

## **REPORTS OF COMMITTEES**

### **2. Committee of the Whole – August 10, 2016**

#### **2. Development Variance Permit No. 00191 for 1501 Haultain Street**

**Motion:**

It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00191 for 1501 Haultain Street, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of parking spaces from 12 to 5.
3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
4. Recreation vehicles shall not be stored on the subject property.
5. The Development Permit lapsing two years from the date of this resolution.

**Carried Unanimously**

### 3. CONSENT AGENDA

#### 3.3 Development Variance Permit No. 00191 for 1501 Haultain Street

Committee received a report dated July 27, 2017, from the Director of Sustainable Planning and Community Development regarding an application to reduce the required number of parking spaces from 12 to five in order to permit a restaurant.

- Motion:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
- "That Council authorize the issuance of Development Variance Permit Application No. 00191 for 1501 Haultain Street, in accordance with:
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  4. Recreation vehicles shall not be stored on the subject property.
  5. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW



## Committee of the Whole Report

### For the Meeting of August 10, 2017

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**To:** Committee of the Whole **Date:** July 27, 2017

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Variance Permit No. 00191 for 1501 Haultain Street

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### RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00191 for 1501 Haultain Street, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of parking spaces from 12 to 5.
3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
4. Recreation vehicles shall not be stored on the subject property.
5. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1501 Haultain Street. The proposal is to reduce the required number of parking spaces from 12 to five in order to permit a restaurant.

The following points were considered in assessing this Application:

- the proposal is consistent with the Official Community Plan with respect to enhancing Haultain Corners Village

- the proposal is consistent with the objectives and design guidelines outlined in Development Permit Area 16: General Form and Character
- The subject property is located in the Fernwood neighbourhood; however, when the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood therefore the policies in the *Jubilee Neighbourhood Plan (1996)* would apply. The Plan encourages commercial and mixed-use development that takes into consideration its relationship with pedestrians, cyclists and the neighbourhood. The proposal is consistent with this Plan
- the variance to reduce the required number of parking spaces is supportable given the location of the subject property and the walkability of the neighbourhood as well as its close proximity to transit and bicycle infrastructure.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a parking variance to permit a restaurant. Specific details include:

- two-storey mixed-use building consisting of ground floor commercial and two dwelling units above (rental)
- no exterior changes to the building except for a new awning above the main entrance to the restaurant
- restaurant would contain 20 seats
- four planter boxes would be installed in the parking area on the west side of the building
- existing landscape strip along the north and east property lines would be retained
- a new bicycle rack would be installed against the east side of the building.

The proposed variance is related to reducing the required number of parking spaces from 12 to five.

### **Sustainability Features**

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

### **Active Transportation Impacts**

The applicant proposes to install one bike rack onsite to accommodate five bike, which supports active transportation.

### **Public Realm Improvements**

The applicant will reinstate a portion of the boulevard with soft landscaping on the corner of Haultain and Belmont Avenue that was previously paved.

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

The site is presently occupied by a two-storey mixed-use building with ground floor commercial and residential above.

## Data Table

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the proposal is non-conforming.

Zoning Criteria	Proposal	Zone Standard C-1 Zone
Site area (m <sup>2</sup> ) - minimum	510.00	n/a
Density (Floor Space Ratio) - maximum	0.67:1	1.40:1
Total floor area (m <sup>2</sup> ) - maximum	342.00	n/a
Height (m) - maximum	7.30	12.00
Storeys - maximum	2	n/a
<b>Setbacks (m) – minimum:</b>		
Front	7.01	6.00
Rear	10.67	6.00
Side (south)	2.44 (building)/1.40**(stairs)	2.40
Flanking street (Haultain)	2.44	2.40
Parking - minimum	5*	12
Bicycle parking stalls (minimum)		
Class 1	0	0
Class 2	6	0

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 5, 2017, the application was referred for a 30-day comment period to the Fernwood CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Local Area Plan

When the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood; therefore, the policies contained in the *Jubilee Neighbourhood Plan (1996)* apply. The *Jubilee Neighbourhood Plan* encourages future commercial developments that take into consideration the relationship with pedestrians, cyclists and the neighbourhood, rather than exclusively the region and the automobile. The Plan also views mixed-use buildings (ground floor commercial with residential uses above) as a positive way to encourage housing,

provide a broad range of businesses that are compatible with the neighbourhood, enliven buildings, and add to the safety and security of businesses and residents.

