

4. **Committee of the Whole – January 12, 2017**

10. **Development Permit with Variances No. 00018 for 1961 Douglas Street (Downtown)**

**Motion:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, 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 Permit Application No. 00018 for 1961 Douglas Street, in accordance with:

1. Plans date stamped October 26, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Section 5.1.11 - setback from rear (south) lot boundary reduced from 7.50m to 0.00m;
  - ii. Schedule C, Section 5 (1) - Off-street parking requirement reduced from 50 stalls to 48 stalls (a reduction from 49 to 48 stalls was previously approved).
3. The Development Permit lapsing two years from the date of this resolution
4. Registration of a covenant securing an additional parking space across the street at 722/726/732 Discovery Street."

**Carried Unanimously**

### **3.8 Development Permit with Variances No. 00018 for 1961 Douglas Street (Downtown)**

Committee received a report dated December 30, 2016, from the Director of Sustainable Planning and Community Development, providing information and recommendations regarding a Development Permit Application to add a single suite on the roof of the hotel located at 1961 Douglas Street.

**Motion:** It was moved by Councillor Alto, 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 Permit Application No. 00018 for 1961 Douglas Street, in accordance with:

1. Plans date stamped October 26, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Section 5.1.11 - setback from rear (south) lot boundary reduced from 7.50m to 0.00m;
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3. The Development Permit lapsing two years from the date of this resolution
4. Registration of a covenant securing an additional parking space across the street at 722/726/732 Discovery Street."

CARRIED UNANIMOUSLY 16/COTW



## Committee of the Whole Report

For the Meeting of January 12, 2016

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**To:** Committee of the Whole **Date:** December 30, 2016

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

**Subject:** Development Permit with Variances Application # 00018 for 1961 Douglas 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 Permit Application No. 00018 for 1961 Douglas Street, in accordance with:

1. Plans date stamped October 26, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Section 5.1.11 – setback from rear (south) lot boundary reduced from 7.50m to 0.00m;
  - ii. Schedule C, Section 5 (1) – Off-street parking requirement reduced from 50 stalls to 48 stalls (a reduction from 49 to 48 stalls was previously approved).
3. The Development Permit lapsing two years from the date of this resolution
4. Registration of a covenant securing an additional parking space across the street at 722/726/732 Discovery Street."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *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 491 of the *Local Government Act*, where the purpose of the 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, and 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 1961 Douglas Street. The proposal is to add a single suite on the roof of the south side of the hotel building.

The following points were considered in assessing these applications:

- the proposal is consistent with the *Official Community Plan, 2012* objective of revitalizing commercial uses along corridors and the *Downtown Core Area Plan, 2011*, policy encouraging high architectural quality
- the requested variances related to the rear building setback and a reduction the off-street parking requirement of one space are acceptable in this location.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for an addition of a single suite to the roof top of the hotel building. Specific details include:

- adding 136.4m<sup>2</sup> of floor space on the roof top of the building
- suite includes two bedrooms and a private patio
- materials include composite panels, glass block, metal flashing and aluminium window system.

The proposed variances are related to:

- the addition triggers a variance for south (rear) setback which is at the lot line and is non-conforming under the existing T-1 Zone, Limited Transient Accommodation District
- the addition of one hotel room triggers the requirement for one additional on-site parking space.

### **Sustainability Features**

As indicated in the applicant's letter dated October 24, 2016, the proposed addition is too small to qualify for LEED accreditation; however, the proposed addition supports building retention and reuse, and minimizes the impact on existing resources taking advantage of existing infrastructure.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this application.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit Application.

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

The site is presently occupied by the hotel with associated parking accessed from Caledonia Avenue as well as spaces under the building.

The property is in the T-1 Zone, Limited Transient Accommodation District, which permits hotels and associated uses. The building is legal but non-conforming with respect to its site coverage, open site space, as well as, north and west setbacks.

### **Relevant History**

On June 12, 2014, Council approved a Development Permit with Variances application for the replacement of a nightclub on the main floor at the east end of the building with 10 hotel rooms. The variance relaxed the off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.

On May 15, 2015, Council approved a Development Permit with Variances application for the construction of a small addition to the hotel to create new office space and convert an existing office to a hotel room. The variances approved were related to site coverage, landscaping, front yard setbacks and parking.

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 3, 2016, the Application was referred for a 30-day comment period to the Burnside-Gorge 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**

### **Development Permit Area and Design Guidelines**

The *Official Community Plan* (OCP) identifies this property within DPA 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 revitalization of commercial uses along corridors. The proposed exterior change will add visual interest and colour to the appearance of the building on its west and south elevations.

