

MOTIONS

1. To Set Public Hearings for the Council Meeting of Thursday, September 10, 2015:

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, SEPTEMBER 10, 2015, at 7 p.m.:**

2. Development Permit with Variances Application No. 000385 for 759 Yates Street

Carried Unanimously

UNFINISHED BUSINESS

1. Development Permit with Variances Application No. 000385 for 759 Yates Street

Council received a report dated August 13, 2015 that informed Council that the necessary conditions that would authorize the issuance of the Development Permit with Variances for the property located at 759 Yates Street have been fulfilled.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council direct staff to give notice and set a hearing to allow an opportunity for public comment for Development Permit with Variances No. 000385 for 759 Yates Street.

Carried Unanimously



Council Report

For the Meeting of August 27, 2015

To: Council **Date:** August 13, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Development Permit with Variances Application No. 000385 for 759 Yates Street - Application Ready to Proceed to Public Hearing**

RECOMMENDATION

That Council direct staff to give notice and set a meeting to allow an opportunity for public comment for Development Permit with Variances No. 000385 for 759 Yates Street.

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of April 16, 2015 (attached), the necessary condition that would authorize the issuance of the Development Permit with Variances for the property located at 759 Yates Street have been fulfilled. The Planning and Land Use Committee (PLUC) report dated, April 2, 2015, together with the meeting minutes, are attached. The motion from the April 16, 2015, PLUC meeting was:

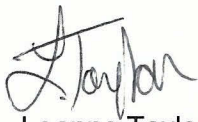
"That Council authorize the issuance of Development Variance Permit Application No. 000385 for 759 Yates Street in accordance with:

1. Plans date stamped March 23, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 6.8, Section 6(ii): Reduce parking requirement from 0.7 parking spaces per residential unit (18 parking spaces) to 0 parking spaces per residential unit (0 parking spaces);
3. Registration of a legal agreement on title securing 72 Class 1 bicycle parking spaces in the building to the satisfaction of staff."

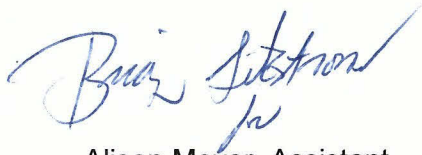
With regard to the pre-conditions that Council set in relation to this Application, staff can report that a Section 219 Covenant has been registered on title securing Class 1 bicycle parking spaces in the building.

The recommendation provided above contains the appropriate language to advance this Application to allow an opportunity for public comment.

Respectfully submitted,



Leanne Taylor
Senior Planner, Development
Services Division



Alison Meyer, Assistant
Director, Development
Services Division



Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date: August 19, 2015

List of Attachments

- Planning and Land Use Committee Report dated April 2, 2015
- Minutes from Planning and Land Use Committee Meeting dated April 16, 2015
- Minutes from Council Meeting dated April 16, 2015.



Planning and Land Use Committee Report

For the Meeting of April 16, 2015

To: Planning and Land Use Committee **Date:** April 2, 2015

From: Leanne Taylor, Planner, Development Services Division

Subject: Development Variance Permit No. 000385 for 759 Yates Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 000385 for 759 Yates Street in accordance with:

1. Plans date stamped March 23, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 6.8, Section 6(ii): Reduce parking requirement from 0.7 parking spaces per residential unit (18 parking spaces) to 0 parking spaces per residential unit (0 parking spaces);
3. Registration of a legal agreement on title securing 72 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."

LEGISLATIVE AUTHORITY

In accordance with Section 922 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 new information, analysis and recommendations for a Development Variance Permit Application for the property located at 759 Yates Street. The proposal is for a parking variance in order to facilitate the conversion of the existing hotel to market rental housing.

On December 18, 2014, the Governance and Priorities Committee (GPC) considered the Application. At the meeting, the Committee passed a motion that the Application be referred

back to the next PLUC meeting provided that additional onsite bicycle parking was incorporated into the proposal (minutes attached). Following the GPC meeting, staff met with the applicant to discuss the options for additional onsite bicycle parking and the revised plans were submitted on March 23, 2015 (attached). The applicant is proposing to provide 72 bicycle parking spaces in the building (Class 1) and install 2 V-racks and 6 U-racks (Class 2) in the sidewalk on Yates Street, which would accommodate 24 bicycles.

BACKGROUND

Description of Proposal

The proposal is for a parking variance in order to facilitate the conversion of 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.

The original plans proposed 73 bicycle parking spaces (49 bicycle spaces in the building and 2 V-racks and 6 U-racks on Yates Street, which would accommodate 24 bicycles).

ANALYSIS

Council requested that the applicant provide more onsite bicycle parking. The applicant is now proposing 72 Class 1 (secure and enclosed) bicycle parking spaces for 97 residential suites. Seven bike rooms would be provided in various locations within the building accommodating a total of 35 bikes and 37 residential suites would have wall mounted in-suite bicycle racks. Additionally, eight Class 2 bicycle racks (24 bicycle parking spaces) would be installed in the sidewalk on Yates Street. Table 1 below compares the original and revised proposals.