Providing adequate parking for commercial uses without undue impact on residential streets is mentioned in the Plan, and the Applicant is alleviating this impact by encouraging restaurant patrons to walk, cycle and take transit, as well as, providing covered bicycle parking onsite. Overall the proposal is consistent with the objectives outlined in this Plan.

### Regulatory Considerations

The applicant is proposing to reduce the required number of parking spaces from 12 to five. Based on Schedule C: Off-street Parking requirements, ten parking spaces are required for the commercial uses and two parking spaces for the residential uses. The applicant prepared a parking analysis (attached) for Council's consideration. The proposed variance is supportable given the location of the subject property and the walkability of the neighbourhood, as well as, its close proximity to transit and bicycle infrastructure.

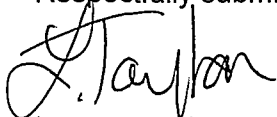
### CONCLUSIONS

The proposal for a parking variance at 1501 Haultain Avenue in order to permit a restaurant in a walkable, bicycle and transit-friendly neighbourhood is supportable and will help activate and enhance the economic vitality of Haultain Corners Village. Staff recommend that Council consider supporting this Application.

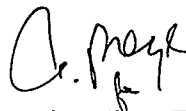
### ALTERNATE MOTION

That Council decline DVP Application No. 00191 for the property located at 1501 Haultain Avenue.

Respectfully submitted,



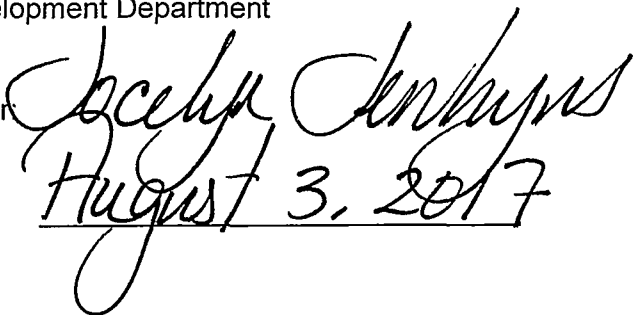
Leanne Taylor  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager

Date:

  
August 3, 2017

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped July 13, 2017
- Attachment D: Letter from applicant to Mayor and Council dated July 13, 2017
- Attachment E: Parking Analysis dated April 19, 2017
- Attachment F: Correspondence (Letters received from residents)

42	2635	2640	2639	2640	2641
34	2629	2634	2635	2636	2631
30	2625	2628	2621	2632	2621
24	2621	2624	2617	2624	2617
12	2615	2620	2613	2620	2613
06	2611	2614	2609	2614	2607
	2605	2608	2605		2605
	2603	1438 to 1446 2606 2604	1500 1510 1514 1518 1520 1522		1526 1528 1530
HAULTAIN ST					
1423	1439	1441 to 1447	1501 1503	1505	1515
0	2577	2572	2575	2560	2565
0	2569	2550/52	2555	2556	2561
6	2555		2549	2552	2557
2	2545	2542	2543	2550	2549
8	2539	2538	2539	2546	2543
4	2531	2532	2533	2544	2537
2	2527	2524/26	2527	2536	2531
1	2523	2522	2523	2528	2527
	2517	2516	2519	2520	2521
	2513	2508			



