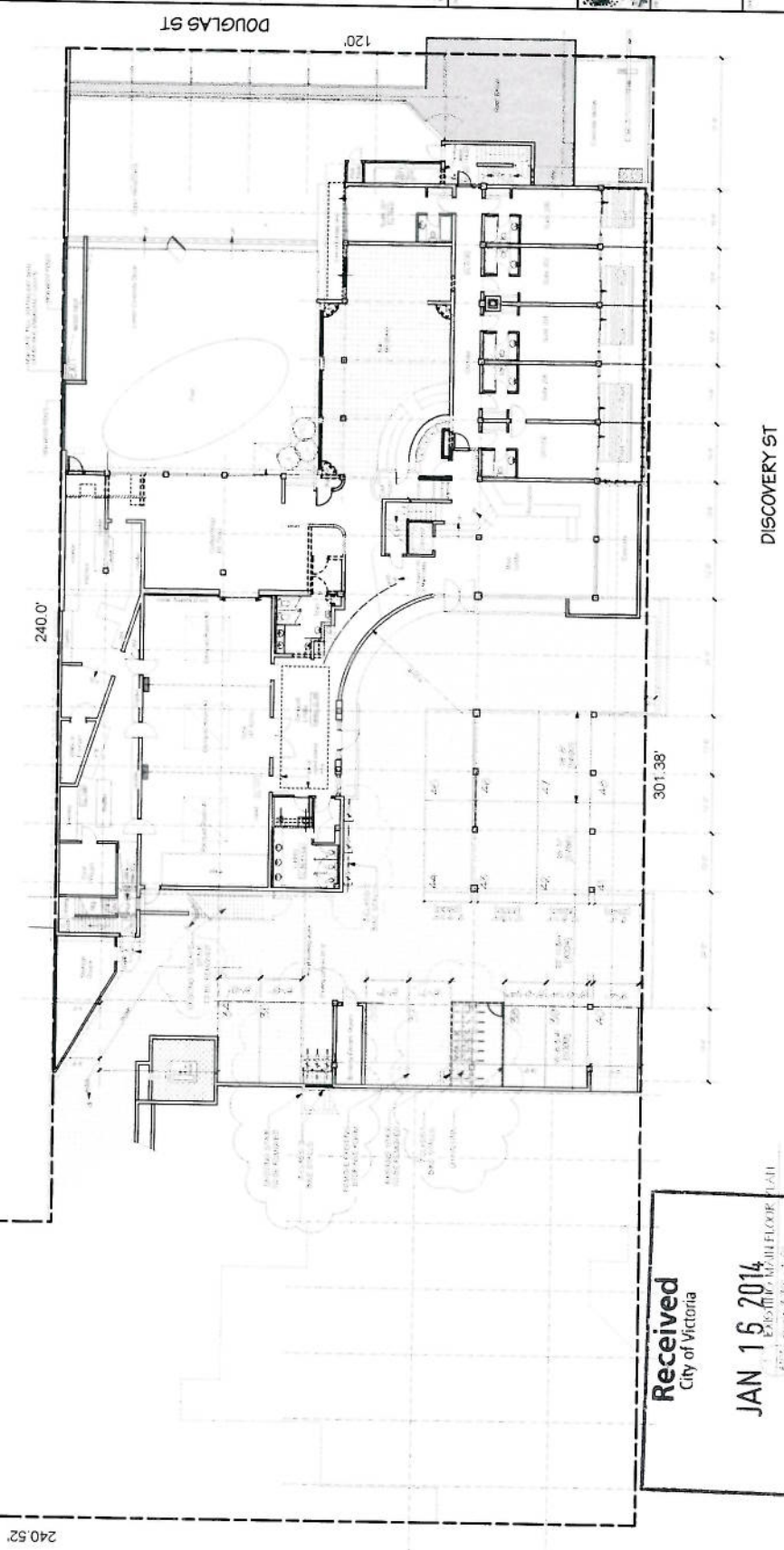
NOT FOR CONSTRUCTION



CAPITAL CITY
CENTRE HOTEL
1981 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA

EXISTING
MAIN FLOOR PLAN

A101



Received
City of Victoria

JAN 15 2014

EXHIBIT MAIN FLOOR PLAN

Planning & Development Department
Development Services Division

NOT FOR CONSTRUCTION

380 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA

PROPOSED
3RD FLOOR PLAN

A103

DISCOVERY ST

DOUGLAS ST

120'

240.0'

301.38'

240.52'

120'

240.0'

301.38'

240.52'

120'

240.0'

301.38'

240.52'

120'

240.0'

301.38'

240.52'

120'

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120'

240.0'

301.38'

240.52'

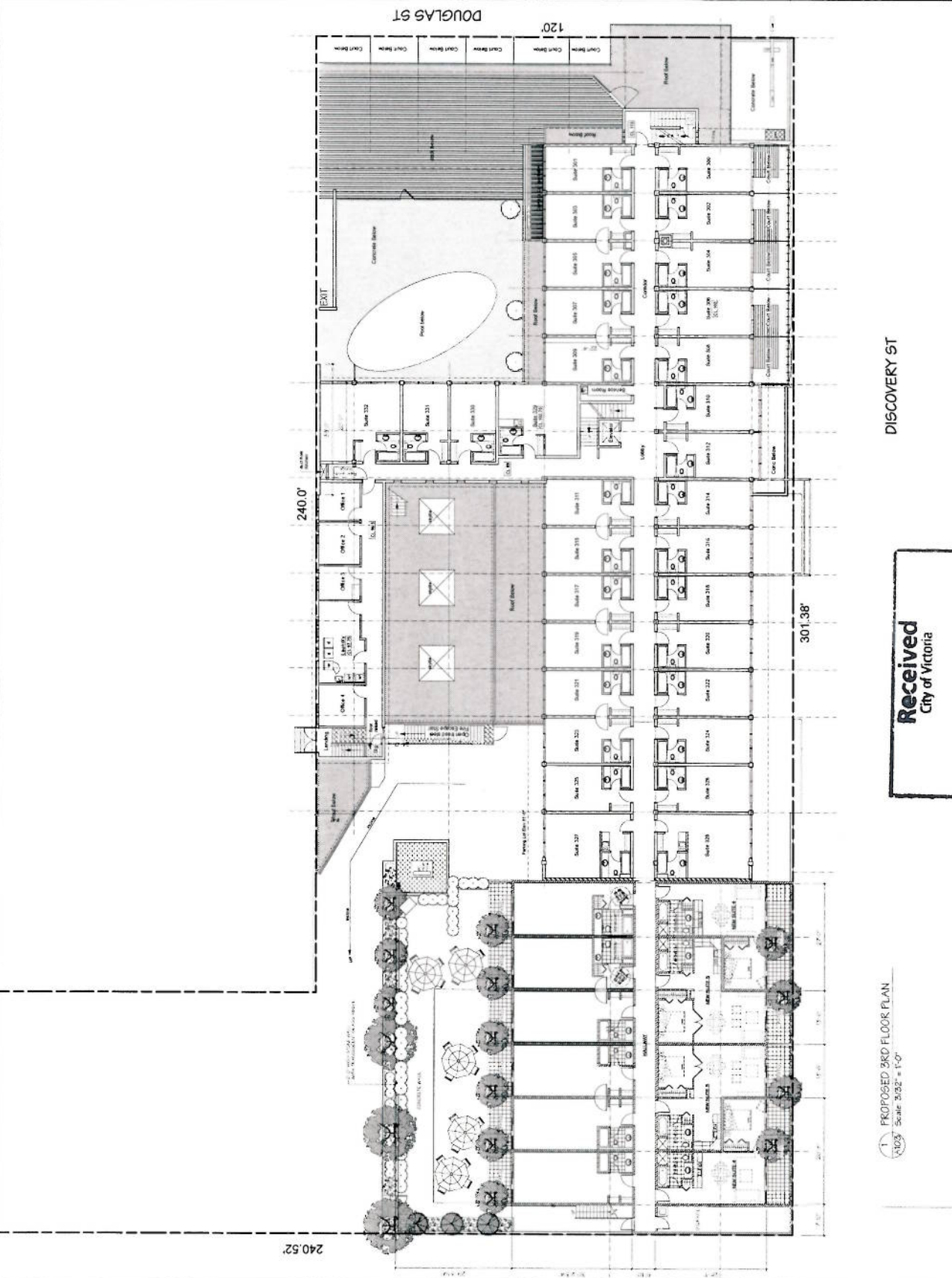
120'