The requested variance for rear yard setback are due to the siting of the existing hotel. The requested off-street parking reduction of one space is acceptable in this location.

### **Local Area Plans**

The proposal is within the Core Employment Place Designation of the *Official Community Plan, 2012* and is consistent with this Urban Place Guidelines, as well as, the *Downtown Core Area Plan, 2011* place character features including: "Encourage the use of high quality finishing materials with detailed architectural quality".

### **Regulatory Considerations**

The impact of the proposed variances will be minimal and to mitigate the parking reduction the

applicant has offered to register a covenant on the neighbouring property to secure and additional parking space for use of the hotel.

## CONCLUSIONS

The proposal is consistent with the *Official Community Plan, 2012* objective of revitalizing commercial uses along corridors and the *Downtown Core Area Plan, 2011* policy encouraging high architectural quality. The requested rear building setback and parking variances are acceptable in this area. Staff are able to recommend that Council give consideration to supporting this proposal and advancing the Development Permit with Variances Application to an opportunity for public comment.

## ALTERNATE MOTION

That Council decline the DP Application with Variances No. 00018 for the property located at 1961 Douglas Street.

Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

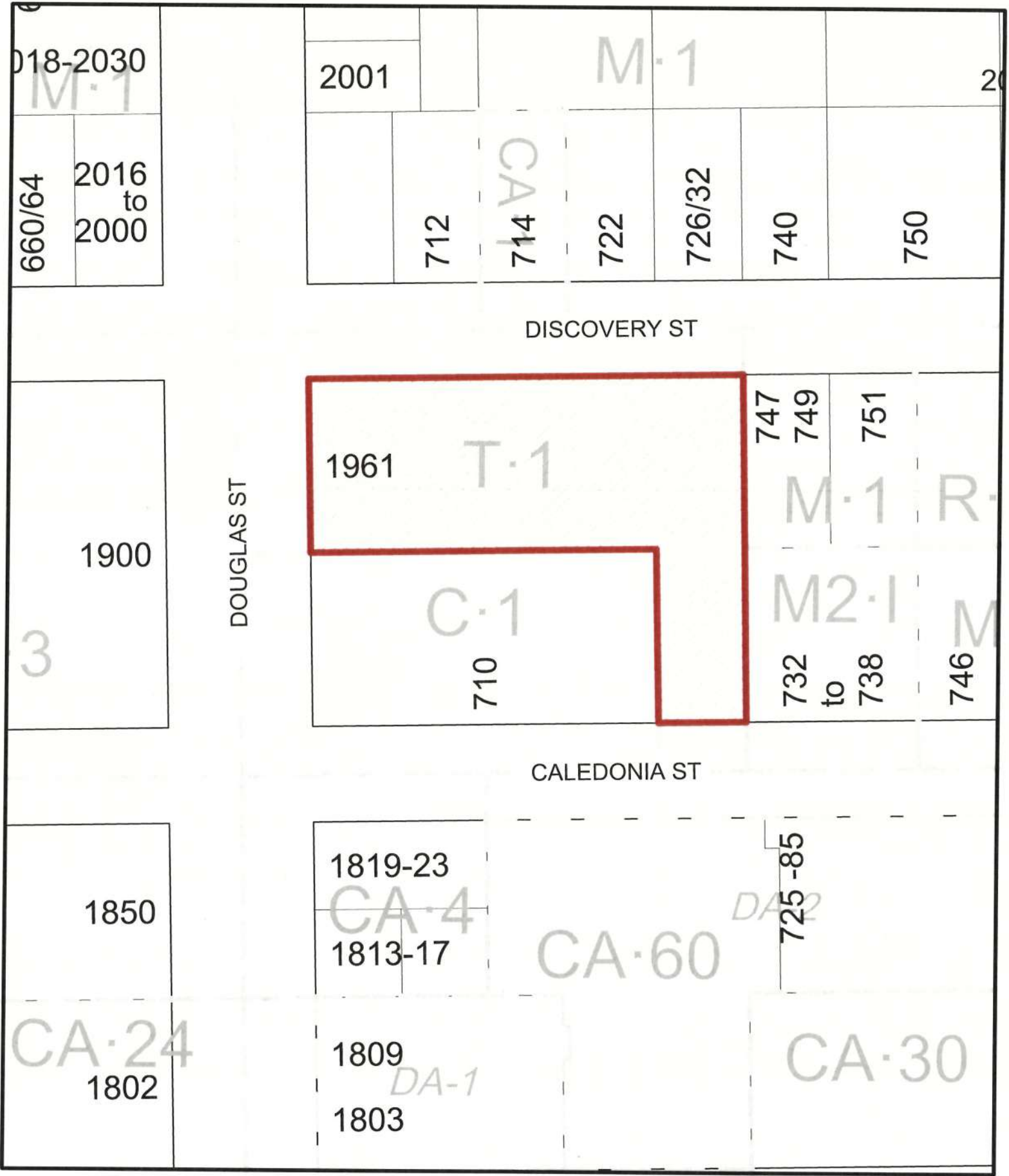


Date:

January 4, 2016

### List of Attachments:

- Zoning map
- Aerial map
- Letters from applicant dated October 24, and November 30, 2016.
- Plans dated October 26, 2016.



1961 Douglas Street  
Development Permit with Variance #00018





1961 Douglas Street  
Development Permit with Variance #00018





**P R A X I S**  
architects inc.

Robert Rocheleau, Architect AIBC

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Tel: (250) 475-2702 • Fax: (250) 475-2701  
robert.rocheleau@praxisarchitectsinc.com

October 24, 2016

City of Victoria

1 Centennial Square  
Victoria, BC  
V8W 1P6



Re. Capital City Centre Hotel – Development Permit with Variance  
Addition – one suite

Mayor and Council,  
DESCRIPTION OF PROPOSAL

The owner of the Capital City Centre Hotel wishes to construct a single suite on the existing roof at the south side wing of the building, directly accessed off the existing hotel corridor.

This suite is to provide for those wanting something more elaborate than a regular hotel room, having two bedrooms, a kitchen, etc. with the opportunity for more extended stays in comfort, with hotel service available as required.

NEIGHBOURHOOD CONTEXT

The existing immediate neighbourhood is dominantly commercial and retail, with the hotel fronting Douglas St. and Discovery. There is no change of use proposed. The proposed addition is in alignment with the existing fourth floor of the building, with its south wall a vertical extension of the existing wall at the south property line, with higher grade materials.

No openings / windows are permitted adjacent to the property line, so the suite glazing is oriented to the west (overlooking the existing pool and deck area), with minimal openings to the east, as this overlooks existing roofs and mechanical equipment.

## DESIGN GUIDELINES

The design of the proposed suite addition is intended to improve this exterior area of the hotel and provide a quality interior experience with higher sloped ceilings and generous glazing to the west. Proposed materials are above the existing in terms of finish.

It is intended that the new addition will add to the west elevation of the existing hotel as seen from the west and south west, with the deck area at the south west corner having planting and wood screening to provide some day and night visual interest at this upper corner.

The exterior wall of the addition adjacent to the south property line is proposed to pick up on the finish (composite panelling) and colour of accent areas proposed at the west wall of the addition, to provide visual interest and a foil to the muted finishes of the existing hotel.

## DEVELOPMENT PERMIT GUIDELINES

The existing hotel is in DPA-7A: Douglas Street Corridor.

The proposed addition is part of the continuing improvement of the hotel by the owner, contributing to the revitalization of the area. It is intended to improve the overall appearance of the hotel, and add to its commercial viability.

## TRANSPORTATION

An additional parking stall will be required for the new suite. It is proposed that similar to the additional parking (2 spaces) provided for the recent small office space addition on Discovery Street, this space would be provided for at the existing parking lot across the street from the hotel on Discovery (46 spaces), whereby a covenant is undertaken by the owner to maintain a space for the additional suite.

## HERITAGE

The existing hotel is not a heritage building, but is a sound building of the era, well maintained, and recently improved by the new owner.

## INFRASTRUCTURE

The proposed suite will have a nominal impact on existing infrastructure.

## GREEN BUILDINGS

### LEED

Re. V. Facility Alterations and Additions – as the proposed increase in floor area is 3% which is less than the 5% minimum change in area, this is considered a minor upgrade and is ineligible to earn points re. LEED.

Notwithstanding the above, the proposed addition supports building retention and reuse. In working within an existing building context the proposed addition minimizes impact on existing resources, taking advantage of existing infrastructure.

The proposed structure will be lightweight steel (recyclable).

By building on top of an existing roof, the energy performance of the existing building is improved, and following current ASHRAE 90.1 2010 will ensure that the addition itself performs significantly better than the existing building.

A heat pump system will be used in the proposed addition.

