



Planning and Land Use Committee Report

Date: January 31, 2013

From: Murray G. Miller, Senior Planner

Subject: **Development Permit with Variance Application #000328 for 810 Humboldt Street** - Application to vary the required parking from 158 spaces to 146 spaces to permit the repurposing of the seventh floor of Building B for a ballroom/reception area.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application with Variance for the property located at 810 Humboldt Street. This application is to repurpose the seventh floor of Building B from office use to assembly use. The following points were considered in analyzing this application:

- The subject property is within DPA 9: Inner Harbour.
- The property is designated Urban Residential which enables mixed-use along arterial and secondary arterial roads.
- The subject property abuts Blanshard Street which is an arterial street.
- The number of proposed parking spaces would not meet Schedule C of the *Zoning Regulation Bylaw*. The applicant is requesting a parking variance from 158 spaces to 146 spaces.

While the proposed development does not meet the required parking for the proposed use, staff support this application because the parking data provided with the application confirmed that the additional parking demand should be absorbed by the existing parking surplus.

This Development Permit Application has variances, therefore, it requires notification, sign posting and a hearing.

Recommendations

That Council advance Development Permit with Variance Application #000328 for 810 Humboldt Street for consideration at a Public Hearing, in accordance with:

1. Plans stamped "Planning & Development Department, Development Services Division, January 2, 2014".

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance from Schedule C:

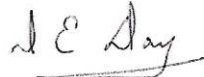
- number of parking spaces relaxed from 158 spaces to 146 spaces.

Respectfully submitted,



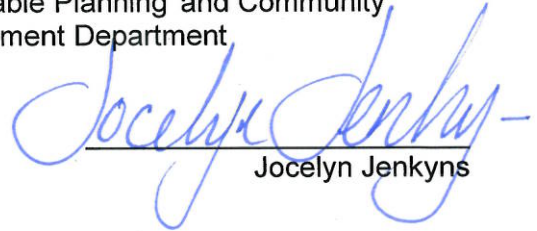
Murray G. Miller
Senior Planner, Urban Design
Development Services Division

am



Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Jocelyn Jenkyns

MGM:aw

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application with Variance for the property located at 810 Humboldt Street. This application is to repurpose the seventh floor of Building B from office use to assembly use.

2.0 Background

2.1 Description of Proposal

This proposal is to use the space on the seventh floor in accordance with the *BC Building Code*, for the assembly of up to 150 persons in various ballroom and meeting room configurations. The subject property is fully built-out, which restricts the incorporation of additional parking that is triggered by the change in use of the seventh floor.

Based on the *Zoning Bylaw Regulation*, 158 parking spaces are required for this change of use. The applicant requests a parking variance that would allow 146 spaces in total to be provided on site.

2.2 Land Use Context

The subject property:

- is zoned CD-4 (DA1-B), Fairfield Block Comprehensive District, and is bounded to the east by Menzies Street and to the south by Simcoe Street
- is situated in Development Permit Area 9, Inner Harbour
- is across the street from 780-796 Humboldt Street, which is zoned CA-48, Y-Lot 2 District
- is across the Blanshard Street/Humboldt Street intersection from 626 Blanshard Street, which is zoned CA-4, Central Area Commercial Office District, and is a Heritage-Designated property (Church of Our Lord)
- is across the street from 835 Humboldt Street, which is zoned SA-1, St. Ann's Academy District, and is a Heritage-Designated property (St. Ann's Academy)
- abuts 827 Fairfield Road and 841-861 Fairfield Road to the east, both zoned PB, Public Buildings District
- abuts 840 Humboldt Street to the southeast, which is zoned CD-4, Fairfield Block Comprehensive District, and is a Heritage-Designated property (former St. Joseph's Hospital).

2.3 Legal Description

Strata Lot 142 of Lots 328, 329, 330, 331, 1240, 1241, 1242, 1243 and 1244, Victoria City, Strata Plan VIS6830 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V.

2.4 Consistency with City Policy

Urban Place Designations

The subject property is within an area that is designated Urban Residential, consisting of attached and detached buildings up to three storeys and low-rise and mid-rise multi-unit buildings up to approximately six storeys having a density generally up to 1.2:1.

2.5 Community Consultation

In compliance with the *Community Association Land Use Committee Procedures for Processing Variances*, this application was referred to the Fairfield Gonzales Community Association CALUC for a 30-day review period. No comments were received at the time of writing this report.

