

REPORTS OF THE COMMITTEES

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

10. 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

4.7 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



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

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DP\DP000385\DP DVP PLUC REPORT TEMPLATE1.DOC

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
<u>11</u>	<u>In Suite</u>

20	Total Level 4
----	---------------

Level 5

<u>3</u>	<u>In Suite</u>
----------	-----------------

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,



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.

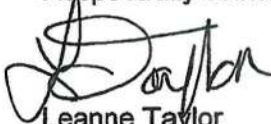
CONCLUSIONS

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: _____

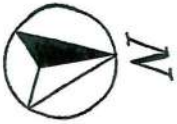
December 12, 2014

LT:aw

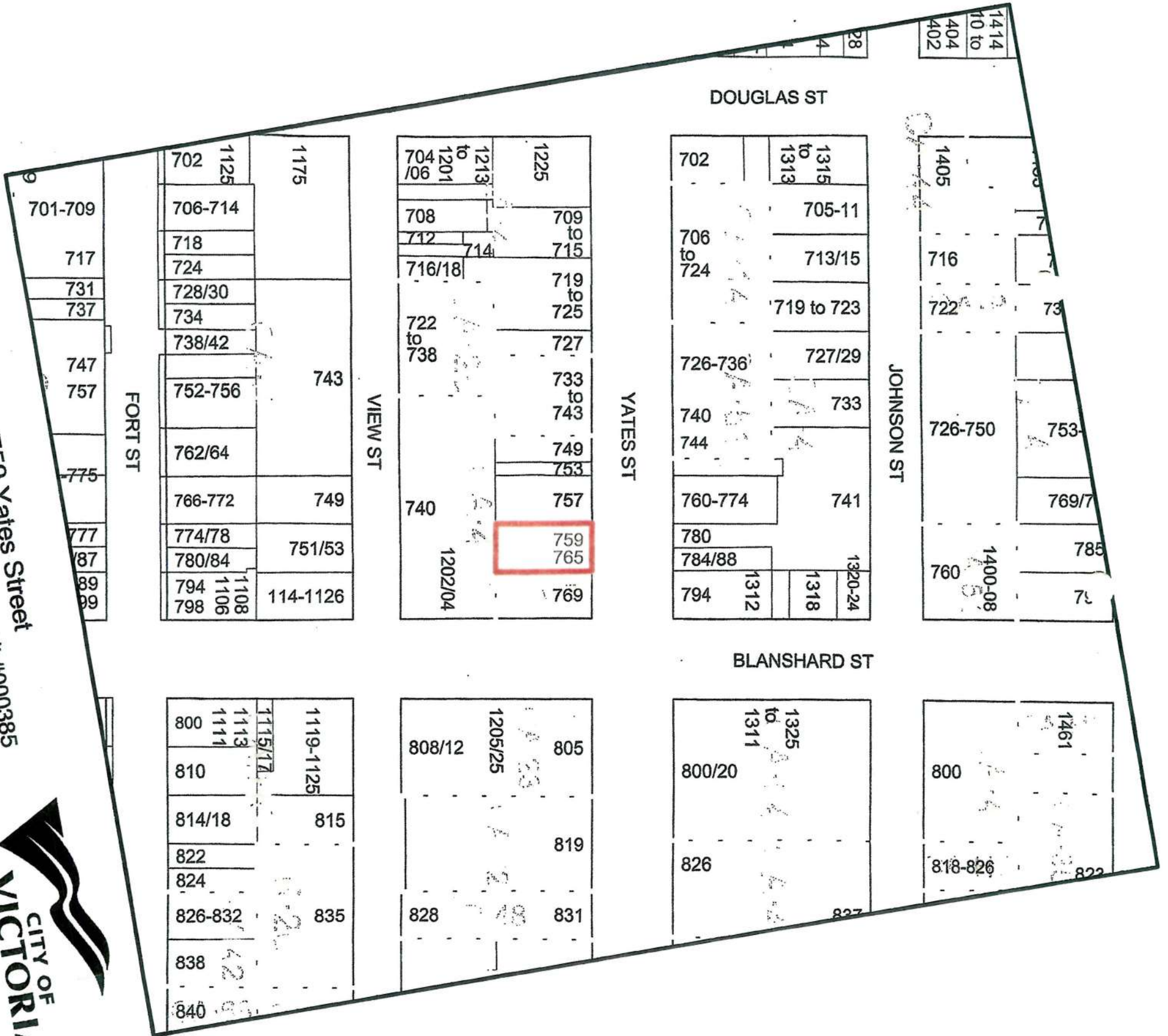
S:\TEMPEST_ATTACHMENTS\PROSPERO\PLID\DP000385\PLUC REPORT 759 YATES FINAL.DOC

List of Attachments

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



Development Variance Permit #000385
759 Yates Street





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, AAA, FRAIC

Troy Ransdell
Arch. AIBC, MBA

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

Red Windjack
Arch. AIBC, MRAIC, LEED AP

PARTNER EMERITUS

Richard Bolus
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

BLANSHARD ST



DATA TABLE	
Address	759 YATES STREET
Legal Description	LOTS 12 & 13 & 14 & 15 & 16 & 17 & 18 & 19 & 20 & 21 & 22 & 23 & 24 & 25 & 26 & 27 & 28 & 29 & 30 & 31 & 32 & 33 & 34 & 35 & 36 & 37 & 38 & 39 & 40 & 41 & 42 & 43 & 44 & 45 & 46 & 47 & 48 & 49 & 50 & 51 & 52 & 53 & 54 & 55 & 56 & 57 & 58 & 59 & 60 & 61 & 62 & 63 & 64 & 65 & 66 & 67 & 68 & 69 & 70 & 71 & 72 & 73 & 74 & 75 & 76 & 77 & 78 & 79 & 80 & 81 & 82 & 83 & 84 & 85 & 86 & 87 & 88 & 89 & 90 & 91 & 92 & 93 & 94 & 95 & 96 & 97 & 98 & 99 & 100
Site Area	10,000 sq ft
Total Floor Area	10,000 sq ft
Commercial Floor Area	10,000 sq ft
Residential Floor Area	10,000 sq ft
Floor Space Ratio	2.00
Number of existing households	100
Number of proposed residential units	100
Minimum lot area	10,000 sq ft
Height	10.00m
Roofs	0
Clear lot height	2%
Site Coverage	20%
Setback (ft)	0
Front	0
Side	0
Back	0
Parking (incl. existing)	0
Parking (incl. proposed)	0
Increase in parking non-compliance	10
Bicycle parking class 1	40 (20 in this room, 20 in outdoor)
Bicycle parking class 2	24 (12 in this room, 12 in outdoor)

LOCATION OF 2 PROPOSED V-RACKS

LOCATION OF 6 PROPOSED U-RACKS

YATES ST

PROJECT: Dalton Hotel - 759 Yates
 DRAWING TITLE: Proposed Bike Racks - Yates St Frontage
 ISSUED FOR DEVELOPMENT VARIANCE PERMIT
 SCALE: 1/4" = 1'