Rooftop areas on the east side are to be used for urban agriculture as a 'garden' for vegetables and herbs that are used in the hotel restaurant. This is currently being done in the area proposed for the addition as a test, and has proved to be successful.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

per:

A handwritten signature in dark ink, consisting of stylized, overlapping letters that appear to be 'RR' followed by a period.

Robert Rocheleau, Architect AIBC  
Director



**P R A X I S**  
architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2  
Tel: (250) 475-2702 • Fax: (250) 475-2701  
robert.rocheleau@praxisarchitectsinc.com

November 30, 2016

City of Victoria

1 Centennial Square  
Victoria, BC  
V8W 1P6

Re. Capital City Centre Hotel – Development Permit with Variances (2)  
Addition – one suite

To Whom It May Concern:

Parking Variance:

Requested is a parking variance increasing the approved previous development permit DP000395 parking for 99 stalls to 100, by adding an additional stall by covenant from the lot across Discovery from the hotel.


Setback Variance:

As it is proposed that the new addition adheres to the same footprint of the existing building, which is at 0 lot line on the south property line, a variance is required related to the 7.5 m setback requirement of T-1 zoning.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

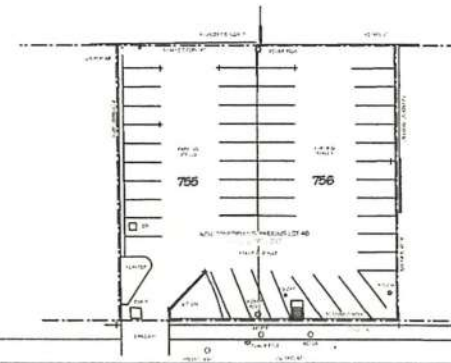
per:

  
Robert Rocheleau, Architect AIBC  
Director

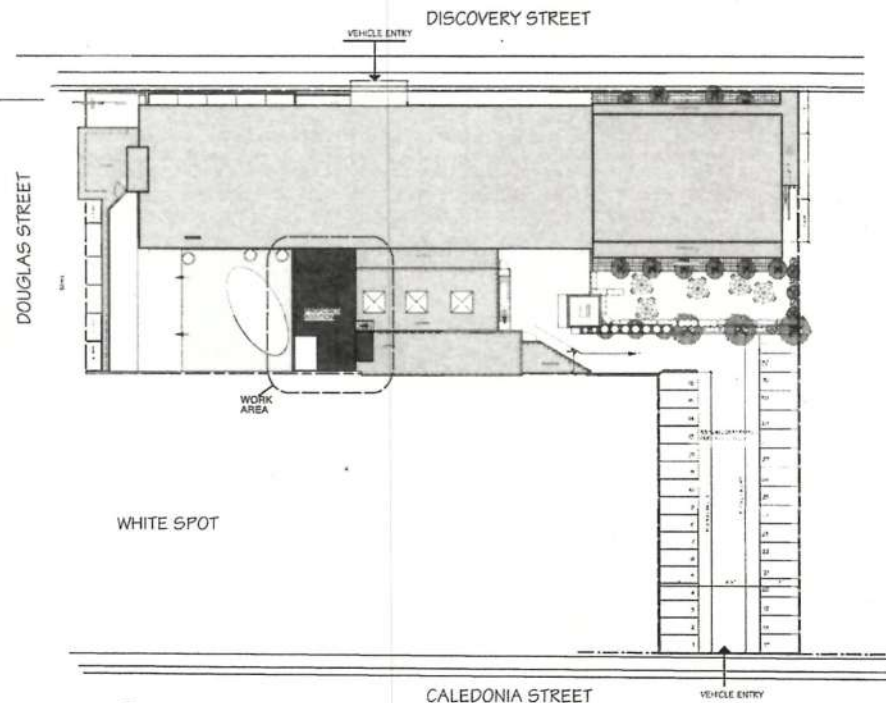
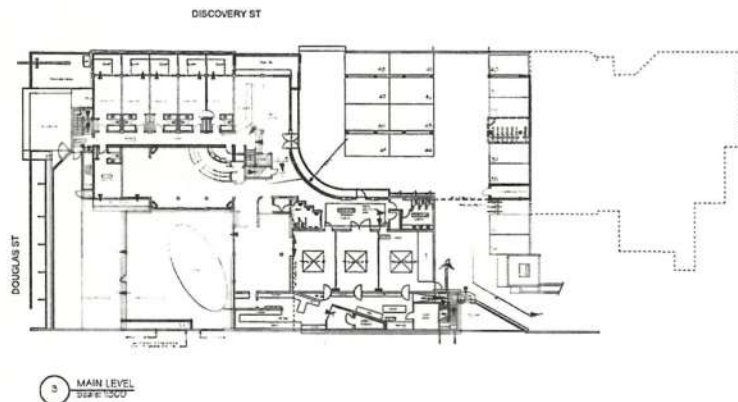


Planning & Development Department  
Development Services Division

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NOTE:  
All parking indicated is existing.