240.0'

301.38'

240.52'

120'



1 PROPOSED 3RD FLOOR PLAN
A103 Scale 3/32" = 1'-0"

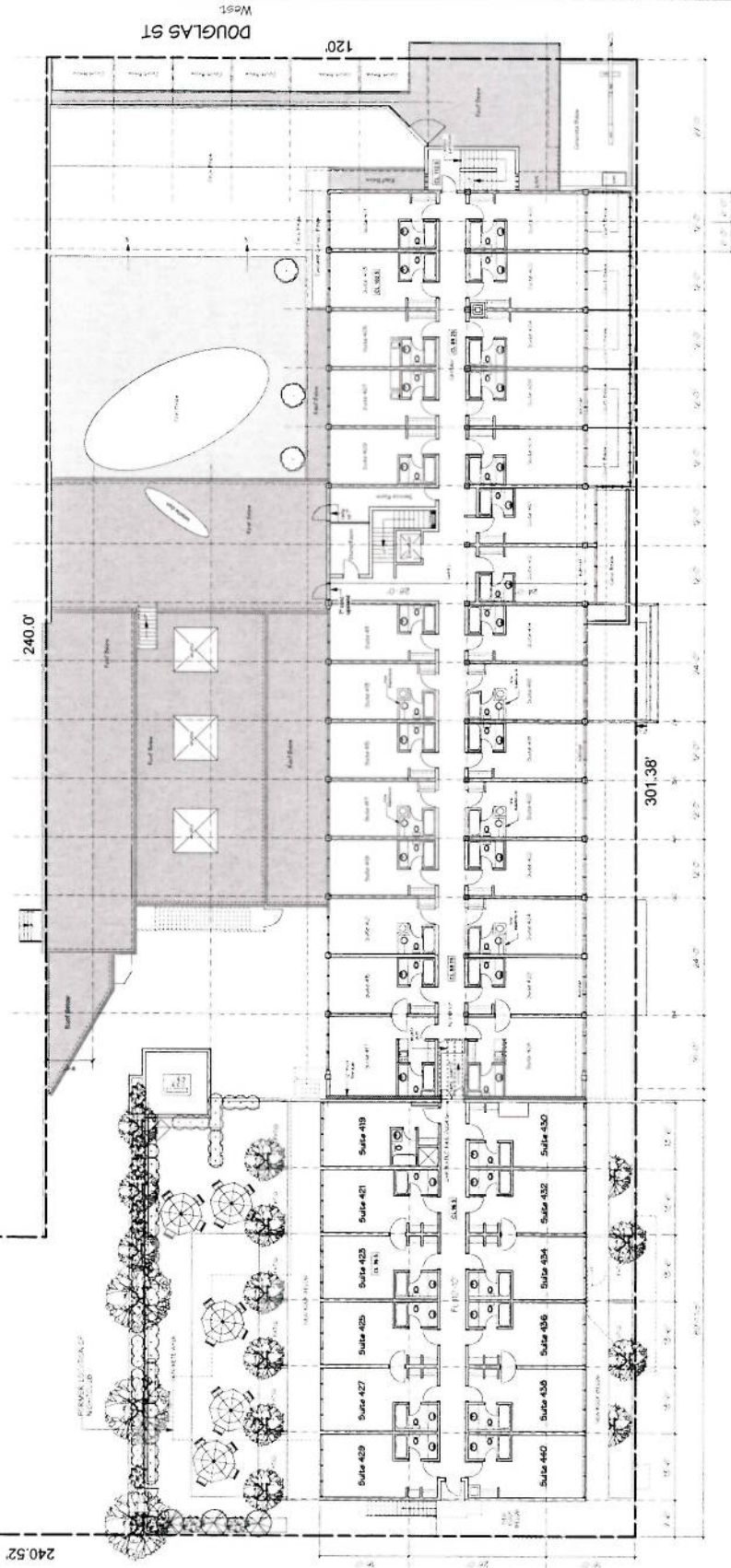
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City of Victoria