This Development Permit Application has variances, therefore, it requires notification, sign posting and a hearing.

2.6 Issues

The issue associated with this application is insufficient off-street parking to satisfy the requirements of Schedule C.

3.0 Analysis

The applicant's parking analysis shows that there is a surplus of parking spaces available on-site during peak occupancies. The data that tabulates parking stall usage on the site was recorded between June 2013 and December 2013, indicating an average occupancy rate of 82.45%. In those circumstances when the occupancy rate is at 95% or greater, adequate parking was still found to be available to compensate for the requested variance of 12 parking spaces.

The City's Engineering and Public Works Department has reviewed the parking data provided by the applicant and is supportive of the requested variance.

4.0 Resource Impacts

There are no resource impacts anticipated.

5.0 Options

1. That Council advance the application for consideration at a Public Hearing (recommended).
2. That Council decline the application.

6.0 Conclusions

While the proposed development does not meet the required parking for the proposed change of use on the seventh floor, the parking data provided with the application confirms that the additional parking demand is expected to be absorbed by the existing parking surplus. Staff therefore support this application.

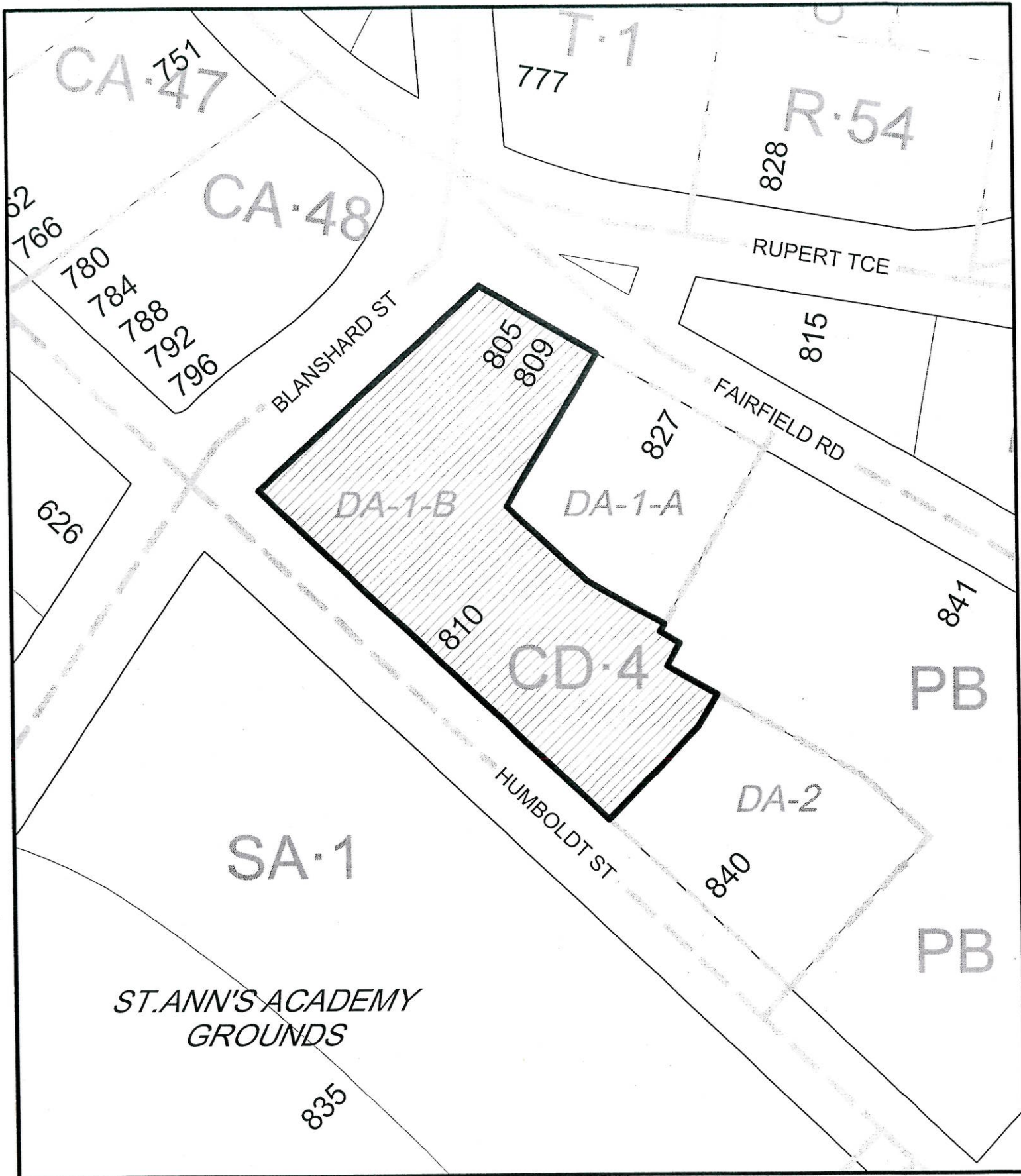
7.0 Recommendations

That Council advance Development Permit Application with Variance #000328 for consideration at a Public Hearing, in accordance with:

1. Plans stamped "Planning & Development Department, Development Services Division, January 2, 2014".
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance from Schedule C:
 - Number of parking spaces relaxed from 158 spaces to 146 spaces.

8.0 List of Attachments

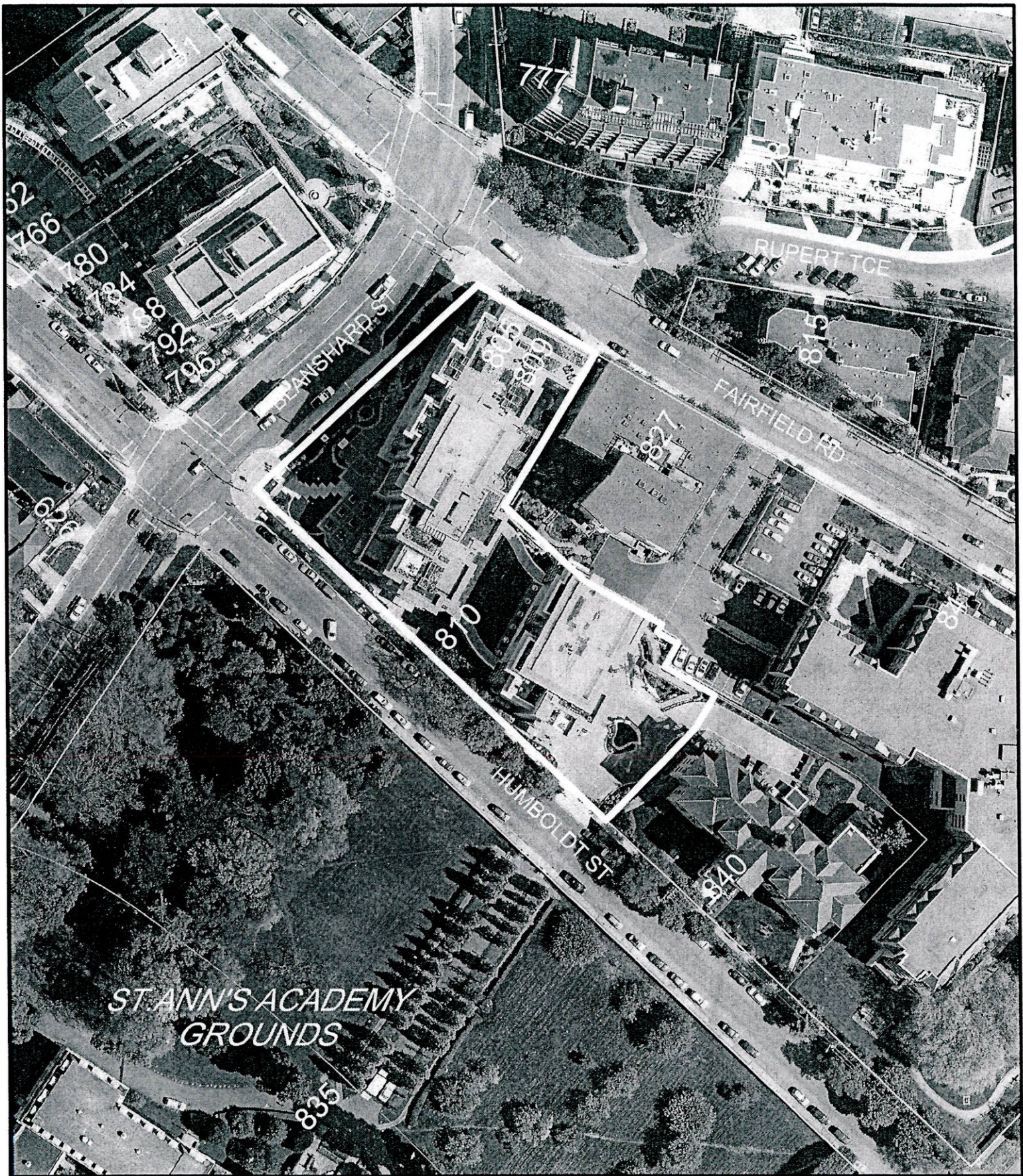
- Zoning map
- Aerial map
- Letter from applicant dated August 20, 2013
- Plans date-stamped January 2, 2014.