2 SITE PLAN  
SCALE 1/8"=1'-0"

CALEDONIA STREET

VEHICLE ENTRY

#:	OCT 24, 2015	113-RT-FOR DEVELOPMENT PERMIT
NO:	DATE:	REC'D-DM
DEAL		



**FRAXIS**  
SPRINKERS, INC.

10000 13th Avenue, S.W.  
Burien, Oregon 97142

800-321-5555 ext. 2000 or 2001  
503-464-1100

Circle 10 on Reader Service Card

PROJECT #118  
CAPITAL CITY CENTER HOTEL  
NEW 4th FLOOR SUITE  
1961 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

EXISTING SURVEY,  
SITE PLAN & WORK AREA

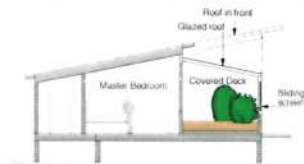
DATE: AS SHOWN	DEPT: EE	SHEET NO.  A-0
DATE: OCT 24 2026	PROJECT NO. 16-014	

Received  
City of Victoria

OCT 26 2016

Planning & Development Department  
Development Services Division

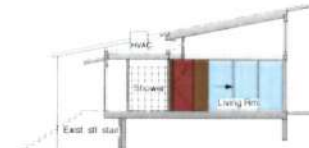
NOT FOR CONSTRUCTION



A Section  
Scale 1:100



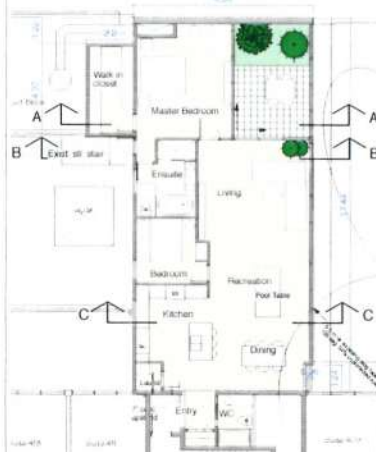
C Section  
Scale 1:100



B Section  
Scale 1:100



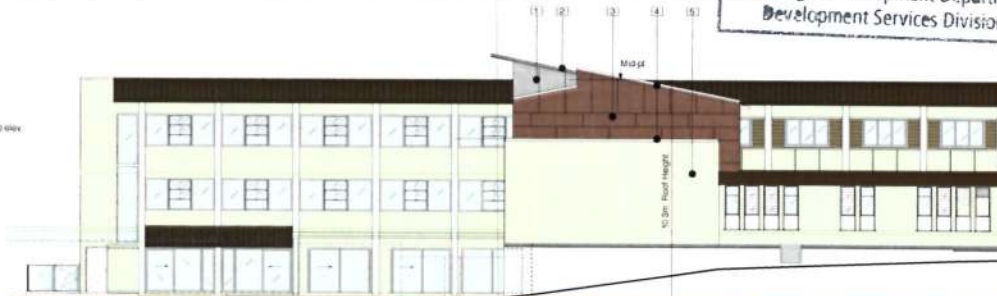
6 Part East Elevation  
Scale 1:100



1 Plan  
Scale 1:100



4 4th Floor Plan  
Scale 1:250



2 South Elevation  
Scale 1:100



3 Part West Elevation  
Scale 1:50

- LEGEND
- 1 Composite Panel 1
  - 2 Polystyrene Insulation
  - 3 Composite Panel 2
  - 4 Polystyrene Insulation
  - 5 Existing
  - 6 Glass Block
  - 7 Existing Window
  - 8 Alum. Window System
  - 9 Composite Panel 4
  - 10 Aluminum to match window system
  - 11 Existing Core Elevation
  - 12 Alum. Slat Screen
  - 13 Sliding Wood Screens
  - 14 Sliding Slat Screen
  - 15 Slatted Glazed Canopy
  - 16 Fast Wood Screen



5 Site / Key Plan  
Scale 1:750

**CAPITAL CITY CENTER HOTEL**  
NEW 4th FLOOR SUITE  
501 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

DATE: 10/26/16  
DRAWN: [Signature]  
CHECKED: [Signature]  
A-1