

DOMINION HOTEL HISTORY

built between 1890 - 1913
operated as a hotel until 2012

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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.

SUPPORTED BY CITY POLICY

affordable downtown rental housing
rehabilitation & conversion of heritage buildings
reduction in parking requirements when TDM strategies in place

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- Additional floors added to existing buildings.
- Micro-apartments (apartments less than 500 square feet).
- Residential over commercial, Apartments above a commercial space.
- Industrial or commercial building conversions to residential uses, such as loft apartments.
- Housing developed on underused parking lots.
- Older motels and hotels converted to apartments.

Recommendation

Reduce parking requirements within Schedule C – Off-Street Parking of the Zoning Regulation Bylaw


HOUSING AFFORDABILITY TASK FORCE

reduced parking requirements also recommended

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COMMUNITY

Neighbourhood




RESTAURANTS

- Fox Restaurant
- Yamato W. Taproom
- Zander's Restaurant
- Mint and Bread
- Circle Lounge




STYLE & FASHION

- Artist Salon
- Victory Barbering
- Hill Life Clothing
- The Bay Centre
- The Patch



ART & CULTURE

- Madison Gallery
- Legacy Art Gallery
- Victoria Public Market
- McPherson Playhouse
- Royal Theatre



ENTERTAINMENT

- Complex Odium
- District Highschool
- Interactivity Board Game Cafe
- IMAX Royal BC Museum
- Lynde Raito Dance

URBAN LIVING & LIFESTYLE

affordable rental units
access to downtown Victoria amenities
live, work, play

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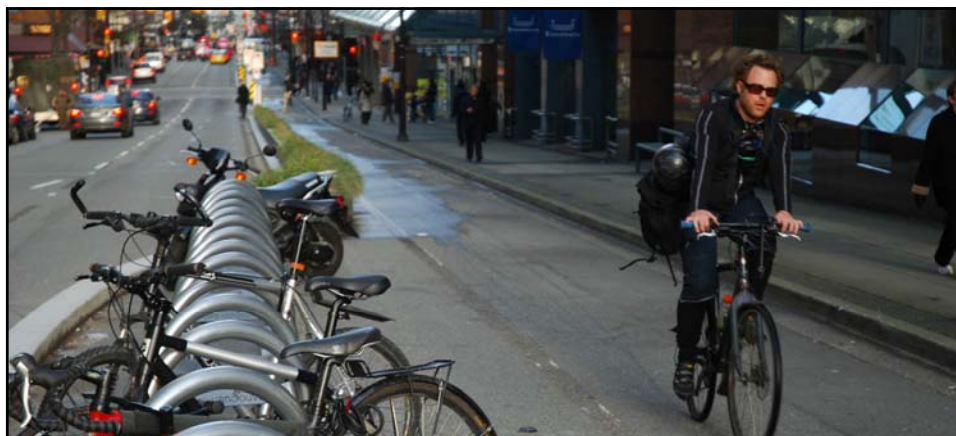


DEVELOPMENT VARIANCE PERMIT APPLICATION

Parking Variance

Hotel has legal non-conforming status, with 18 vehicle spaces

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BICYCLE PARKING REQUIREMENTS