PROJECT No: 2011-101
 DATE: 2014-11-21
 DRAWING No:
 REFERENCE: rev 1



1. SUMMARY

2. ABSTRACT

3. INTRODUCTION

4. MATERIALS AND METHODS

5. RESULTS

6. DISCUSSION

7. CONCLUSIONS

8. REFERENCES

9. ACKNOWLEDGMENTS

10. APPENDICES

11. REFERENCES

12. REFERENCES

13. REFERENCES

14. REFERENCES

15. REFERENCES

16. REFERENCES

17. REFERENCES

18. REFERENCES

19. REFERENCES

20. REFERENCES

21. REFERENCES

22. REFERENCES

23. REFERENCES

24. REFERENCES

25. REFERENCES

26. REFERENCES

27. REFERENCES

28. REFERENCES

29. REFERENCES

30. REFERENCES

31. REFERENCES

32. REFERENCES

33. REFERENCES

34. REFERENCES

35. REFERENCES

36. REFERENCES

37. REFERENCES

38. REFERENCES

39. REFERENCES

40. REFERENCES

41. REFERENCES

42. REFERENCES

43. REFERENCES

44. REFERENCES

45. REFERENCES

46. REFERENCES

47. REFERENCES

48. REFERENCES

49. REFERENCES

50. REFERENCES

51. REFERENCES

52. REFERENCES

53. REFERENCES

54. REFERENCES

55. REFERENCES

56. REFERENCES

57. REFERENCES

58. REFERENCES

59. REFERENCES

60. REFERENCES

61. REFERENCES

62. REFERENCES

63. REFERENCES

64. REFERENCES

65. REFERENCES

66. REFERENCES

67. REFERENCES

68. REFERENCES

69. REFERENCES

70. REFERENCES

71. REFERENCES

72. REFERENCES

73. REFERENCES

74. REFERENCES

75. REFERENCES

76. REFERENCES

77. REFERENCES

78. REFERENCES

79. REFERENCES

80. REFERENCES

81. REFERENCES

82. REFERENCES

83. REFERENCES

84. REFERENCES

85. REFERENCES

86. REFERENCES

