



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Tuesday, November 12, 2024

DEPARTMENT: Planning

APPLICATION NO.: DVP24-0008

SUBJECT: Application for a Development Variance Permit to Allow for a Reduced Number of Onsite Parking Stalls at 797 Revilo Place.

EXECUTIVE SUMMARY:

Alan Lowe has applied on behalf of Impera Residential Limited Partnership for a Development Variance Permit to reduce the number of onsite parking stalls at 797 Revilo Place by 8 stalls in order to protect two trees on the neighbouring property by reducing the parkade along the shared property line.

BACKGROUND:

Previous Applications

The subject property was rezoned from 'One-and Two-Family Residential' (R2) to 'City Centre' (CC1) under rezoning application Z21-0011. Council adopted the rezoning in May of 2022 under Bylaw No. 2017. A subsequent Form and Character Development Permit (DP23-0040) for a 6-storey multi-family residential building with 131 units and 164 onsite parking stalls was issued in August of 2023.

Table 1: Site Data

<i>Applicant</i>	Alan Lowe Architect Inc.	
<i>Owner</i>	Impera Residential Limited Partnership	
<i>Civic Address</i>	797 Revilo Avenue	
<i>Legal Description</i>	Lot 1, Section 73, Esquimalt District, Plan EPP127677	
<i>Size of Property</i>	2,850 m ² (0.7 acres)	
<i>DP Areas</i>	City Centre	
<i>Zoning</i>	Existing: CC1	Proposed: CC1
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

Site and Surrounding Area

The subject property, which was consolidated from three lots, has been cleared of the three dwellings and vegetation that previously existed in order to facilitate the proposed development. South of this site is Lowe’s Home Improvement. To the west, across Phipps Road, is Walmart. To the north and east are single-family dwellings, duplexes, and townhomes.

Figure 1: Subject Property



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	MU1 (Mixed Use Residential Commercial) RM3 (Apartment) R2 (One- and Two-Family Residential)	Townhouse Residential Apartment Residential Single-Family Residential
<i>East</i>	R2 (One- and Two-Family Residential)	Single-Family Residential
<i>South</i>	C3 (District Commercial)	Commercial
<i>West</i>	C3 (District Commercial)	Commercial

COMMENTARY:

Following the adoption of the rezoning and issuance of the Development Permit, the applicant sought approval from the neighbouring property owner to remove two of their trees as the location of the underground parkade would negatively impact these two trees. However, the applicant did not obtain approval to remove those trees, so the architect for this project redesigned the parkade in order to save them. This redesign resulted in the loss of 8 parking stalls, which is the purpose of the variance request.

It should be noted that the property is located within the 200-meter radius of the Transit-Oriented Area, for which the applicant could rezone to allow for a 10-storey building with no parking, in accordance with the new Provincial legislation. However, the applicant wishes to proceed with a 6-storey building and, if the variance were supported, have 156 onsite parking stalls for 131 units.

To support the requested variance, the applicant submitted a Parking Memo from WATT Consulting Group. The study found that visitor parking in similar developments were within the range that the current application is requesting, that being 0.1 space per unit for visitor parking stalls, and that they supported the variance request.

The previous rezoning required the registration of a restrictive covenant on title prior to issuance of a building permit that ensures parking is allocated to each unit and for visitors as required by the zoning bylaw and not provided in exchange for compensation separate from that of a residential unit. The allocation for visitor stalls would be amended to suit this variance request, if it is supported.

FINANCIAL IMPLICATIONS:

There are no financial implications assigned with this report.

LEGAL IMPLICATIONS:

This application and report considers a parking variance to reduce the number of parking spaces on site at 797 Revilo Place. The formerly approved rezoning application and development permit mentioned within the report are to provide context only.