1501 and 1503 Haultain Street  
Development Variance Permit #00191



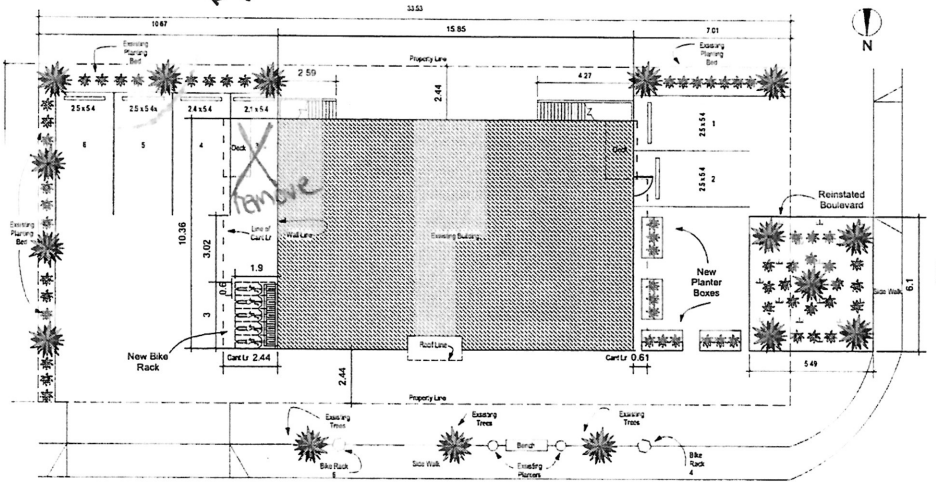




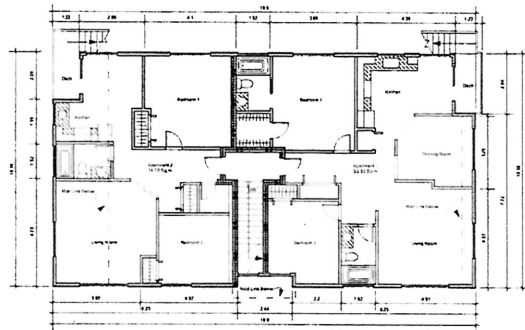
1501 and 1503 Haultain Street  
Development Variance Permit #00191



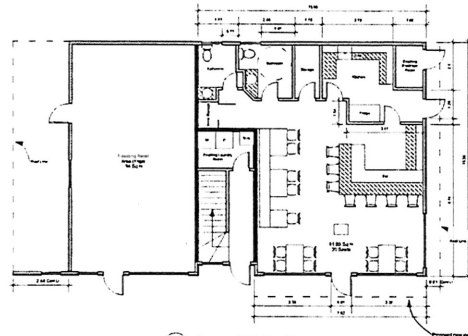




1 Site Plan  
Scale: 1:100

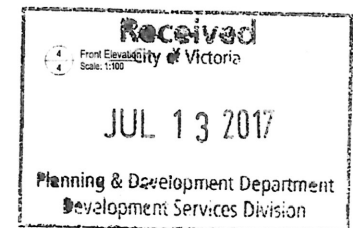
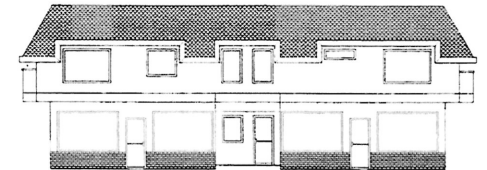


2 Existing Second Floor Plan  
Scale: 1:100

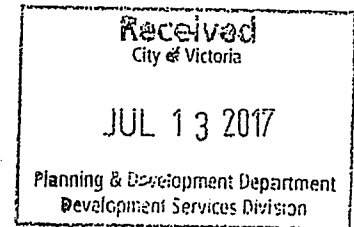


3 Proposed Main Floor Plan  
Scale: 1:100

Project Information Table		
	Existing	Required
Zoning	C-1	N/A
Site area (m <sup>2</sup> )	510 m	N/A
Total floor area (m <sup>2</sup> )	342 m	N/A
Floor space ratio	67:1	N/A
"Parking stalls on site"	5	10
Bicycle parking on site	0	5