Table 1. A comparison of the number of bicycle parking spaces being proposed

| | Total Number of Bicycle Parking Spaces | Bicycle Parking Spaces in Bike Rooms (Class 1) | Bicycle Parking Spaces in the Suites (Class 1) | Class 2 Bicycle Parking Spaces |
|-------------------|--|--|--|--------------------------------|
| Original Proposal | 73 | 28 | 21 | 24 |
| Revised Proposal | 96 | 35 | 37 | 24 |

Resource Impacts

The applicant would install the V-racks and U-racks in the City's sidewalk on Yates Street, however, the City would be responsible for maintaining them.

CONCLUSIONS

A reduction in parking to facilitate the conversion of the existing hotel to market rental accommodation is supportable in the *Official Community Plan* (OCP) and the *Downtown Core Area Plan* (DCAP). 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. DCAP supports a reduction in the number of required vehicle parking stalls for uses located adjacent to major transit stops.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 000385 for the property located at 759 Yates Street.

Respectfully submitted,



Leanne Taylor, Planner
Development Services Division



Alison Meyer, Assistant Director
Development Services Division

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

April 8, 2015

LT:aw

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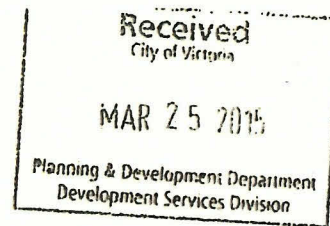
List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated March 25, 2015
- Governance and Priorities Committee Report dated December 18, 2014
- Governance and Priorities Committee Minutes December 18, 2014
- Plans dated March 23, 2015.



759 Yates Street
Development Variance Permit #000385





Victoria Rocket, LP

Suite 303 One Alexander Street
Vancouver BC V6A 1B2

(604) 717-4477

22 March 2015

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

Re: 759 Yates – Dominion Hotel
Development Permit with Variance – Bicycle Parking

We are writing to provide updated plans and documentation in support of our Development Permit with Variance application to permit a variance to the parking requirements under the current CA-4 zoning for the Dominion Hotel. The details provided below address the comments raised in the Governance and Priorities Committee meeting in December 2015

Conditions to be Met Prior to Planning and Land Use Committee

- An updated Bicycle Parking Plan is provided: changes to the plan set represented in the bubbled areas include:

Level 2

| | |
|----|-----------------|
| 18 | Bike Rooms |
| 11 | <u>In Suite</u> |

29 Total Level 2

Level 3

| | |
|----|-----------------|
| 9 | Bike Rooms |
| 11 | <u>In Suite</u> |

20 Total Level 3

Level 4

9 Bike Rooms
11 In Suite

20 Total Level 4

Level 5

3 In Suite

3 Total Level 5

72 Total All Bike Parking

We trust the above comments and attached documentation address the issues raised through the GPC. We look forward to having the application advance and to achieving variance approval.

Respectfully,

A handwritten signature in black ink, appearing to be 'D. Fullbrook', is written over a circular stamp that is partially visible and mostly illegible.

David Fullbrook, President
Honeycomb RE Advisors
General Partner,
Victoria Rocket Limited Partnership



Governance and Priorities Committee Report

For the Meeting of December 18, 2014

To: Governance and Priorities Committee **Date:** December 4, 2014
From: Leanne Taylor, Planner, Development Services Divisions
Subject: Development Variance Permit Application #000385 for 759 Yates Street

RECOMMENDATION

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

"That Council authorize the issuance of Development Variance 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 Variance Permit Application for the property located at 759 Yates Street (Dalton Hotel). The proposal is for a parking variance in order to facilitate the conversion of the existing hotel to market rental housing.

The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan 2012 (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 for a parking variance in order to facilitate the conversion of 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 new sustainability features associated with this proposal. However, converting the building from hotel to market rental housing is an example of building retention and reuse.

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

Official Community Plan

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.

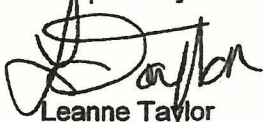
CONCLUSIONS

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 Variance 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:

November 12, 2014

LT:aw

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List of Attachments

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



759 Yates Street
Development Variance Permit #000385





759 Yates Street
Development Variance Permit #000385





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, AIA, FRAIC

Trey Ramsdell
Arch. AIBC, MBA

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

Red Windjack
Arch. AIBC, MRAIC, LEED AP

PARTNER EMERITUS

Richard Bohm
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



| DATA TABLE | |
|---|----------------|
| Project Name | 759 Yates St |
| Client | City of Dallas |
| Site Area | 0.15 Acres |
| Proposed Use | Residential |
| Proposed Density | 20 Units/Acre |
| Proposed Parking | 10 Spaces |
| Proposed V-Racks | 2 |
| Proposed U-Racks | 6 |
| Proposed Landscaping | 100 sq ft |
| Proposed Stormwater Management | 100 sq ft |
| Proposed Security Measures | 100 sq ft |
| Proposed Accessory Structures | 100 sq ft |
| Proposed Fencing | 100 sq ft |
| Proposed Signage | 100 sq ft |
| Proposed Lighting | 100 sq ft |
| Proposed Sound Barrier | 100 sq ft |
| Proposed Noise Barrier | 100 sq ft |
| Proposed Air Quality | 100 sq ft |
| Proposed Water Quality | 100 sq ft |
| Proposed Soil Quality | 100 sq ft |
| Proposed Geology | 100 sq ft |
| Proposed Seismicity | 100 sq ft |
| Proposed Paleontology | 100 sq ft |
| Proposed Archaeology | 100 sq ft |
| Proposed Cultural Resources | 100 sq ft |
| Proposed Historical Resources | 100 sq ft |
| Proposed Biological Resources | 100 sq ft |
| Proposed Wetlands | 100 sq ft |
| Proposed Wetland Buffers | 100 sq ft |
| Proposed Wetland Mitigation | 100 sq ft |
| Proposed Wetland Restoration | 100 sq ft |
| Proposed Wetland Enhancement | 100 sq ft |
| Proposed Wetland Preservation | 100 sq ft |
| Proposed Wetland Protection | 100 sq ft |
| Proposed Wetland Stewardship | 100 sq ft |
| Proposed Wetland Management | 100 sq ft |
| Proposed Wetland Monitoring | 100 sq ft |
| Proposed Wetland Assessment | 100 sq ft |
| Proposed Wetland Inventory | 100 sq ft |
| Proposed Wetland Mapping | 100 sq ft |
| Proposed Wetland Research | 100 sq ft |
| Proposed Wetland Education | 100 sq ft |
| Proposed Wetland Outreach | 100 sq ft |
| Proposed Wetland Advocacy | 100 sq ft |
| Proposed Wetland Policy | 100 sq ft |
| Proposed Wetland Legislation | 100 sq ft |
| Proposed Wetland Regulation | 100 sq ft |
| Proposed Wetland Enforcement | 100 sq ft |
| Proposed Wetland Compliance | 100 sq ft |
| Proposed Wetland Reporting | 100 sq ft |
| Proposed Wetland Communication | 100 sq ft |
| Proposed Wetland Collaboration | 100 sq ft |
| Proposed Wetland Partnership | 100 sq ft |
| Proposed Wetland Alliance | 100 sq ft |
| Proposed Wetland Network | 100 sq ft |
| Proposed Wetland Coalition | 100 sq ft |
| Proposed Wetland Consortium | 100 sq ft |
| Proposed Wetland Joint Venture | 100 sq ft |
| Proposed Wetland Memorandum of Understanding | 100 sq ft |
| Proposed Wetland Memorandum of Intent | 100 sq ft |
| Proposed Wetland Memorandum of Agreement | 100 sq ft |
| Proposed Wetland Memorandum of Understanding and Intent | 100 sq ft |
| Proposed Wetland Memorandum of Understanding and Agreement | 100 sq ft |
| Proposed Wetland Memorandum of Understanding, Intent, and Agreement | 100 sq ft |

PROJECT: Dalton Hotel - 759 Yates

DRAWING TITLE: Proposed Bike Racks - Yates St Frontage

SCALE: 1" = 10'

PROJECT No: 2011-101

DATE: 2014-11-21

DRAWING No:

REFERENCE: 18V 1

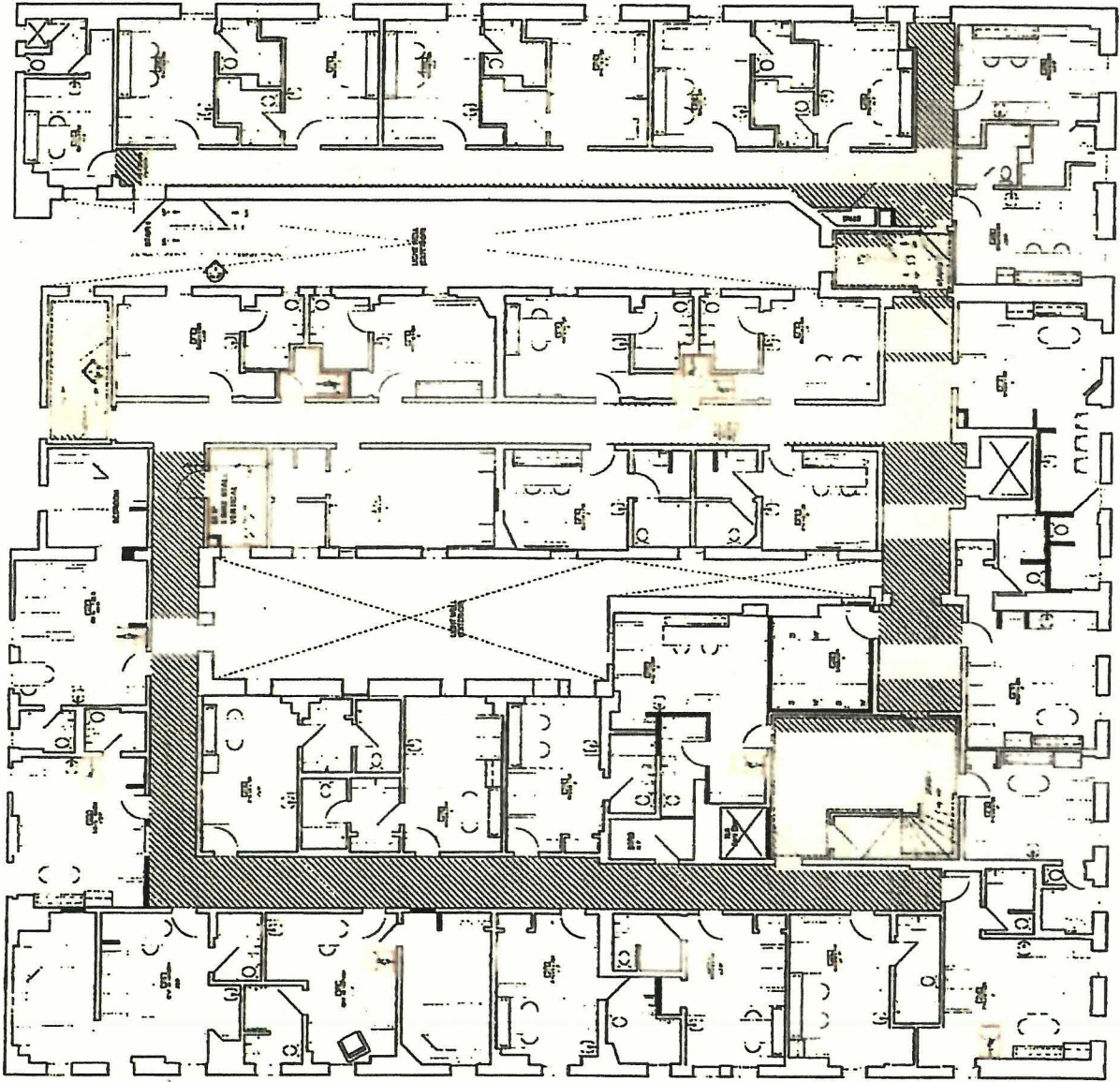
Architect

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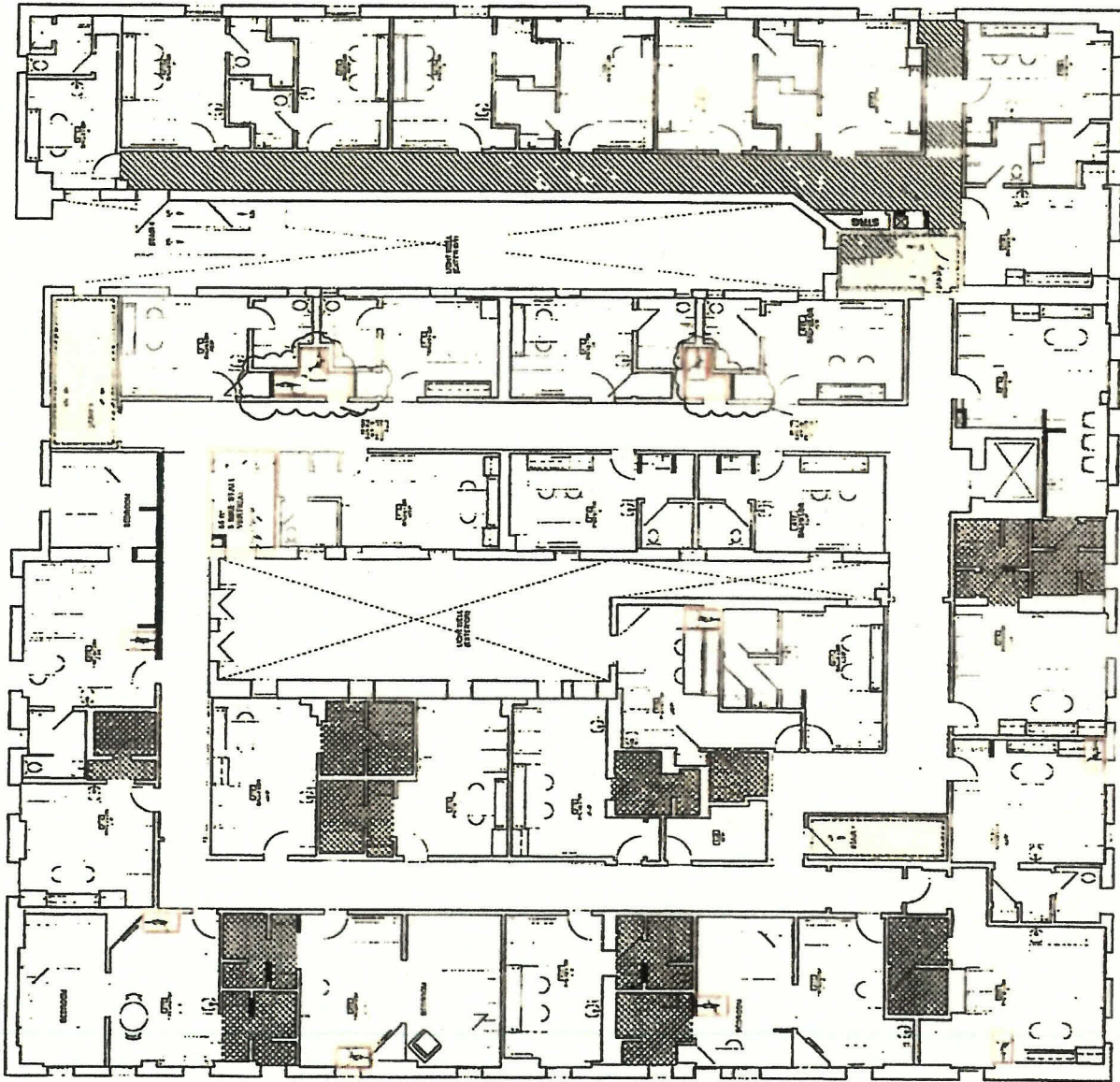
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|--------------------|--|
| BIKE PARKING COUNT | |
| 16 BIKE ROOM | |
| 5 IN SUITE | |
| 21 TOTAL LEVEL 2 | |



NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (UPMPC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ELECTRICAL CODE (IEC) AND THE 2006 INTERNATIONAL FIRE CODE (IFC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC) AND THE 2006 INTERNATIONAL FIRE AND MARINE CODE (IFMC).
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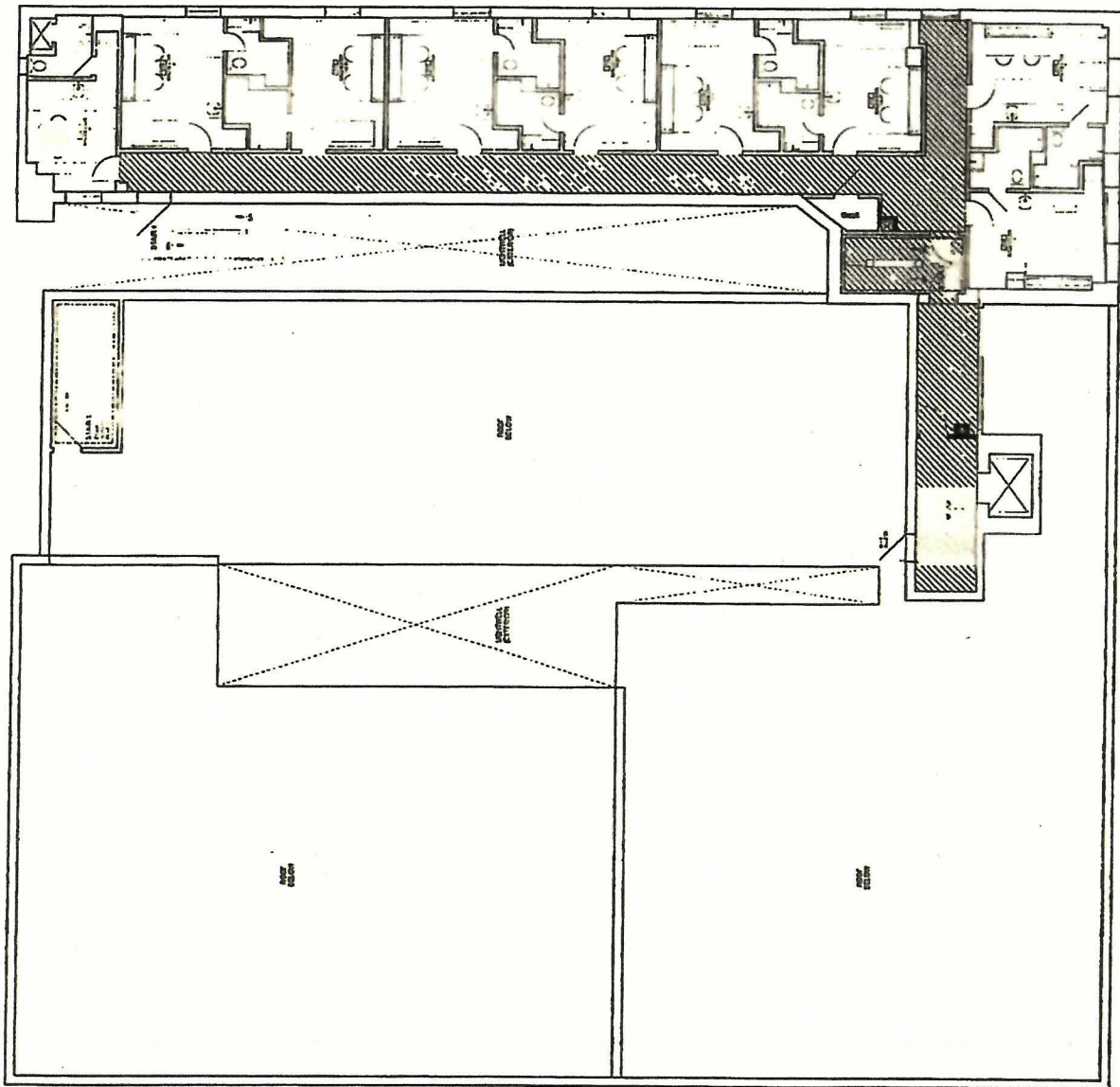
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| BIKE PARKING COUNT | |
| 8 BIKE ROOM | |
| 5 IN SUITE | |
| 13 TOTAL LEVEL 3 | |



BIKE PARKING COUNT
8 BIKE ROOM
7 IN SUITE
15 TOTAL LEVEL 4

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ELECTRICAL CODE (IEC) AND THE 2006 INTERNATIONAL FIRE AND ALARM CODE (IFAC).
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- NOTES**
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 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

6.8 Development Variance Permit Application No. 000385 for 759 Yates Street

Committee received a report dated December 4, 2014 from Sustainable Planning and Community Development regarding Development Variance Permit Application No. 000385 for 759 Yates Street which recommends that a Public Hearing be held for a proposed parking variance to facilitate the conversion of the existing hotel to market rental housing.