87. REFERENCES

88. REFERENCES

89. REFERENCES

90. REFERENCES

91. REFERENCES

92. REFERENCES

93. REFERENCES

94. REFERENCES

95. REFERENCES

96. REFERENCES

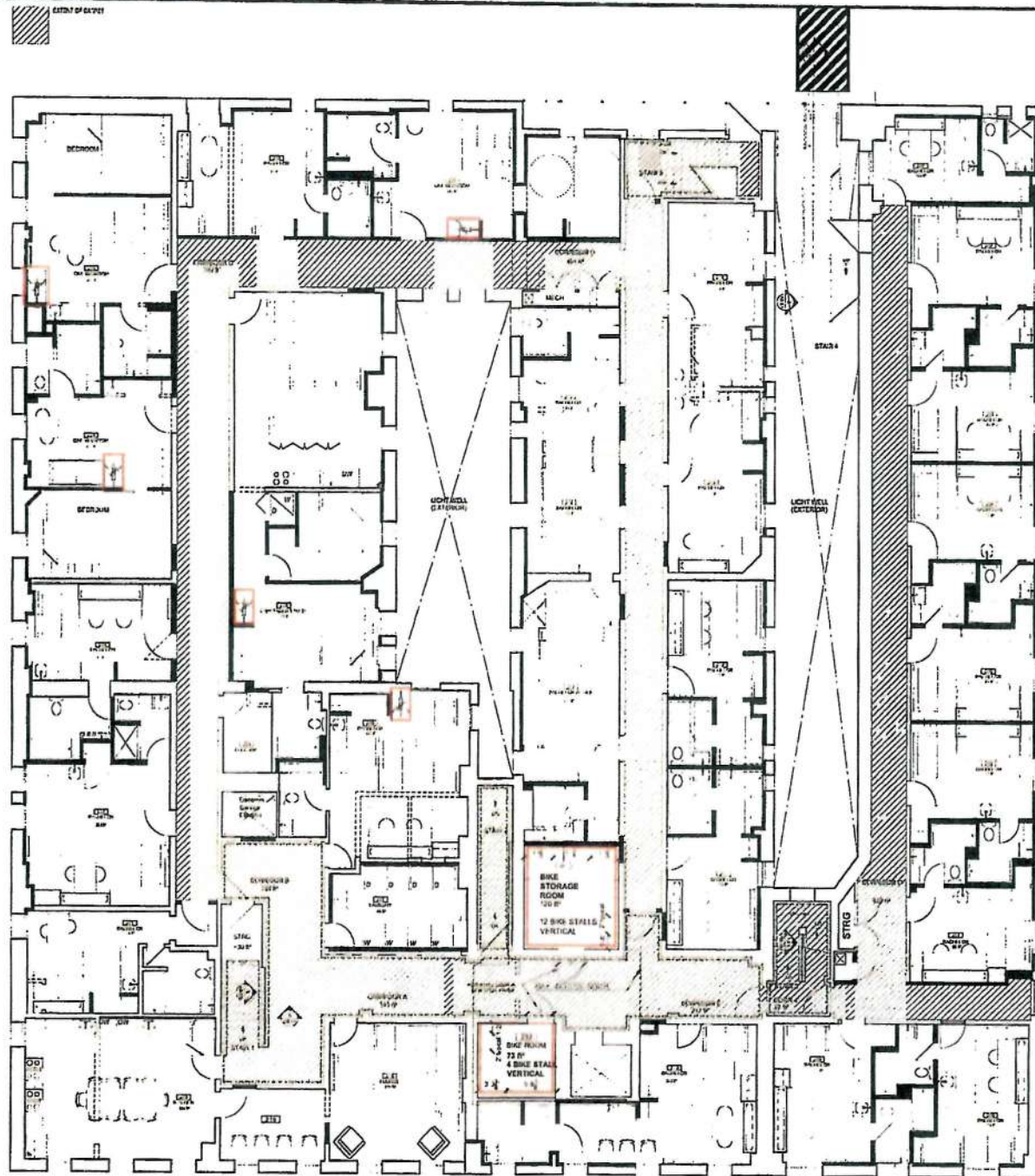
97. REFERENCES

98. REFERENCES

99. REFERENCES

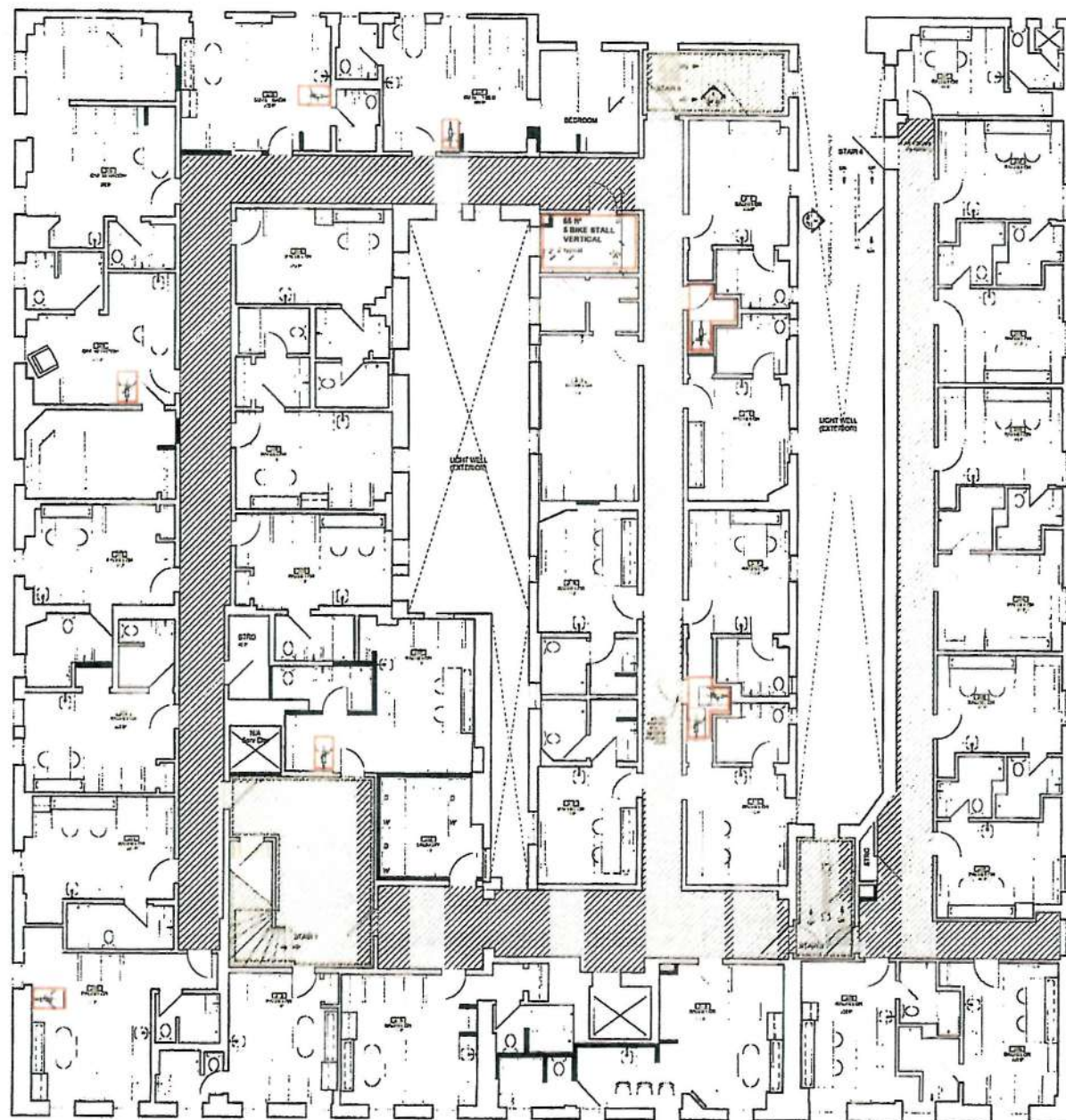
100. REFERENCES

16	BIKE ROOM
5	IN SUITE
<u>21</u>	<u>TOTAL LEVEL 2</u>



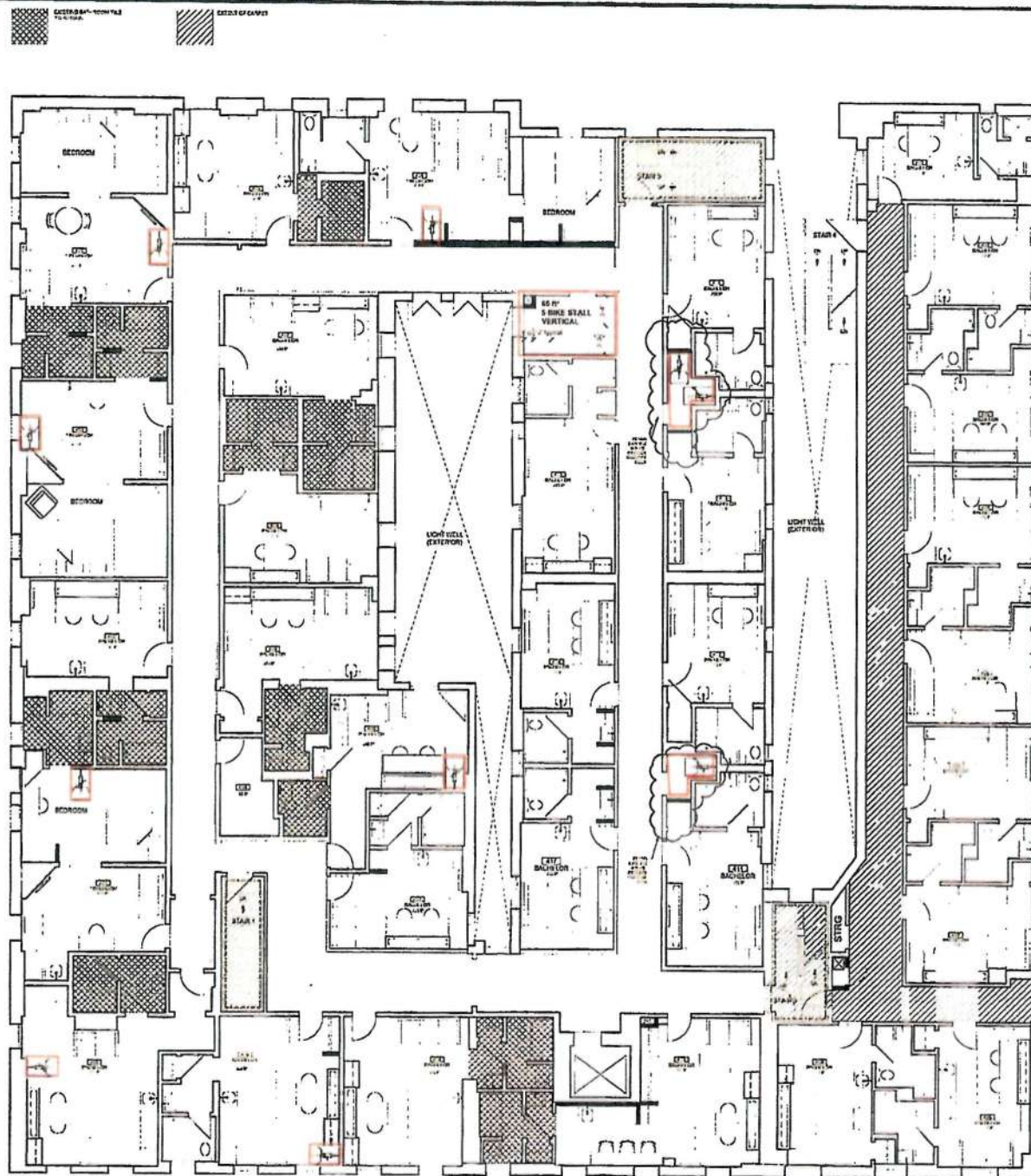
10.1002/9781118400370.ch10 Downloaded from <https://onlinelibrary.wiley.com/doi/10.1002/9781118400370.ch10> by University of Twente Finance Department, Wiley Online Library on [02/02/2024]. See the Terms and Conditions (<https://onlinelibrary.wiley.com/terms-and-conditions>) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