*ST. ANN'S ACADEMY
GROUNDS*

810 Humboldt Street
Development Permit #000328





ST. ANN'S ACADEMY
GROUNDS



810 Humboldt Street
Development Permit #000328



alan **lowe** architect inc.



20 August 2013

City of Victoria
Planning Department
#1 Centennial Square
Victoria, British Columbia, V8W 1R6

Attention: Helen Cain

Re: The Parkside, 910 Humboldt Street, Victoria British Columbia

Dear Ms. Cain,

On behalf of our clients, we wish to apply for a Development Permit application for a parking variance of 12 stalls.

The Parkside Resort at 910 Humboldt Street was built as a time share resort with two buildings connected with an atrium. The uses within the building range from transient accommodation to retail to restaurant and office uses. The project was built with 146 parking stalls for the various uses associated with the building.

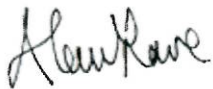
Our client would like to re-purpose the top floor (7th floor) of building B. This area was used for sales and marketing of the time share units and our client would like to use this area for a ballroom/reception area. The proposal is to use this space for up to 150 persons in various configurations. We propose to add enough washrooms on the 7th floor to meet the BC Building Code requirements for an assembly occupancy. There will be no changes to the exterior of the building.

In changing the use of this space from office to assembly use, we would require an additional 12 parking spaces in accordance with the zoning bylaws for this property. As the property is fully built out, we would request that a parking variance of 12 stalls be granted for this property.

Our client has been monitoring the parking situation for this building and have not had any issues with parking on this property. During peak periods where the hotel was fully occupied and a special event was held in the vacant space on the ground floor, there were still spaces available in the parking lot for additional cars. We will continue to gather data from various events to show that the requested parking variance will not negatively impact the surrounding neighbourhood.

We trust that this is acceptable. Should you have any further questions, please feel free to contact us at 250-360-2888.

Yours truly,

A handwritten signature in cursive script, appearing to read "Alan Lowe".

Alan Lowe
Alan Lowe Architect Inc.

PROJECT INFORMATION

LEGAL ADDRESS: LOT 1 OF LOTS 328,329,330,331,1238,1240,
1241,1242,1243,1244, VICTORIA CITY
1245,1246,1247,1248, EXCEPT THAT PART IN PLAN
V.P. 74510

CIVIC ADDRESS: 810 HUMBOLDT STREET (BLDG. B)
VICTORIA, BRITISH COLUMBIA

ZONING DATA

ZONING: CD-4, FAIRFIELD BLOCK COMPREHENSIVE DISTRICT

SITE AREA BUILDING A & B (DA-1 + DA-2): 5,200.00 m²

SITE AREA BUILDING C: 1,071.00 m²

SITE AREA BUILDING D: 241.00 m²

TOTAL SITE COVERAGE (INCLUDING ATRIUM): 6,512.00 m²

DA-1 (8825.00m²) + DA-2 (8825.00 m²): 5,200.00 m²

SITE COVERAGE 894,110 m² BUILDING HEIGHT: 30.88m

NUMBER OF STOREYS: 10 STOREYS (SEE PARKING SUMMARY BELOW)

TOTAL EXISTING PARKING: 148 STALLS

OCCUPANT LOAD: 160 (SIGNAGE TO BE POSTED)