Action: It was moved by Councillor Thornton-Joe, and seconded by Councillor Alto, that Committee recommends that Council convene a Hearing for the proposed variance associated with Development Variance Permit Application No. 000385 for 759 Yates Street, and following the Hearing, that Council consider the following motion:

That Council authorizes the issuance of Development Variance Permit Application No. 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* regulations, 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.
-

Committee discussed the following:

- Concerns regarding the lack of parking and how the bike parking will be accommodated.
- Concerns regarding the amenities provided for the living units with respect to them qualifying as residential.
- The zoning which allows residential and hotel use.

Motion to Refer: It was moved by Councillor Isitt, seconded by Councillor Madoff, that Committee refer this application to the next Planning and Land Use Committee to provide for additional onsite bicycle parking.

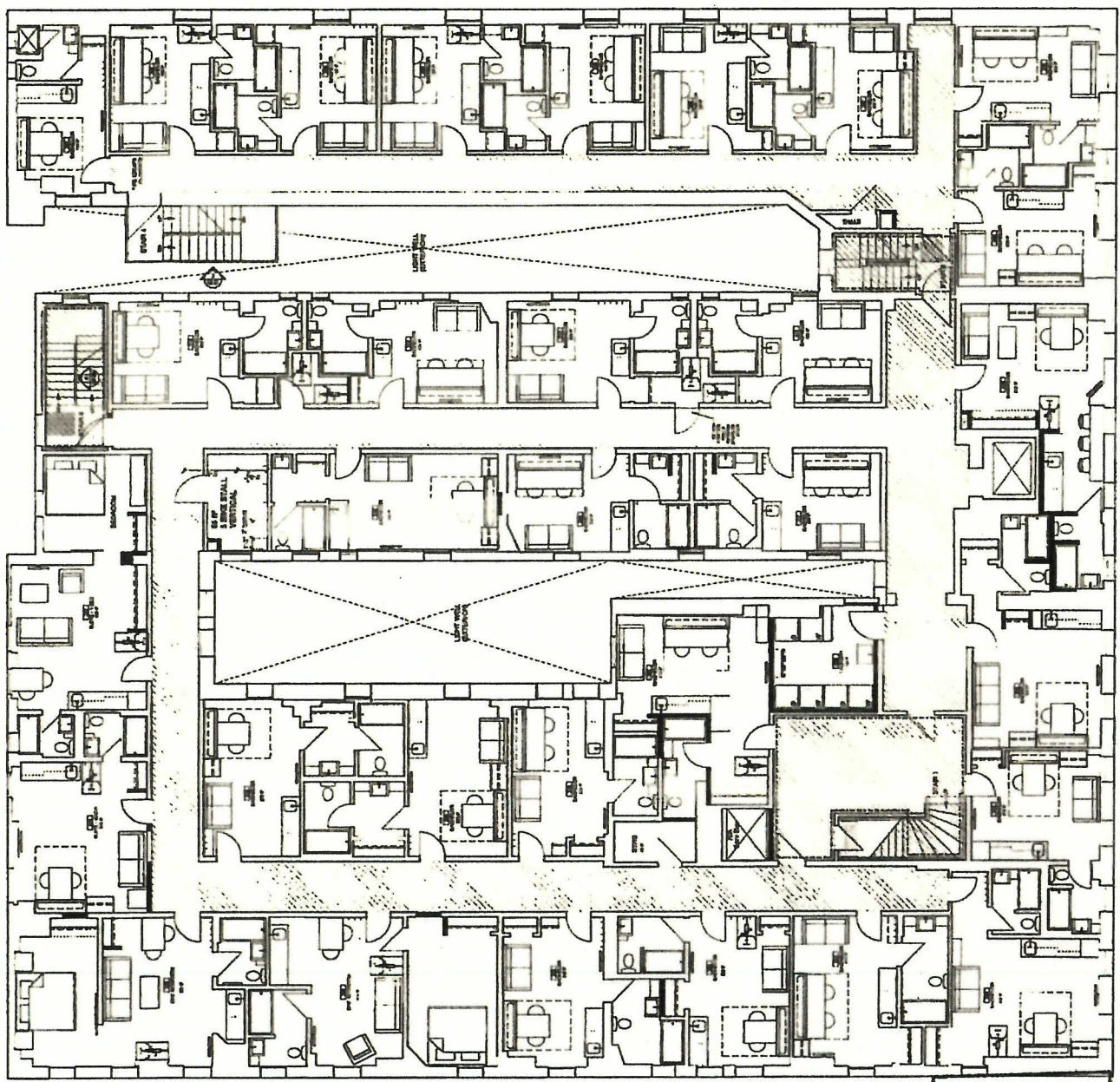
Committee discussed the motion to refer:

- Options for providing bicycle parking in the building and on the property.
- The timing of this application and options for moving it forward to Public Hearing with additional bicycle parking requirements.