<b>M</b>	Wine Bar for 1501 Haultain
Drawn by: S. Markovic	Scale: 1:100
Approved by:	1/20/2017



To Victoria Mayor and City Council,

My name is Michael Manhas and I have been a small business owner in the Oakland's/Fernwood area going on 10 years. I started Koffi in 2008, when the Haultain Corners was rundown and derelict. Since its inception, Koffi has become a community hub, and started the resurgence of the neighborhood. The goal from day one has always been to make the area better, constantly asking the question of what we can do to be better.

An opportunity has arisen in the area, with a commercial space coming vacant across the street at 1501 Haultain. A relationship with the owner of the building has been established and an offer made to lease the unit. Speaking with people in the community and discussions from the Roundtable meetings that have taken place, one thing identified as missing in this area is a nighttime gathering space. You only have to look at the area of Fernwood and Gladstone and see how vibrant that corner has become due in large part to the unique nighttime spots. It is my goal to open a small intimate wine bar in the Oakland's/Fernwood area and create that type of atmosphere that has sorely been missed in our neighborhood.

Parking is always an issue, especially in neighborhoods. A variance is needed in this case, even though we would be encouraging people to seek alternative transportation given the sale of alcohol. There are two large parking areas available, one is located onsite at 1501 and the other is across the street at koffi, which would have the opposite hours of the wine bar. The lot onsite is used by the yoga studio, which would also have opposite hours to the wine bar. The city has also emphasized urban villages and walkability, and this seems like the ideal case. The no.22 bus also stops right in front.

There has been only positive feedback from the community regarding this venture. A community meeting was held and the neighbors showed strong support. My goal at the end of the day has always been to improve our community, and this endeavor will be no different.

Sincerely,

Michael Manhas



Buddha Group Holdings Inc  
By email: [michaeltmanhas@gmail.com](mailto:michaeltmanhas@gmail.com)



## **RE: PARKING REVIEW, 1501 HAULTAIN STREET**

The following is a review of parking conditions associated with the 1501 Haultain Street development proposal. This review considers the adequacy of the proposed parking supply, as well as parking management and transportation demand management (TDM) approaches to mitigate any parking issues.

### **1.0 OVERVIEW**

#### **1.1 LOCATION**

The subject site is 1501 Haultain Street, immediately east of the Koffi site. It is within an area identified in the Official Community Plan (OCP) as a "Small Urban Village" (Haultain Corners) that currently includes low-rise residential and mixed use commercial. The site is approximately 2-km from downtown Victoria and can be walked in approximately 15 to 20 minutes. Public transit is available via the no.22 Vic General/Hillside Mall route which stops immediately adjacent to the site, and via numerous routes on Shelbourne Street approximately 500m to the east of the site.

#### **1.2 LAND USE**

The proposal is for a 20-seat restaurant in the current building, which currently includes two residential units and a yoga studio. Land use is summarized in **Table 1**. The restaurant will be the primary use fronting Haultain Street and will be a casual-sit-down wine bar focused on serving the Fernwood and Oaklands neighbourhood.

**TABLE 1. PROPOSED LAND USE**

Land Use	Description	Quantity
<b>Restaurant</b>	Wine bar featuring wine and beer, And small plates of food served to Customers via on-site seating	950 sqft 20 seats

### 1.3 PARKING SUPPLY

The building includes 6 parking spaces, 3 located on each side of the property.

### 2.0 PARKING REQUIREMENT

The site parking requirement is based on minimum parking supply rates contained in the City's Zoning bylaw, Schedule C. The total requirement is for 10 spaces, 4 more than proposed. See **Table 2**.