OPTIONS:**Option 1**

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 797 Revilo Place with the following variance:
 - a. That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking

spaces required for an apartment in the City Centre from the required 1.25 spaces per dwelling unit to 1.19 spaces per dwelling unit, of which 0.19 shall be designated for visitor parking.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application for a Development Variance Permit at 797 Revilo Place until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

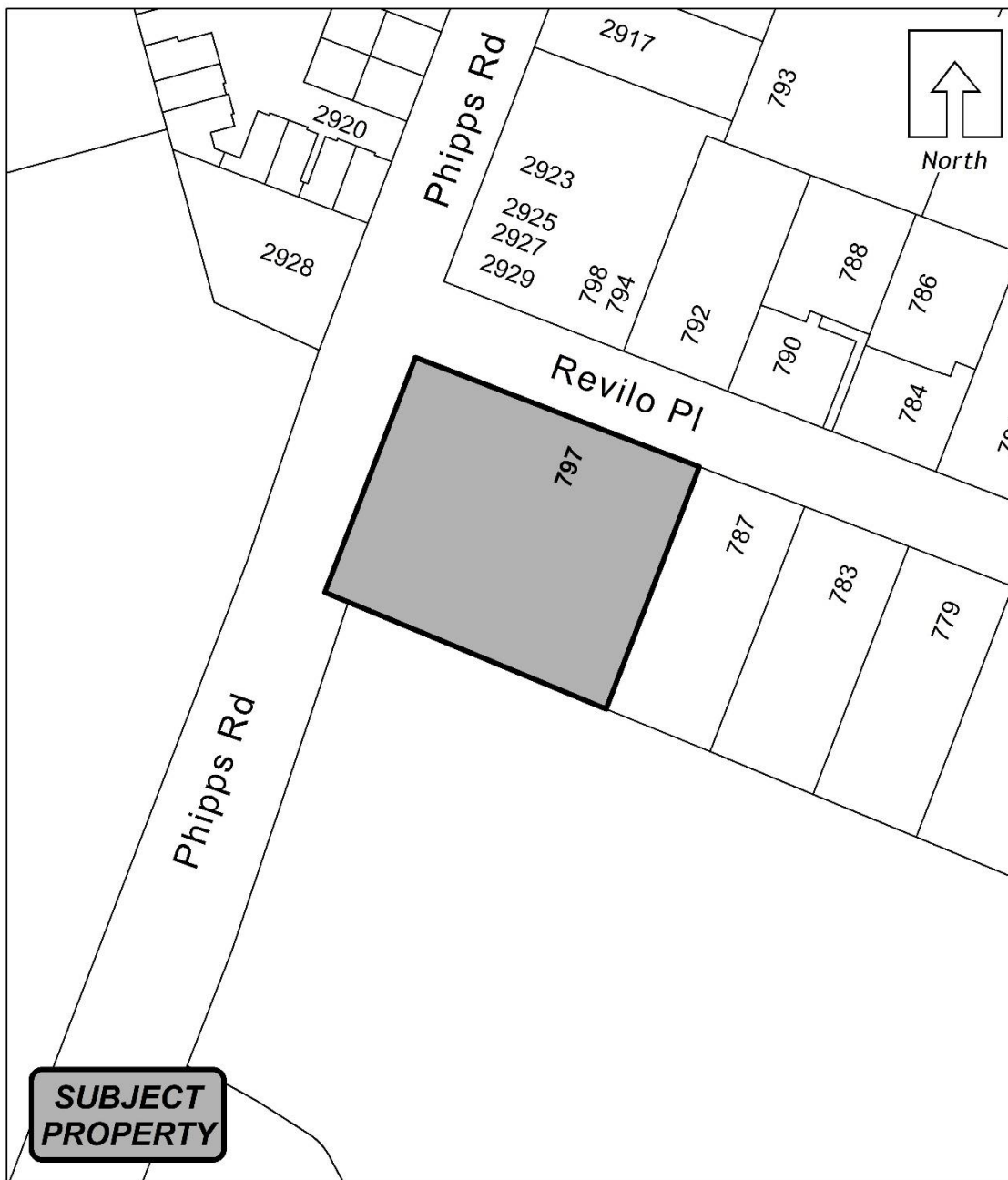
- a. _____;
- b. _____; AND
- c. _____.