W/C PROVIDED: 3 WOMEN / 2 MEN

UNIVERSAL W/C PROVIDED: 1

FIRE PROTECTION: SPRINKLERED

BLD-FIRE PROTECTION: NON-COMBUSTIBLE

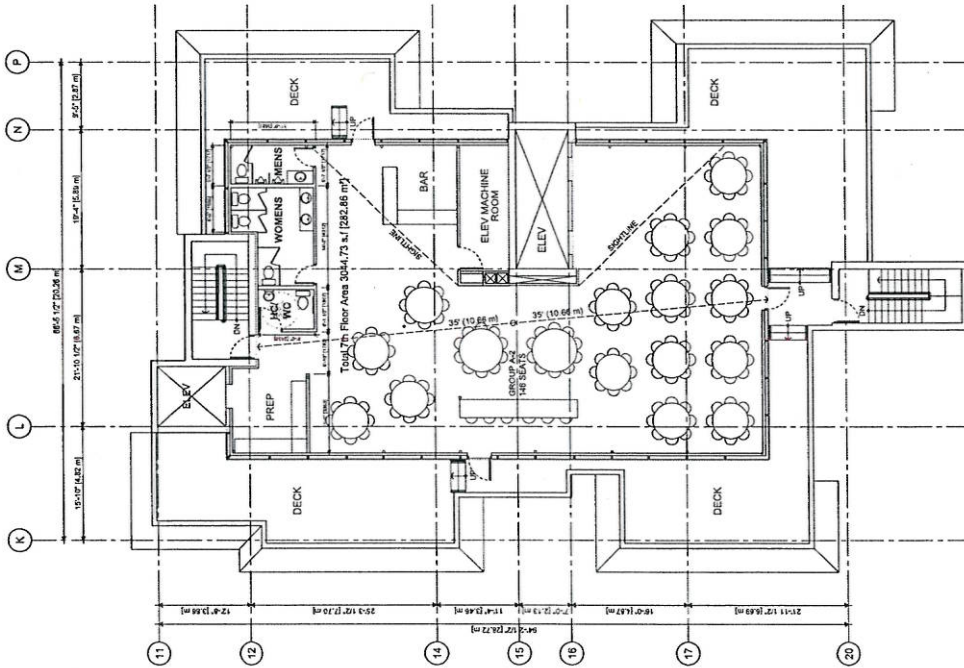
CONSTRUCTION: NON-COMBUSTIBLE

NUMBER OF STREETS FACING: 2

EXISTING OCCUPANCY: OFFICE

PROPOSED OCCUPANCY: ASSEMBLY

VARIANCE: PARKING (12 STALLS)



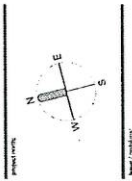
1:250 SCALE
BLDG. B LEVEL 7

Received
City of Victoria

JAN 2 2014

Planning & Development Department
Development Services Division

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L. LOWE ARCHITECTURE 2014 JAN 17 11
No. 1000/1000/1000 Date

alan lowe architect inc.
205 - 1110 Government St.
VICTORIA, BRITISH COLUMBIA
1 250.362.3888

PARKSIDE
VICTORIA RESORT & SPA
BLDG. B - LEVEL 7
810 HUMBOLDT STREET
VICTORIA, BC

LEVEL 7 FLOOR PLAN

Project No.: 12-073
Date: 8 JAN 2014
Drawing No.: 700
Scale: 1/200

A1.0

RESIDENTIAL UNIT SUMMARY BLDGS. A & B	
LOCATION	1 BEDROOM
LEVEL 1	12
LEVEL 2-5	84
LEVEL 6	10
LEVEL 7	8
LEVEL 8	0
SUB TOTALS	114
TOTAL UNITS	126

PROPOSED PARKING SUMMARY	
BUILDING A & B	126
TRANSIENT	126
RESTAURANT	20
BEV	20
OFFICE	30
CONFERENCE	24
FITNESS	14
THEATRE	20
LOUNGE	20
ASSEMBLY	22
TOTAL	316

EXISTING PARKING SUMMARY	
BUILDING A & B	126
TRANSIENT	126
RESTAURANT	20
BEV	20
OFFICE	30
CONFERENCE	24
FITNESS	14
THEATRE	20
LOUNGE	20
TOTAL	291

PROJECT INFORMATION

LEGAL ADDRESS: LOT 1 OF LOTS 328-330,331,1238,1240, 1241,1242,1243,1244, VICTORIA CITY PLAN 1997-2384, EXCEPT THAT PART IN PLAN 1997-2384, VICTORIA, BRITISH COLUMBIA