**TABLE 2. REQUIRED PARKING SUPPLY**

Land Use	Quantity	Required Supply Rate	Total Requirement
<b>Wine Bar</b>	20 seats	1 space per 5 seats	4

### 3.0 PARKING MANAGEMENT

Four parking spaces should be assigned for the restaurant use at all times in order to meet the City's requirement. The hours of operation proposed for the wine bar are opposite the other business in the building. Customers could use the allotted spaces designated to the studio as extra parking. The 2 residential units have 2 parking spaces allotted to them, 1 less than the City's requirement. Recent research for the update to the City's Off-Street Parking Regulations ("Schedule C") found that market rental apartment sites average 0.49 owned vehicles

per unit. This suggests that one vehicle will be owned among occupants of the two residential units. <sup>1</sup>

#### 4.0 PRECEDENT SITE

The 2009 Fernwood Road project recently received a parking variance and is slightly larger in a more densely populated area. The two urban villages are similar as well in size and location.

#### 5.0 ON-STREET PARKING CONDITIONS

On-street parking conditions were reviewed nearby the site (Haultain Street, Belmont Street) in the event that residents seek parking during the weekday daytime or more than one resident vehicle is owned. Conditions were observed over five periods – Thursday, March 2 @ 5:30pm; Friday, March 3 @ 7:30pm; Saturday, March 11 @ 8:00pm, Wednesday, March 15 @ 9:30pm; Friday, March 17 @ 6pm. Only those spaces that could potentially accommodate site residents, employees or customers were considered (no residential parking only spaces).

Results found that the Friday evening observation exhibited the highest on-street parking utilization, when 5 of 12 available spaces were occupied, an occupancy rate of 41% (excluding resident only spaces). This suggests, that on-street parking capacity is not met in the evening and there is space available for the wine bar.

#### 6.0 DEMAND MANAGEMENT

Transportation demand management (TDM) refers to targeted programs to influence individual travel behavior, most commonly applied to reduce single-occupant vehicle travel and support reduced parking demand. The following TDM options will be pursued at the subject site to support non-vehicular travel.

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<sup>1</sup> Vehicle ownership rate is based on ICBC records of 34 market rental apartment sites in the City of Victoria, from 2013 to 2016.



**1. Bicycle Parking**

There are currently two Class 2 bicycle parking in front of the proposed site.

**2. Hiring within the area**

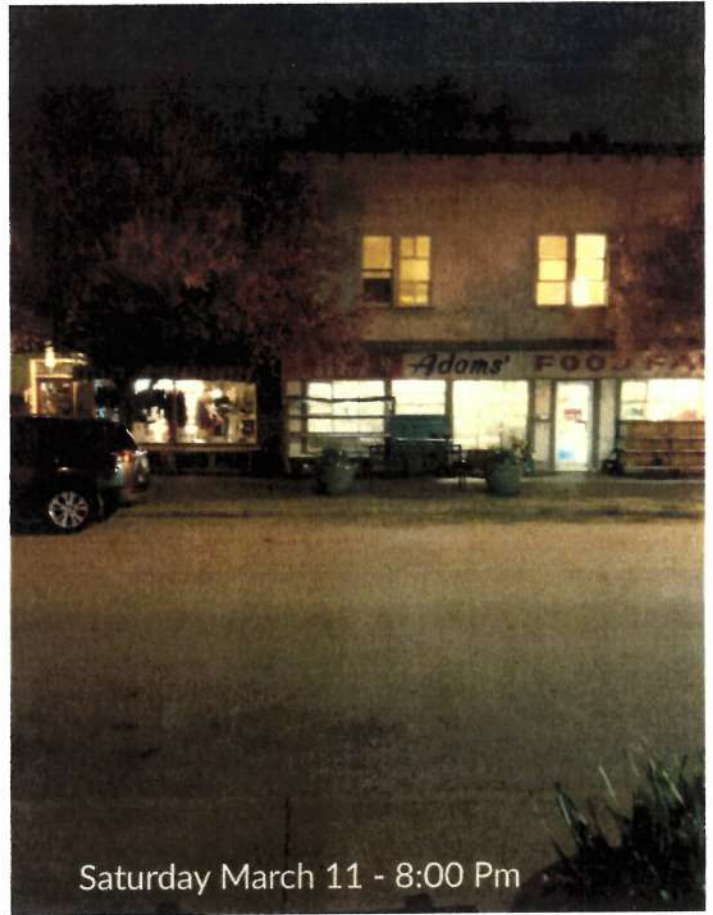
The goal for the wine bar is to hire staff who live within the area, thus making it a real sense of community. We want the employees to know the customer base and have that relationship defined early.