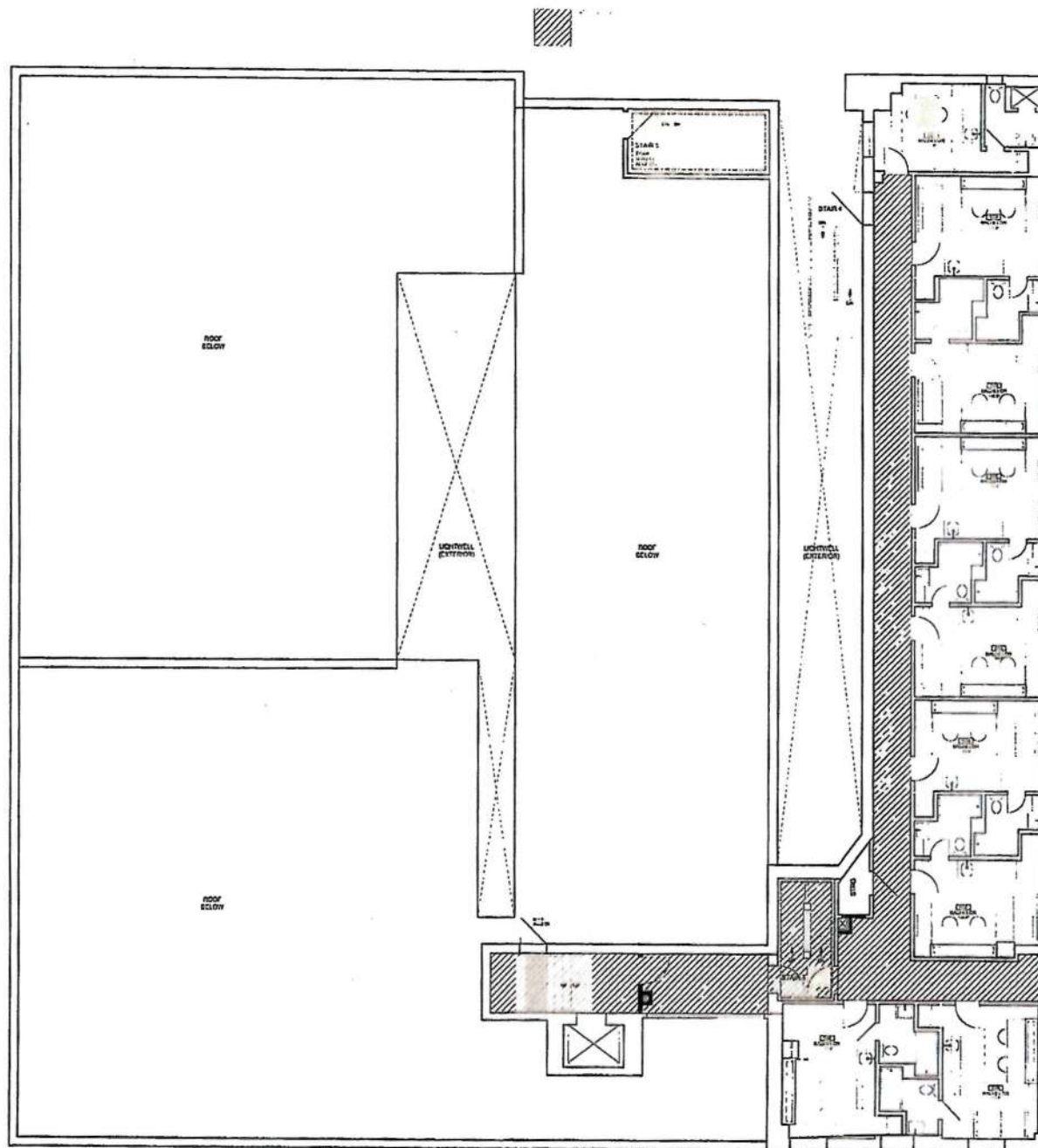
8	BIKE ROOM
5	IN SUITE
13	TOTAL LEVEL 3



10.1002/9781118445113.ch101
Downloaded from https://onlinelibrary.wiley.com/doi/10.1002/9781118445113.ch101 by University of Twente Finance Department, Wiley Online Library on [02/02/2024]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

8	BIKE ROOM
7	IN SUITE
15	TOTAL LEVEL 4



[illegible]

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.

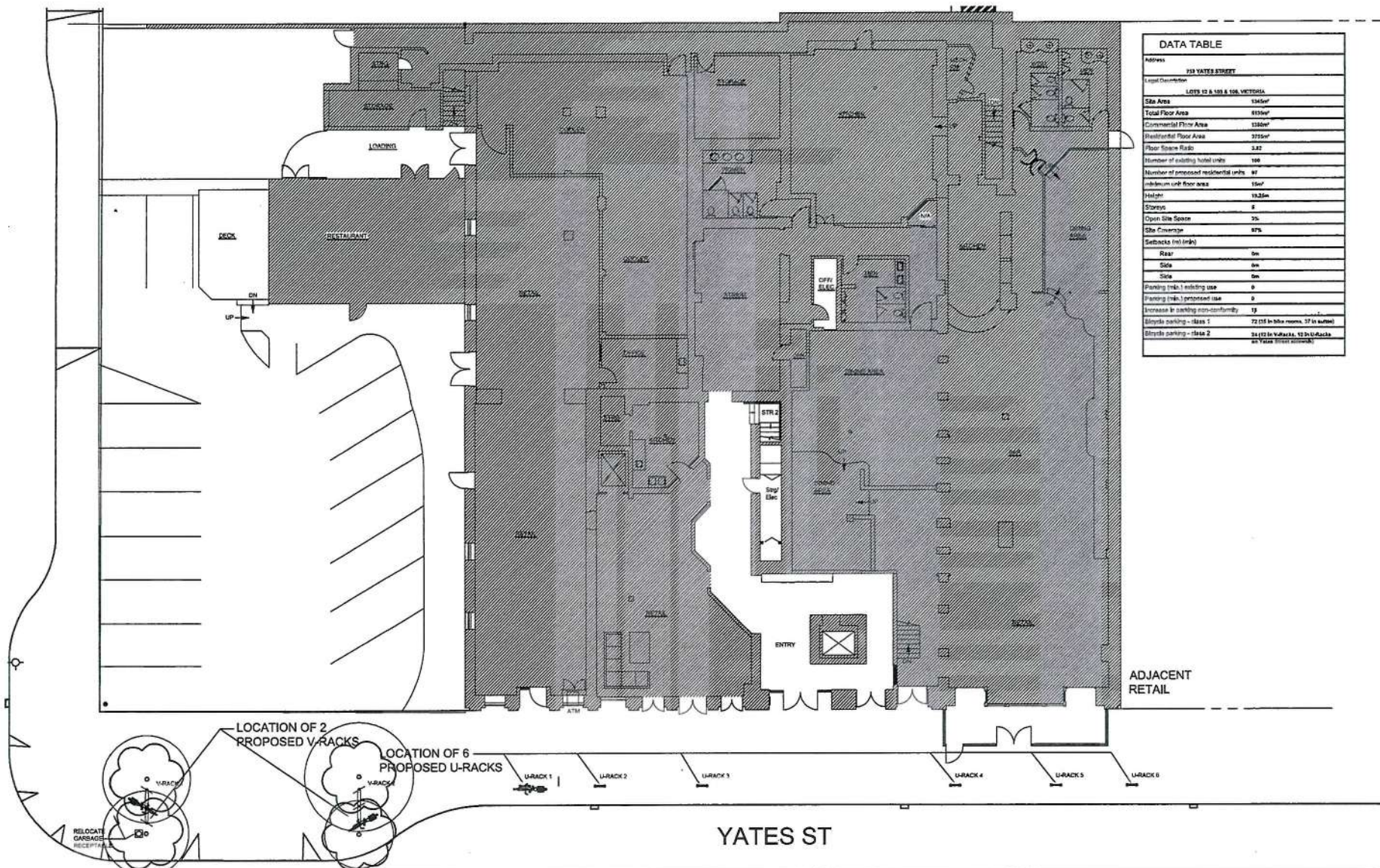
Committee discussed the motion to refer:

- 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

BLANSHARD ST



DATA TABLE	
Address	759 YATES STREET
Legal Description	LOTS 12 & 13 & 14, VICTORIA
Site Area	1345sqm
Total Floor Area	8135sqm
Commercial Floor Area	1345sqm
Residential Floor Area	3790sqm
Floor Space Ratio	2.47
Number of existing hotel units	140
Number of proposed residential units	97
Minimum unit floor area	120sqm
Height	13.25m
Stories	5
Open Site Space	3%
Site Coverage	87%
Setbacks (m) (min)	
Rear	0m
Side	0m
Front	0m
Parking (min.) existing use	0
Parking (min.) proposed use	0
Increase in parking non-conformity	19
Bicycle parking - class 1	72 (15 in bike rooms, 57 in outdoor)
Bicycle parking - class 2	25 (12 in building, 13 in outdoor)
	see Yates Street side setback

PROJECT: Dalton Hotel - 759 Yates

DRAWING TITLE: Proposed Bike Racks - Yates St Frontage
ISSUED FOR DEVELOPMENT VARIANCE PERMIT

SCALE: 1/4" = 1'

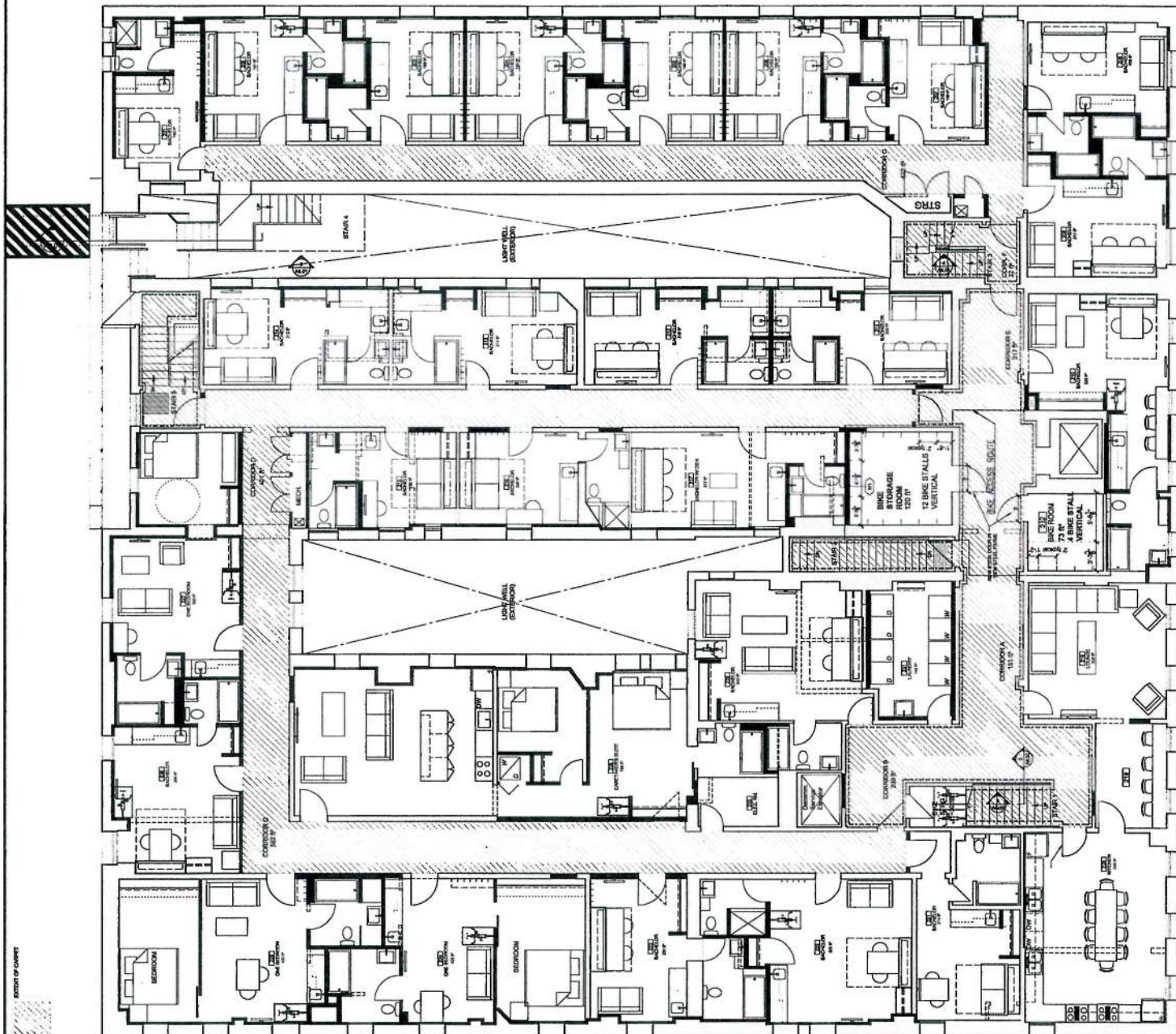
Received
City of Victoria

MAR 23 2015

Planning & Development Department
Development Services Division

PROJECT No: 2011-101
DATE: 2015-03-20
DRAWING No:
REFERENCE: rev 2

CEI Architecture
Architects
2015-03-20
759 YATES STREET
VICTORIA, BC V8W 2E1
TEL: 250-688-1111
WWW.CEI-ARCHITECTURE.COM



—

—TGS

[illegible]

BIKE PARKING COUNT	
18 BIKE ROOMS	
11 IN SUITE	
29 TOTAL LEVEL 2	

Received
City of Victoria
MAR 23 2013
Planning & Development
Development Services Division

G

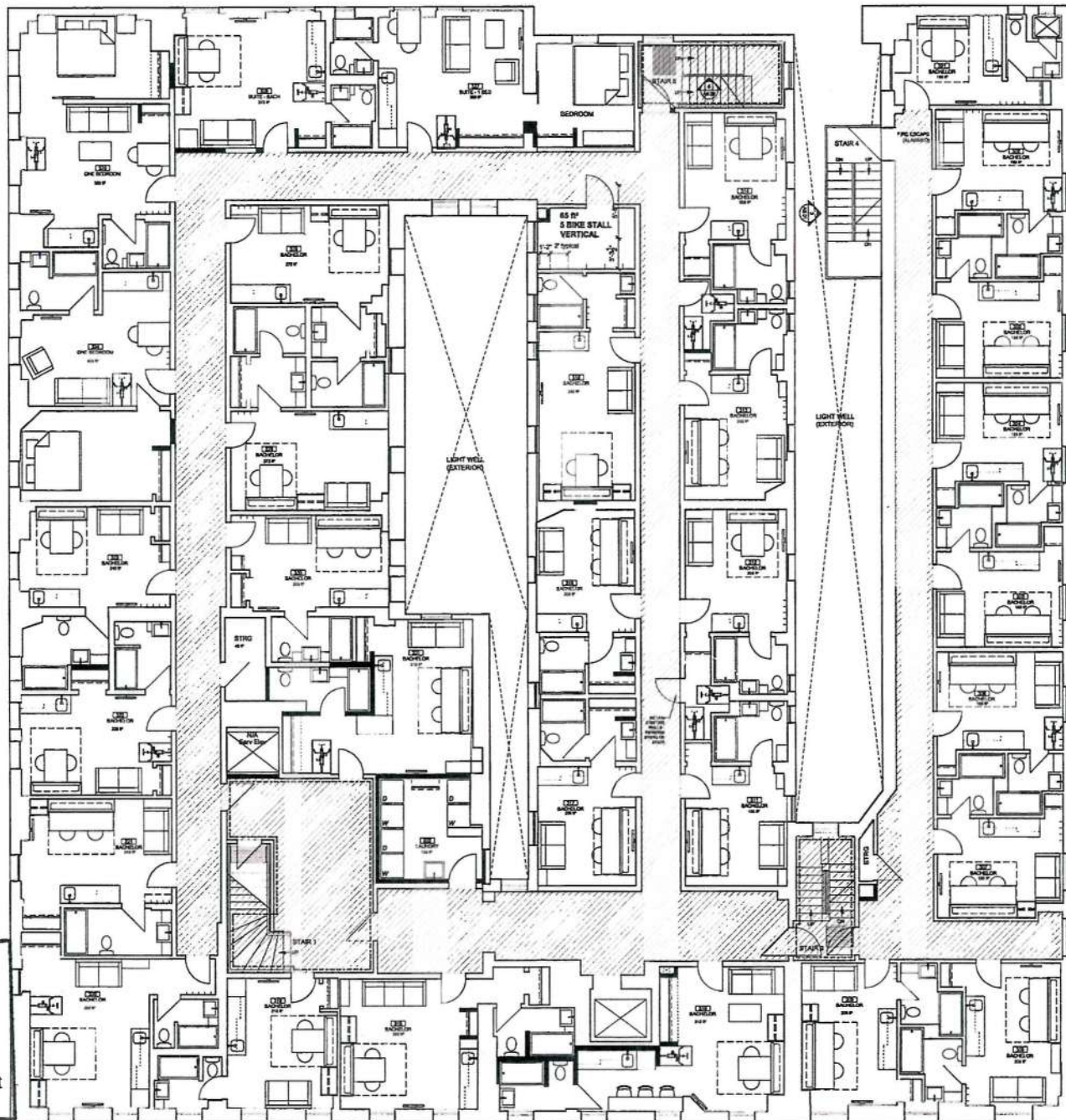
NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