CIVIC ADDRESS: 415 HURON STREET (BLDG. B) VICTORIA, BRITISH COLUMBIA

ZONING DATA

ZONING: CC-1
 5,203.00 m²
 SITE F.S.R. 6.5 R.
 157,760 m²
 24.4%
TOTAL SITE COVERAGE (INCLUDING ATRIUM): 5,203.00 m²
 DA-1 (4829.08m²) + DA-2 (386.00m²) = 5,203.00 m²

BUILDING HEIGHTS: 20.80m

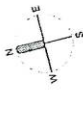
NUMBER OF STOREYS: 10 STOREYS (SEE PARKING SUMMARY BELOW)

OCCUPANT LOAD: 160 (SIGNAGE TO BE POSTED)
 3 WOMEN / 2 MEN

UNIVERSAL W/C PROVIDED: 3 WOMEN / 2 MEN

BLOOD-PRE PROTECTION: SPRINKLERED

EXISTING OCCUPANCY: OFFICE
PROPOSED OCCUPANCY: ASSEMBLY
VARIANCE: PARKING (12 STALLS)



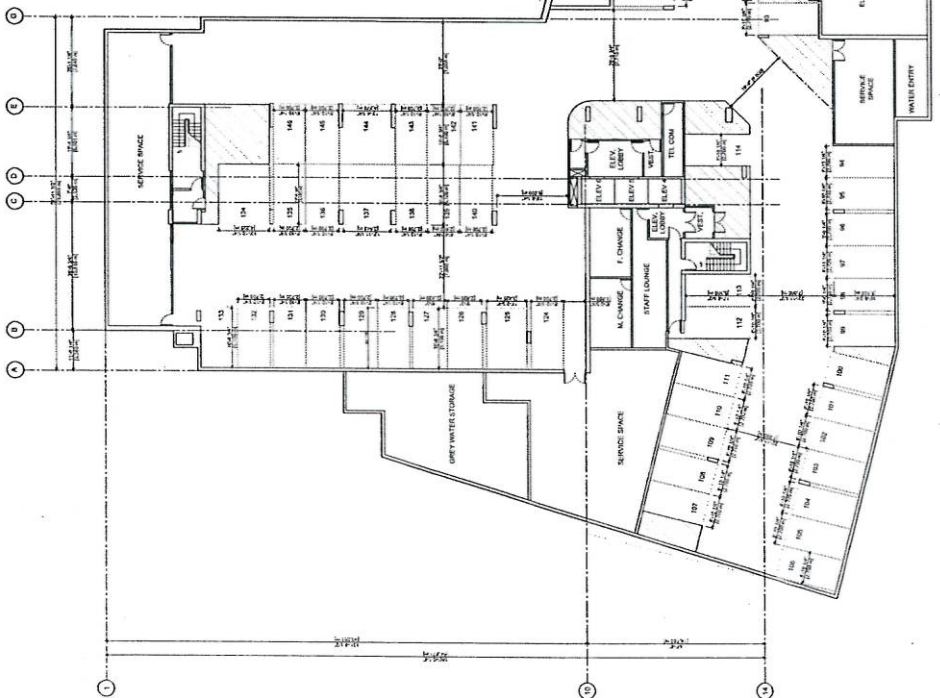
BUILDING CODE: SET FIRE PROTECTION AND LIFE SAFETY BUILDING CODE CONCEPTS & FOUNDATIONAL SUPPORT FOR PARADISE PROVIDED BY LANS BUILDING CODE CONSULTANTS LTD. THE BUILDING CODE FOR THIS PROJECT WAS THE BC BUILDING CODE 1998.

BUILDING AREA: APPROX. 2000 m²
 4 FLOOR LEVELS
 # OF STOREYS: 10
 SPRINKLERED: YES
 W/C: 5
 BLOOD-PRE: YES
 HEIGHTS REQUIREMENTS: APPLICABLE (32.2).

RESIDENTIAL UNIT SUMMARY BLDGS. A & B	
LOCATION	2 BEDROOM
LEVEL 1	12
LEVEL 2-5	84
LEVEL 6	10
LEVEL 7	8
LEVEL 8	0
SUB TOTALS	114
TOTAL UNITS	128

EXISTING PARKING SUMMARY	
BUILDING A & B	128 STALLS
TRANSIENT	128 STALLS
RESTAURANT	58 STALLS
RETAIL	35 STALLS
OFFICE	3 STALLS
CONFERENCE	24 STALLS
FITNESS	15 STALLS
THEATRE	2 STALLS
LOUNGE	22 STALLS
TOTAL	281 / 2