**3. Existing transit stop**

There is currently a transit stop in front of the proposed site that is serviced by the no.22 bus, which can provide staff and patrons transportation, alleviating the parking demand.

**7.0 SUMMARY**

Parking demand associated with the 1501 Haultain Street site can be accommodated on-site within minimal impact on surrounding on-street parking. By using the on-site parking that will be available from the yoga studio once they have closed as well as the proprietor's adjacent business on-site parking, there will be sufficient space to accommodate the patrons of the proposed wine bar.





To the Mayor and City Council,

I have been working three doors down from Michael for the six years now. What I have found from this experience is that Michael has created a wonderful hub for the neighborhood. When I heard he wanted to start a wine bar in our neighbourhood (and as my potential neighbour) I was thrilled! I think it'll be great for the haultain corners surrounding businesses, and it will give our little neighbourhood a much-needed facelift. The more funky and cool businesses in the hood the better.

On a personal level, I also live in the neighbourhood and I believe having a wine bar close to home will be fabulous!

If you have any questions or concerns please do not hesitate to call me at 744-4762

Warmly

Kim Wilson  
Owner and Operator of Thrive Studio

A handwritten signature in cursive script, appearing to read 'K Wilson', written over a horizontal line.





March 16, 2017

To Whom It May Concern:

I am the business owner of Poppet Creative, an art studio for all ages in the Haultain Corners. We have been in operation for just over a year and are seeing a wonderful community growth in our neighbourhood and the businesses around us.

Michael has approached me and explained his plans for the corner building across from my studio and I completely support it. This community corner is begging for a neighbourhood hub. We often host classes late at night and I feel vulnerable being the only business open. An evening space would bring security to the neighbourhood and the businesses surrounding.

We have ample parking and are on a bus and bike route. The location is ideal for this concept.

I am also a resident of Oaklands and live just around the corner on Forbes St. Our family would love to see a new business open in the corners.

Sincerely,  
Andrea Soos

1508 Haultain Street  
Victoria BC V8R 2K2  
info@poppetcreative.com



THE LOCAL GENERAL STORE

1440 Haultain Street

Victoria BC V8R 2J9

778 265 6225

To whom it may concern

As co-owners of The Local General Store in Haultain Corners since 2013, we wish to state in the strongest possible terms our support for the wine bar proposed for the corner of Haultain and Belmont, kitty-corner to our business.

Haultain Corners is a remarkable and unique community for many reasons. It is located in a wonderfully central part of Victoria and is on a well-used bike and bus transportation route. Many of our shoppers are car-less. It is home to a growing number of businesses, owned by people who care about the local community, and people overall. Most importantly, it is in the middle of a vibrant and involved residential area, blessed with many wonderful locals who shop here daily but also meet up with and chat with neighbours. Many of these residents have played an active role in beautifying the Corners with plant boxes, benches and bike racks.

This is the kind of neighbourhood that ideally should enrich every part of every city.

At present, when the local businesses here close their doors in the late afternoon or early evening, the Corners goes quiet and empty. While vandalism has diminished since more businesses like ours have opened, it is still vulnerable in the evenings. Case in point is the rock thrown through our main glass window one night last June.