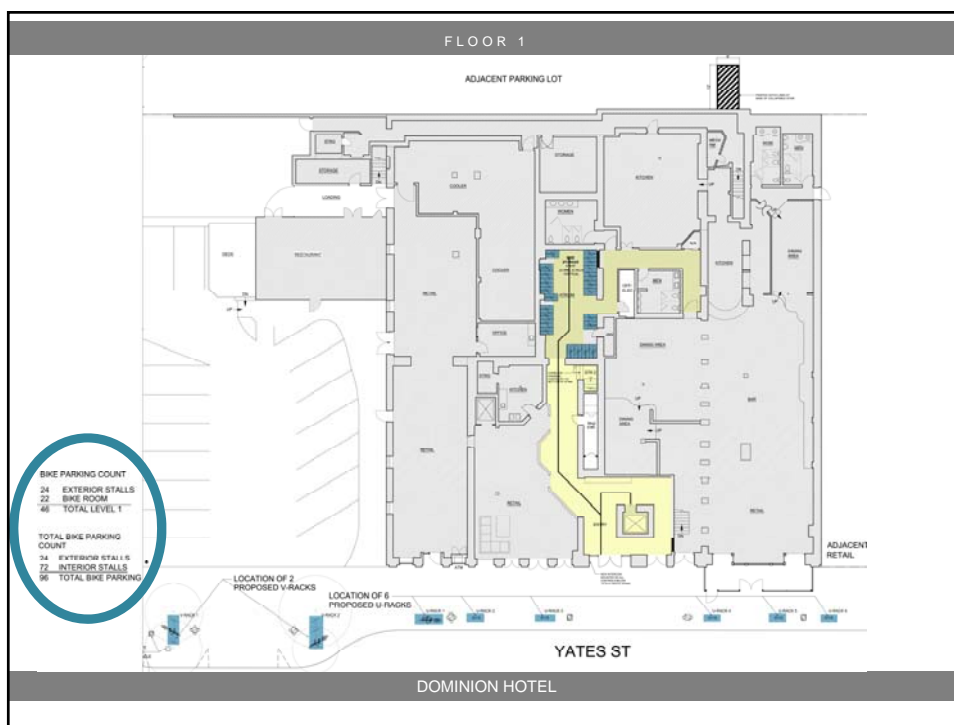
97 residential dwelling units

0 class 1 bicycle parking spaces required: 72 class 1 bicycle parking spaces proposed

0 class 2 bicycle parking spaces required: 24 class 2 bicycle parking spaces proposed

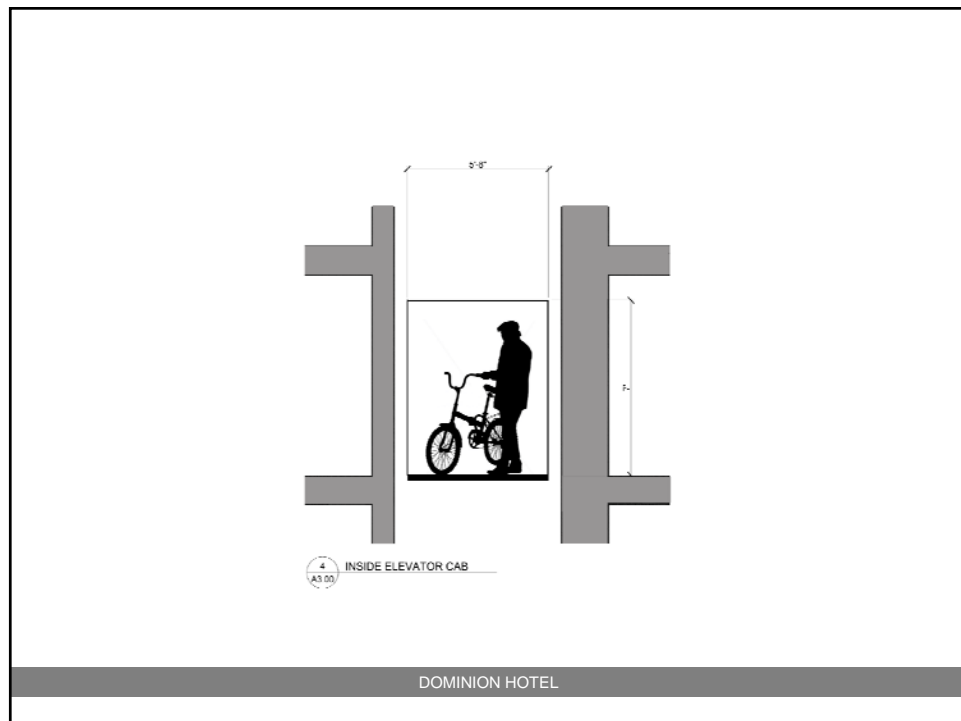
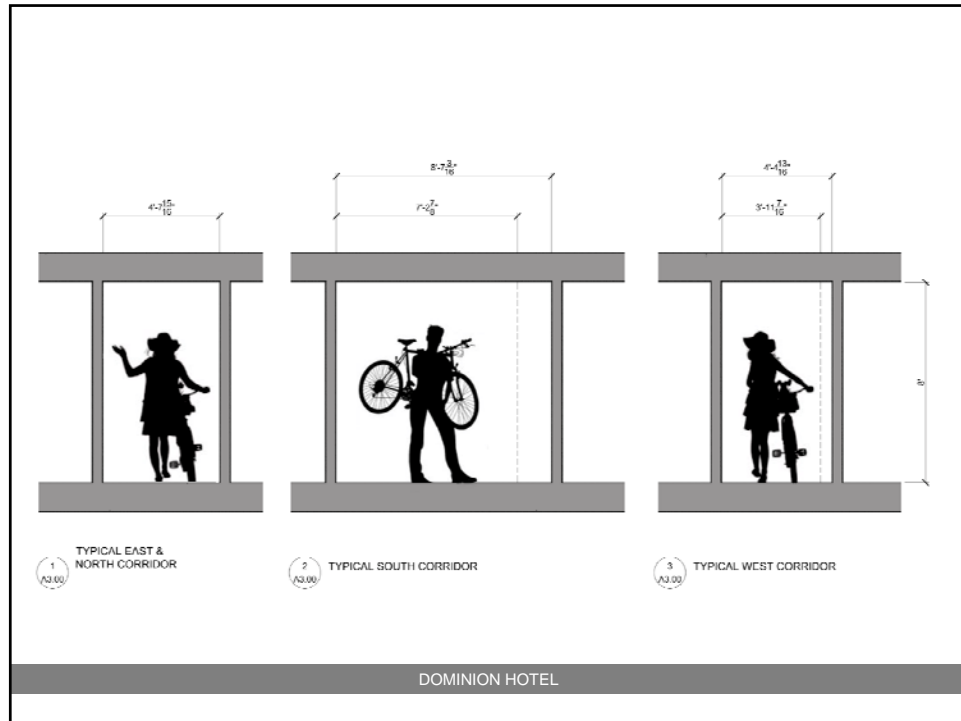
0 bicycle parking spaces required: 96 parking spaces proposed