PROPOSED PARKING SUMMARY	
BUILDING A & B	128 STALLS
TRANSIENT	128 STALLS
RESTAURANT	58 STALLS
RETAIL	35 STALLS
OFFICE	8 STALLS
CONFERENCE	24 STALLS
FITNESS	15 STALLS
THEATRE	2 STALLS
ASSEMBLY	30 STALLS
TOTAL	282.80 m ² / 9.8 m ²
TOTAL	158 STALLS
TOTAL	146 STALLS*
TOTAL	VARIANCE* (12 STALLS)



Received
 City of Victoria
 JAN 2 2014
 Planning & Development Department
 Development Services Division

1 PARKING LEVEL 2
 1/20 SCALE 1/8"=1'-0"

1. 100% DEVELOPMENT PERMIT 2 DEC 13
 No. Revised / Resubmits
 Date

alan love architect inc.
 502 - 110 Government St.
 Victoria, British Columbia V8V 2M6

PARKSIDE
 VICTORIA RESORT & SPA
 415 HURON STREET
 PARKING LEVEL 2

Project no.: 12-373
 Date: 2/12/13
 Status: AS NOTED
 Checked By: ALW
 Drawn By: JLV

A2.0

PROJECT INFORMATION

LEGAL ADDRESS: LOT 1 OF LOTS 328,329,330,331,1281,1240,
1241,1242,1243,1244, VICTORIA CITY
PLAN VP 72394, EXCEPT THAT PART IN PLAN

CIVIC ADDRESS: 185 HAMBLOTT STREET (BLDG. B)
VICTORIA, BRITISH COLUMBIA

ZONING DATA
CD-4
ZONING: 5,209.00 m²
SITE F.S.R. PER A.C. 2,130.50 m²
2894.10 m² (340.80 m²) = 5,209.00 m²

TOTAL SITE COVERAGE (INCLUDING ATTRIBUTION):
DA-1 (4833.06m²) + DA-2 (340.80 m²) = 5,209.00 m²

NUMBER OF STOREYS: 10 STOREYS
TOTAL EXISTING PARKING: 148 STALLS (SEE PARKING SUMMARY BELOW)

OCCUPANT LOAD: 180 (SIGNAGE TO BE POSTED)
W/C REQUIRED: 3 WOMEN / 2 MEN
UNIVERSAL W/C PROVIDED: 3 WOMEN / 2 MEN
BLDG/FIRE PROTECTION: SPRINKLERED

EXISTING OCCUPANCY: OFFICE
PROPOSED OCCUPANCY: ASSEMBLY
VARIANCE: PARKING (12 STALLS)

BUILDING CODE: BC BUILDING AND FIRE SAFETY BUILDING CODE
CONCEPTS FOR VARIANCES REPORT FOR PARADISE
PREPARED BY LAND BUILDING CODE CONSULTANTS LTD.
DATED JUNE 2008 FOR THIS SAME PROJECT WAS THE
BC BUILDING CODE 1998.

BUILDING AREA: APPROX. 2900 m²
PART STOREY: YES
SPRINKLERED: YES
NON-RESIDABLE CONSTRUCTION: YES
HOUSE RESTRICTIONS: APPLICABLE 4-13-2

1. BUILDING REPORT
2. ZONING
3. HOUSE RESTRICTIONS
4. OTHER

alan lowe architect inc.
202 - 1110 Government St.
Victoria, British Columbia V8W 2M6
1 250-362-2266