JAN 05 2014

Planning & Development Department
Development Services Division

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



1. PROPOSED 4TH FLOOR PLAN
Scale: 3/32" = 1'-0"

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City of Victoria

JAN 05 2014

Planning & Development Department
Development Services Division

DISCOVERY ST

DOUGLAS ST
West



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

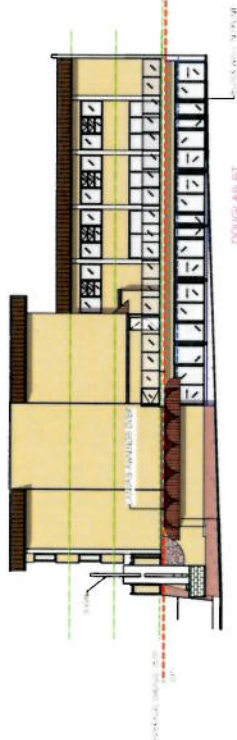
**PROPOSED
4TH FLOOR PLAN**

A104

[illegible]

1 DISCOVERY STREET(NORTH) ELEVATION
Scale: 1:50

DISCOVERY ST



2 DOUGLAS STREET (WEST) ELEVATION



CALLEDONIA ST

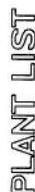
5 CALDONIA STREET (SOUTH) ELEVATION
Scale: 1/8" = 1'-0"

ELEVATIONS

A200

R A X I S

CAPITAL CITY
CENTRE HOTEL
1901 DOUGLAS STREET
VICTORIA, BRITISH COLUMBIA

[illegible]

NOTES

- * CONTRACTOR TO REPORT ALL PRIOR, OMISSIONS AND DISCREPANCIES TO LANDSCAPES ARCHITECT IMMEDIATELY AND BEFORE COMMENCEMENT OF WORK.
- * CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- * CONTRACTOR TO MAINTAIN SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE POINTS.
- * ALL LANDSCAPES AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC SUBSURFACE DRAINAGE SYSTEM WITH 1/2" POLYETHYLENE GLASS REINFORCED PIPE, 1/2" SCHED. 40 STEEL WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- * ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AFTER DATE OF PLANTING.
- * CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A MONTHLY PERMITS PLAN OF PLANTING.
- * ALL LAWN AREAS TO BE SOONER.
- * ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF VICTORIA STANDARDS AND APPROVAL.
- * REFERS TO ARCHITECTURAL SPECIFICATIONS FOR HARD LANDSCAPE & SITE DRAINAGE.

Received
City of Victoria

JAN 05 2014

Planning & Development Department
Development Services Division



Combined North Group

Lombard Station, Suite 207, Inc.
638 Commercial Street
Victoria, British Columbia, V8W 1A9
Telephone: (250) 360-1238
Fax: (250) 360-9122

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NOVEMBER 20, 2013

59-18-09
GWT 4613-10

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CAPITAL CITY CENTRE HOTEL
VICTORIA, B.C.



LANDSCAPE PLANNING