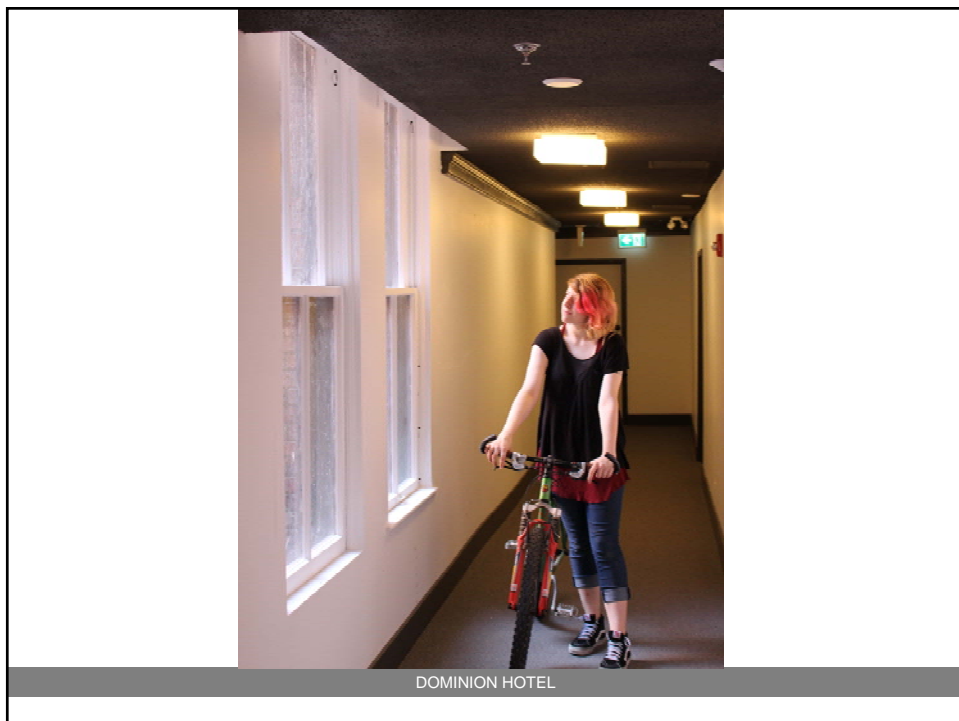
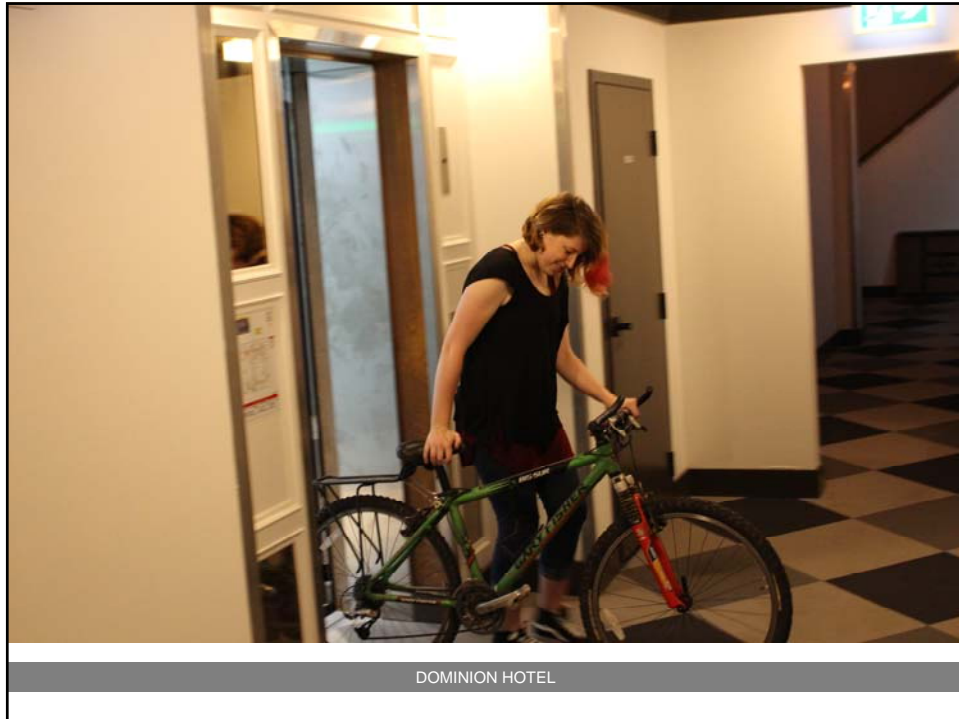
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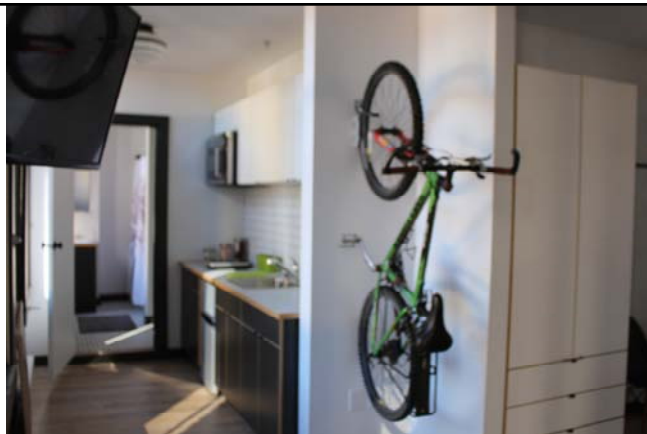