PARKSIDE VICTORIA RESORT & SPA
510 HAMBLOTT STREET
Parking Level 1

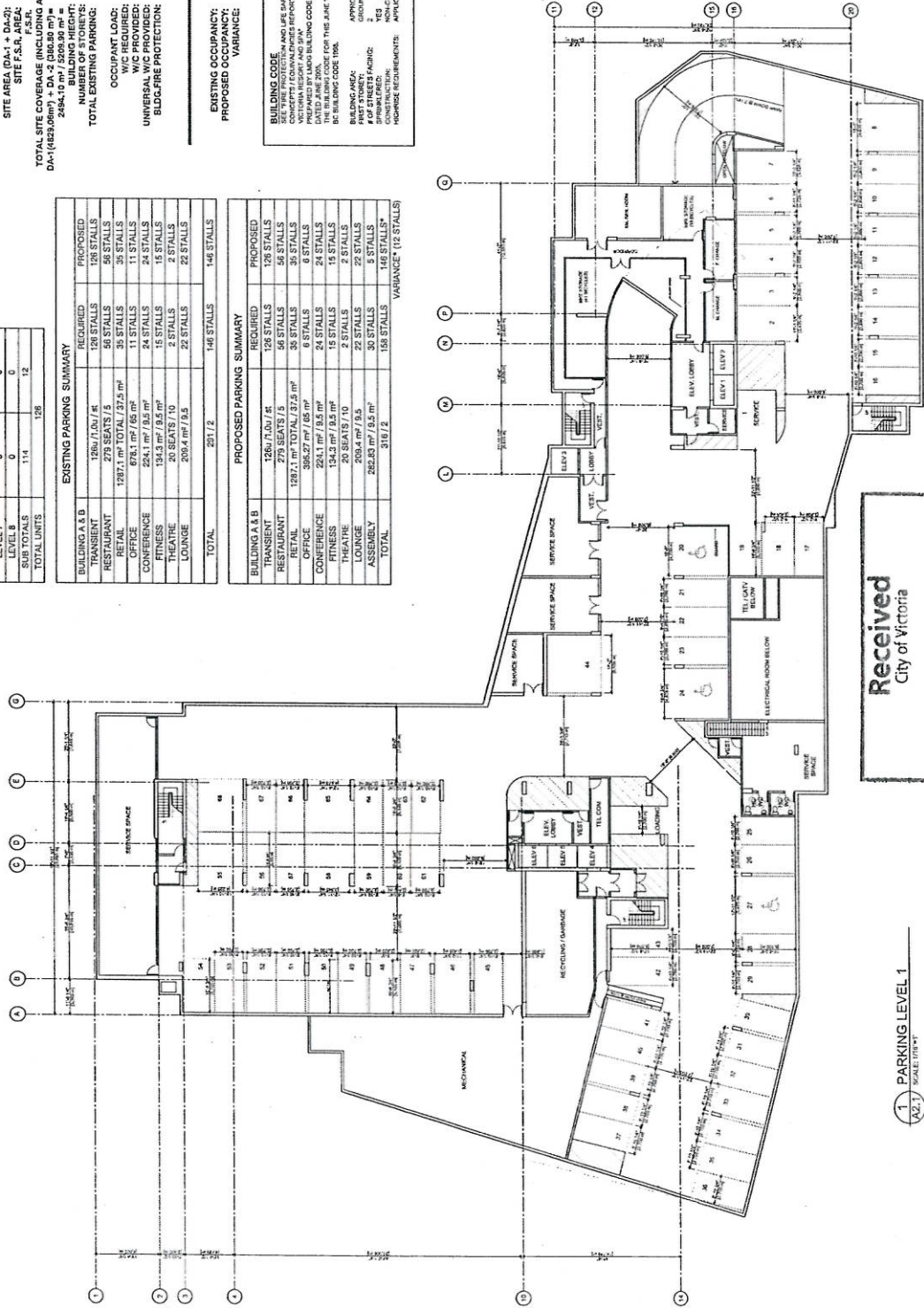
project no.: 120373
date: 2 DEC 2013
checked by: LOWE
scale: 1/2" = 1'-0"

A2.1

RESIDENTIAL UNIT SUMMARY BLDGS. A & B	
LOCATION	2 BEDROOM
LEVEL 5.5	8
LEVEL 6	10
LEVEL 7	8
LEVEL 8	0
SUB TOTALS	114
TOTAL UNITS	128

EXISTING PARKING SUMMARY	
BUILDING A & B	128 STALLS
TRANSIENT	56 STALLS
RESTAURANT	35 STALLS
OFFICE	11 STALLS
CONFERENCE	24 STALLS
FITNESS	15 STALLS
LOUNGE	22 STALLS
TOTAL	148 STALLS

PROPOSED PARKING SUMMARY	
BUILDING A & B	128 STALLS
TRANSIENT	56 STALLS
RESTAURANT	35 STALLS
OFFICE	8 STALLS
CONFERENCE	24 STALLS
FITNESS	15 STALLS
LOUNGE	22 STALLS
ASSEMBLY	30 STALLS
TOTAL	158 STALLS
VARIANCE (12 STALLS)	



Received
City of Victoria
JAN 2 2014
Planning & Development Department
Development Services Division

1. PARKING LEVEL 1
SCALE 1/8" = 1'-0"