There is nothing but positive we feel would come to the Haultain Corners with the presence of a vibrant evening wine bar. It would add more colour to the neighbourhood, would greatly benefit business profiles for folks like us with the increased walk-by traffic, and to restate, would serve to make a safer neighbourhood in the evening hours.

We urge the City of Victoria to approve such a business application.

Thank you

Alix and Chris Harvey

Shelley Motz  
1448 Bay Street  
Victoria, BC V8R 2A8  
March 31, 2017



Mayor and City Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and City Council:

I am a long-time resident and homeowner, and I am writing to express my full support for Michael Manhas's plan to open a small wine bar on Haultain Corners.

I know Michael as the proprietor of Koffi, a community-focused coffee shop in the Oaklands neighbourhood, where I live. When my partner and I purchased our home in 2006, the neighbourhood lacked a gathering place. When Michael and his former business partner Alan Pang announced plans to open Koffi, I was eager to see how the establishment would transform the neighbourhood. I have not been disappointed.

I believe the current economic viability and strong sense of community that exist today at Haultain Corners were nurtured, in large part, by the presence and success of Koffi. Since the establishment opened, we have seen more entrepreneurs invest in the Oaklands neighbourhood. Notable examples from Haultain Corners include the owners of The Local General Store and Thrive yoga studio.

Over the years, my family and I have seen Michael at work. I believe he is a positive force in the neighbourhood. He has created jobs and increased economic activity, provided a safe, welcoming place for people to gather, and regularly supports community events and not-for-profit initiatives. He displays a strong sense of corporate social responsibility and respect not only for his patrons but for those who live and work in the vicinity of Koffi.

I understand that there may be concerns about the impact a wine bar would have on the area's limited parking as well as noise levels. As a homeowner in the area that would be affected, I have no such concerns. I believe the wine bar would attract customers who are looking for a quiet night out. Many if not most would likely live in the vicinity and walk to the establishment or take the #22 bus, which stops in front of the proposed location for the wine bar. I trust that Micheal would work with the City and with concerned citizens to address any concerns and mitigate any risks.

Please feel free to contact me if you would like to discuss this proposal in more detail.

All the best,

Shelley



March 27, 2017



Dear Mayor and City Council,

We would like to express our support for a proposed wine bar at the Haultain and Belmont Corners. Michael Manhas has been a business owner at The Corners for nine years now and his coffee shop has had a significant and positive effect on our community. It provides a warm and welcoming space for community members to meet and socialize, and has truly become a keystone business in our neighbourhood. Michael has also been supportive of local community groups and initiatives such as block parties and other fundraising events.

As members of the Haultain/Belmont Beautification Project we are excited to hear about Michael's proposal for a wine bar. This new venture would help to create a vibrant people friendly atmosphere in the evenings, much like The Corners are during the daytime.

It is our belief that parking for the proposed wine bar would not be an issue in this neighbourhood. Not only is Haultain Street a major bike route for the city, but we are part of a very walkable neighbourhood and have good transit options along this thoroughfare. Parking would also be available on the street when other businesses close at the end of the day.

We believe that neighbourhoods such as Oaklands and Fernwood benefit from having integrated commercial and residential areas, including restaurants, grocery stores, coffee shops, and establishments such as wine bars, so that community members can walk to and support small local businesses close to home.

Thank you for your consideration of this letter.

Kay Marshall (2549 Belmont Ave.)

A handwritten signature in cursive script, appearing to read "Kay Marshall".

Barb Donaldson (1423 Haultain St.)

A handwritten signature in cursive script, appearing to read "Barb Donaldson".

Lisa MacDonell (2543 Belmont Ave.)

A handwritten signature in cursive script, appearing to read "Lisa MacDonell".

Jim Kerr (1423 Haultain St.)

A handwritten signature in cursive script, appearing to read "Jim Kerr".