CARRIED 14/GPC619

For: Councillors Coleman, Isitt, Lucas, Loveday, Madoff and Young
Against: Mayor Helps, Councillors Alto, and Thornton-Joe

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NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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BIKE PARKING COUNT

9 BIKE ROOMS

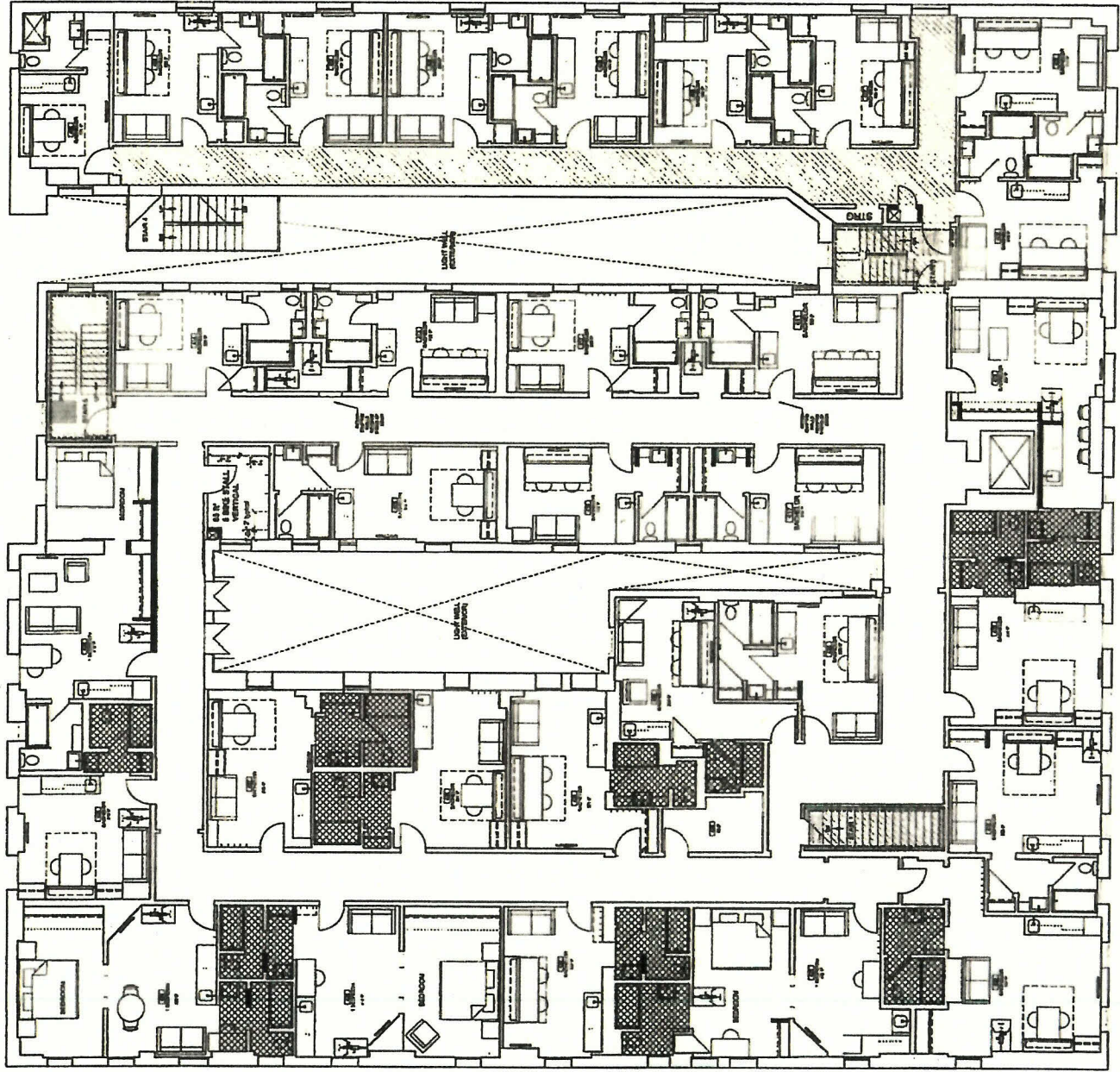
11 IN SUITE

20 TOTAL LEVEL 3

Received
City of Victoria

MAR 23 2015

Planning & Development Department
Development Services Division



NOTES

1. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND CONSTRUCT THE BUILDING IN ACCORDANCE WITH THE CITY OF VICTORIA'S BUILDING BY-LAW, 2009, AND THE NATIONAL BUILDING CODE, 2010.
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Received
City of Victoria