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



CEI Architecture

30400 New Road
Victoria, BC V8N 4K5
Tel: 250-688-1100 Fax: 250-688-1101
www.ceiarchitecture.com | Twitter | LinkedIn

SCALE

CONSTRUCTION

1. This is a preliminary drawing and should not be used for construction without the approval of the architect. 2. All dimensions are to face unless otherwise noted. 3. All materials and finishes are to be as specified in the schedule of materials. 4. All work is to be in accordance with the current edition of the Building Code of Canada. 5. All work is to be in accordance with the current edition of the National Building Code of Canada. 6. All work is to be in accordance with the current edition of the International Building Code. 7. All work is to be in accordance with the current edition of the International Residential Code. 8. All work is to be in accordance with the current edition of the International Energy Conservation Code. 9. All work is to be in accordance with the current edition of the International Fire Code. 10. All work is to be in accordance with the current edition of the International Mechanical Code. 11. All work is to be in accordance with the current edition of the International Plumbing Code. 12. All work is to be in accordance with the current edition of the International Electrical Code. 13. All work is to be in accordance with the current edition of the International Fire and Safety Code. 14. All work is to be in accordance with the current edition of the International Fire and Safety Code. 15. All work is to be in accordance with the current edition of the International Fire and Safety Code. 16. All work is to be in accordance with the current edition of the International Fire and Safety Code. 17. All work is to be in accordance with the current edition of the International Fire and Safety Code. 18. All work is to be in accordance with the current edition of the International Fire and Safety Code. 19. All work is to be in accordance with the current edition of the International Fire and Safety Code. 20. All work is to be in accordance with the current edition of the International Fire and Safety Code.

IMPERIAL

NO.	DATE	DESCRIPTION
1	2014 OCT 28	DEVELOPMENT PERMIT VARIANCE APPLICATION
2	2014 NOV 17	DEVELOPMENT PERMIT VARIANCE APPLICATION
3	2014 MAR 28	ACTIVELY PENDING REVIEW

PROJECT TITLE
VICTORIA
ROCKET

759 Yates Street

PROJECT TITLE
LEVEL 3
PLAN

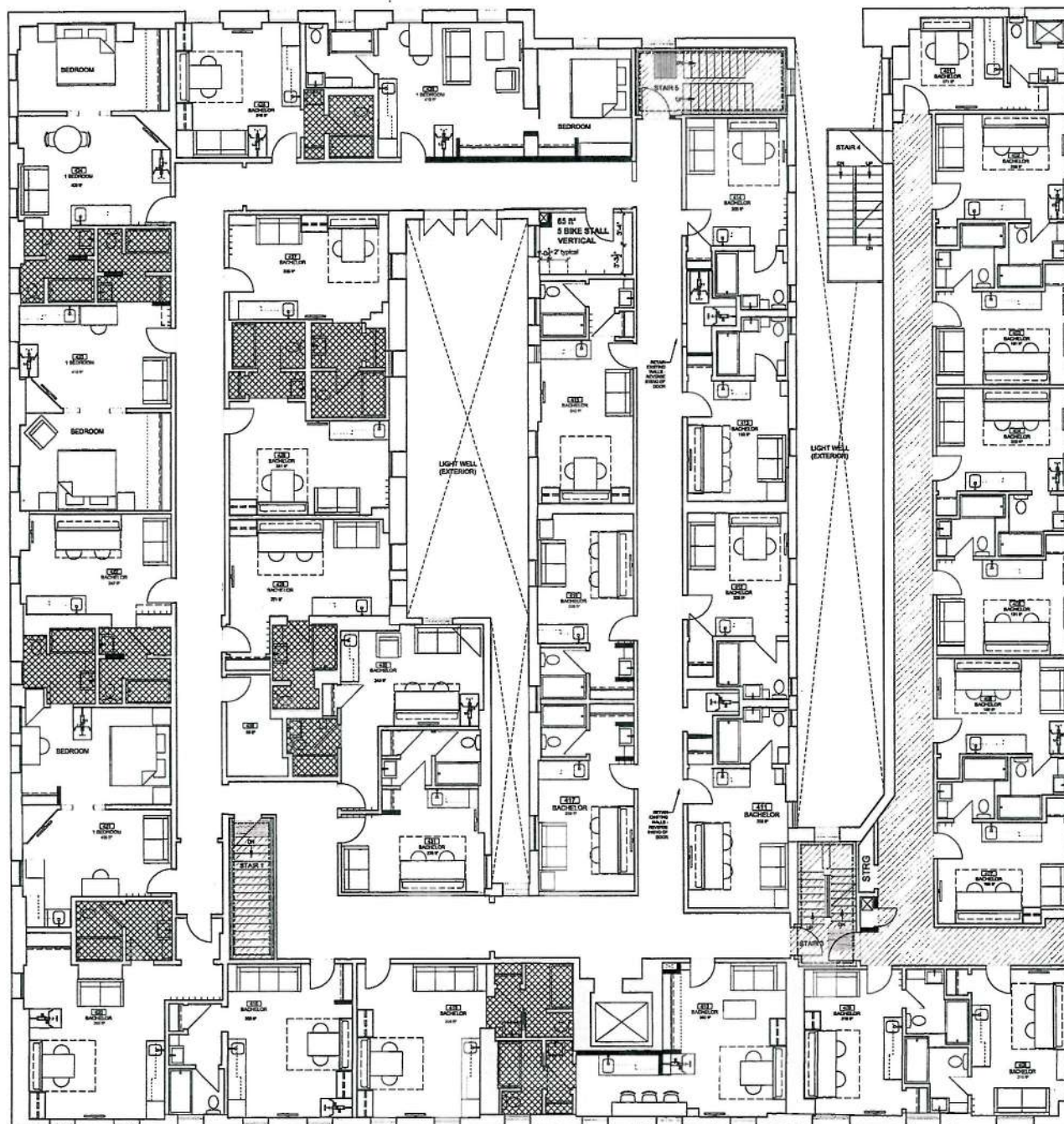
DRAWN BY: JM DRAWN BY: JM

SCALE: 1/4" = 1'-0" DATE: 2014.03.28

PROJECT NO. 2011-101 DRAWING NO. A2.22

[illegible]

Extent of carpet



Planning & Development Department
Development Services Division

8	BIKE ROOMS
12	IN SUITE
20	TOTAL LEVEL 4

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