BICYCLE AMENITIES

interior storage rooms with high-visibility/oversight
bike repair kitchen

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IN-SUITE BICYCLE STORAGE

bicycle storage within units

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VISITOR / PUBLIC BICYCLE PARKING

located at street level
supports downtown cycling community

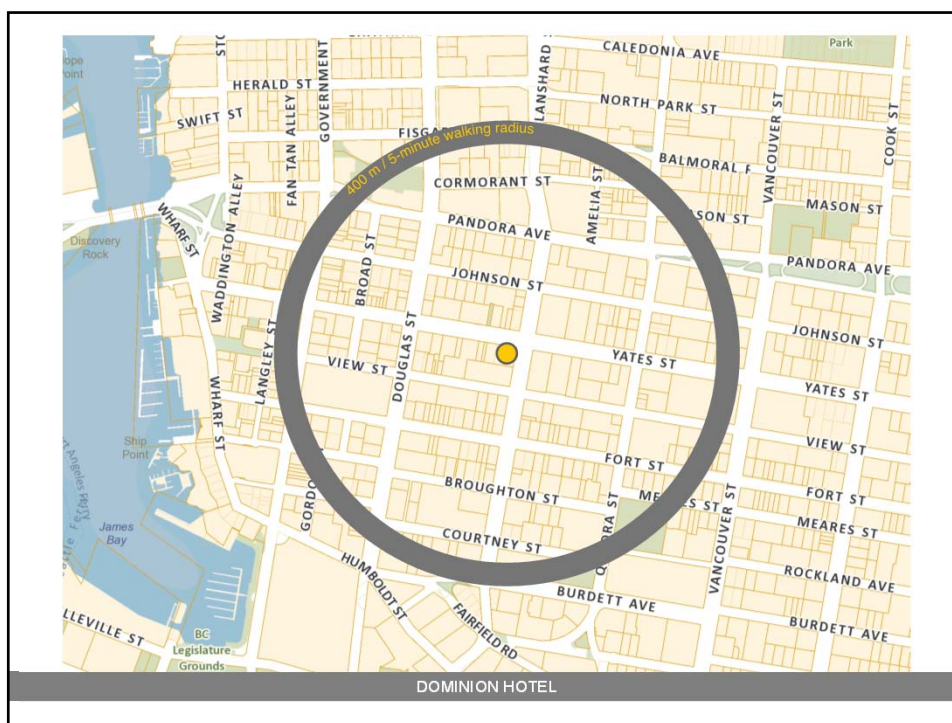
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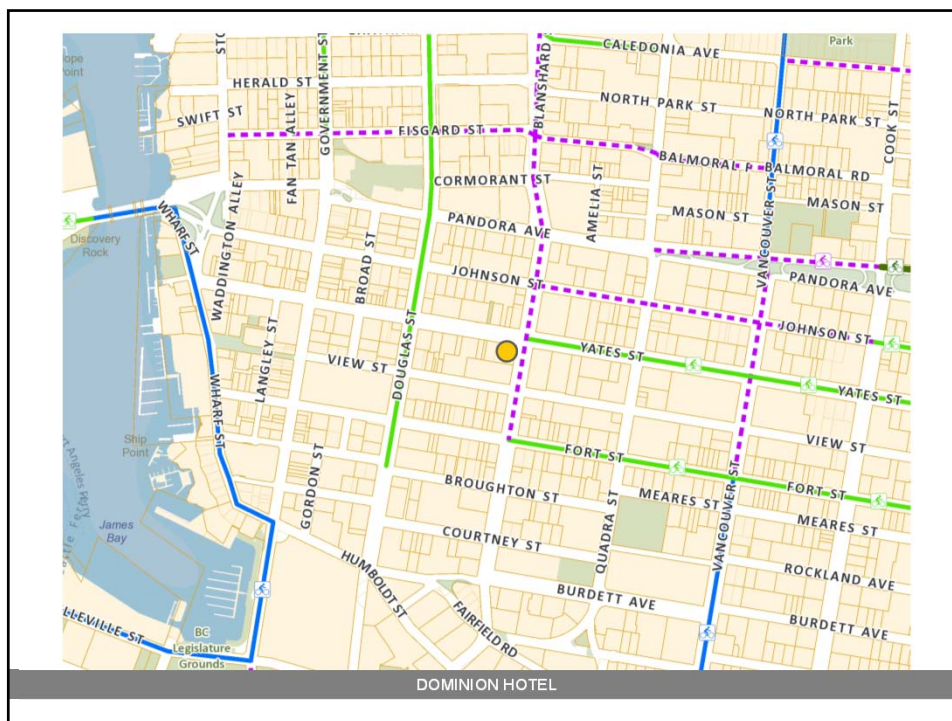