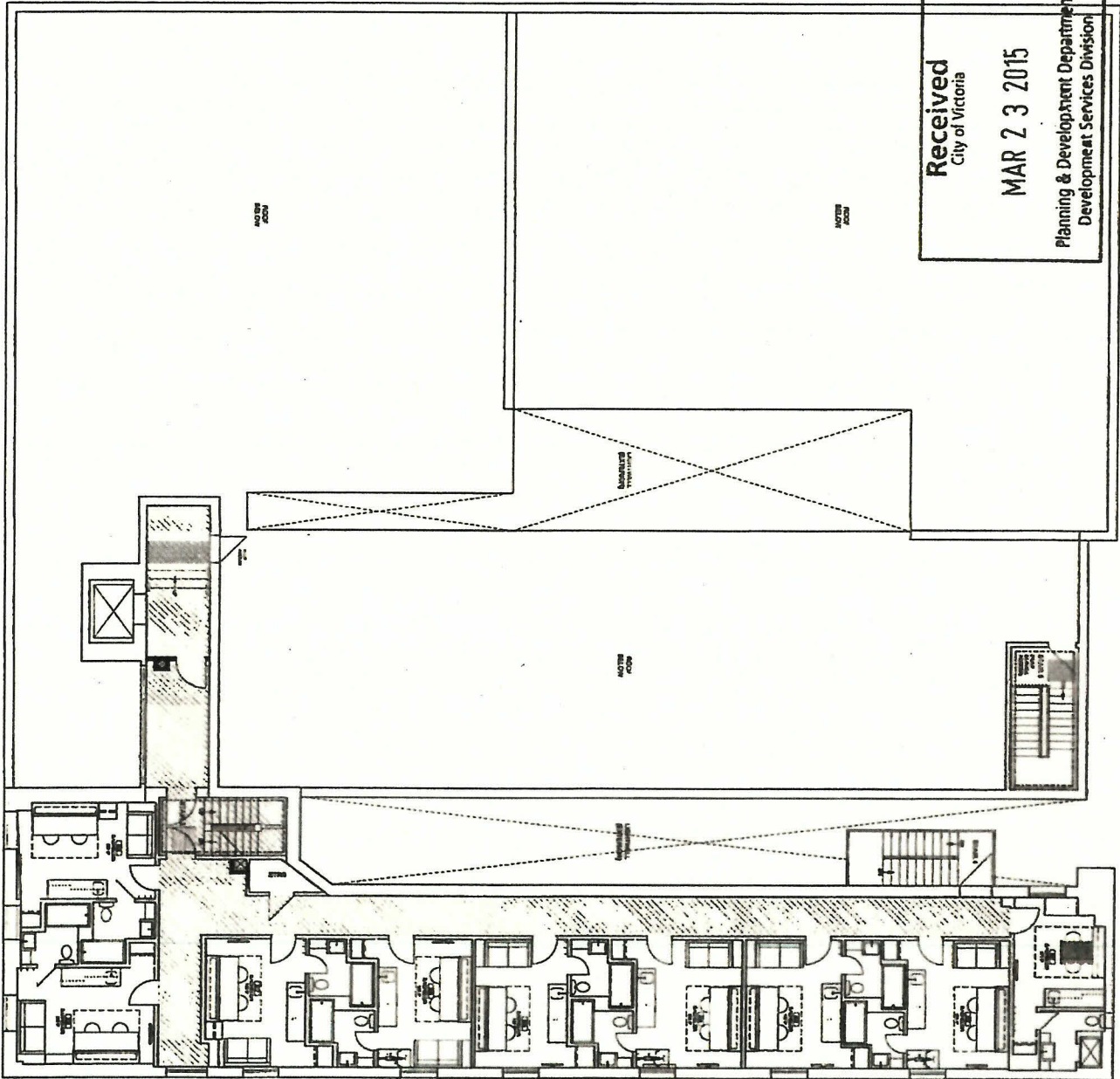
MAR 23 2015

Planning & Development Department
Development Services Division

BIKE PARKING COUNT
8 BIKE ROOMS
12 IN SUITE
20 TOTAL LEVEL 4

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Received
City of Victoria
MAR 23 2015
Planning & Development Department
Development Services Division



3.1 Development Variance Permit Application No. 000385 for 759 Yates Street

Committee received a report regarding a development variance permit for 759 Yates Street. The proposal is for a parking variance in order to facilitate the conversion of the existing hotel to market rental housing.

Councillor Lucas returned to the meeting at 10:18 a.m.

Action: It was moved by Councillor Alto, seconded by Councillor Loveday, that Committee recommends that Council, after giving notice and allowing an opportunity for public comment, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 000385 for 759 Yates Street in accordance with:

1. Plans date stamped March 23, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 6.8, Section 6(ii): Reduce parking requirement from 0.7 parking spaces per residential unit (18 parking spaces) to 0 parking spaces per residential unit (0 parking spaces);
3. Registration of a legal agreement on title securing 72 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.”

Committee discussed:

- Concerns if the bicycle parking storage will be adequate and if the units and hallways are large enough to accommodate their movement and storage.

For: Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe and Young

Against: Councillors Isitt and Madoff

CARRIED 15/PLUC100

PLUC meeting
April 16, 2015

REPORTS OF THE COMMITTEES

5. Planning and Land Use Committee – April 16, 2015

1. Development Variance Permit No. 000385 for 759 Yates Street

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

"That Council authorize the issuance of Development Variance Permit Application No. 000385 for 759 Yates Street in accordance with:

1. Plans date stamped March 23, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 6.8, Section 6(ii): Reduce parking requirement from 0.7 parking spaces per residential unit (18 parking spaces) to 0 parking spaces per residential unit (0 parking spaces);
3. Registration of a legal agreement on title securing 72 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." Carried

For:

***Mayor Helps, Councillors Alto, Coleman,
Loveday and Thornton-Joe***

Against:

Councillors Isitt, Lucas, Madoff and Young

Council meeting
April 16, 2015