URBAN TRANSPORTATION OPTIONS

multiple modes

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CAR SHARE PARKING & MEMBERSHIPS

30 memberships

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CAR SHARE PARKING & MEMBERSHIPS

1 parking space on-site

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ON-STREET PARKING

conversion of historic hotel parking zone to metered parking

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Replace hotel parking with ±10 parking meters

DOMINION ROCKET

ON-STREET PARKING

increase in the amount of on-street parking
increase in the amount of parking revenue for the City

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7 STALLS

2 STALLS + LOADING

2 STALLS

7 STALLS

PARKING STALL COUNT: 18

SURFACE PARKING

not contributing to public realm or vibrancy of streetscape
incompatible use at high-profile urban corner

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PARKING OPTIONS

retain current surface parking
accommodate required 18 vehicle parking spaces

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CITY OF (LOST) GARDENS

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Title: "The Dominion Hotel and Roman Catholic Cathedral."
Source: The Dominion Hotel and Roman Catholic Cathedral, 1900s.

Balcony View of the Dominion Hotel

The lost orchard – formerly of a private house – became the garden of the Dominion Hotel.

 It is still mostly an empty space, though now it functions as a parking lot.

LOST GARDEN

opportunity to reinstate landscaped open space at corner
 contribute to Victoria's urban vibrancy

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URBAN REVITALIZATION

opportunity to create something better than a parking lot
 vision to create a dynamic public space for gathering

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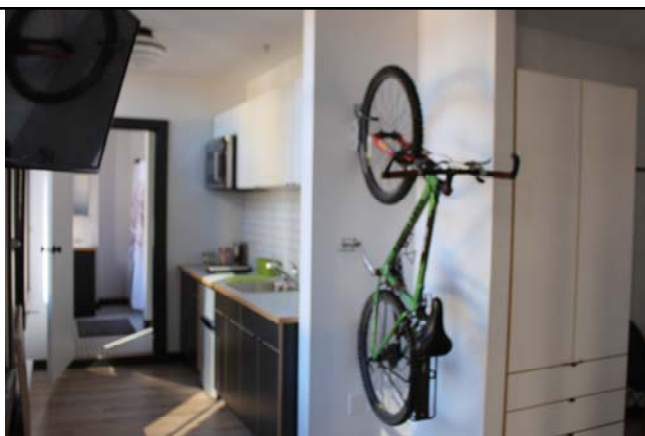
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UN-PAVED PARADISE?

an opportunity to do something better
Dominion Commons concept

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