SUBMITTED BY: Robert Dykstra, RPP, MCIP, Senior Planner

- Concurrence:** Matthew Baldwin, RPP, MCIP, Director of Development Services
- Concurrence:** Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change
- Concurrence:** Melisa Miles, Manager of Legislative Services
- Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development
- Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works
- Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance
- Concurrence:** Marie Watmough, Director of Legislative & Protective Services
- Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer
- Concurrence:** Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Map

DEVELOPMENT VARIANCE PERMIT
(DVP24-0008)
797 Revilo PI



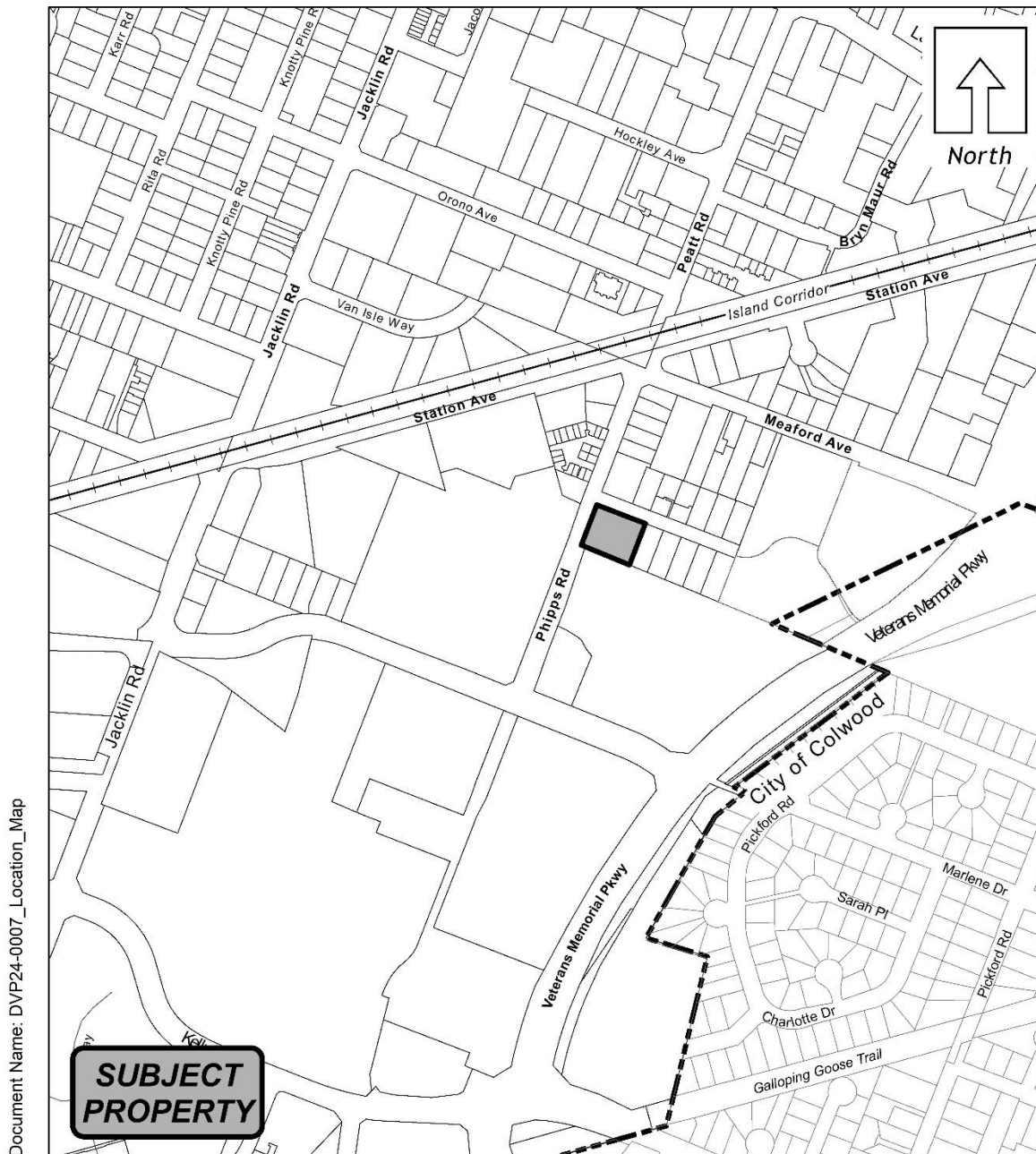
Document Name: DVP24-0008_Site_Map

Scale: N.T.S.

Last Revised: 2024-09-19

Appendix B – Location Map

**DEVELOPMENT VARIANCE PERMIT
(DVP24-0008)
797 Revilo Pl**



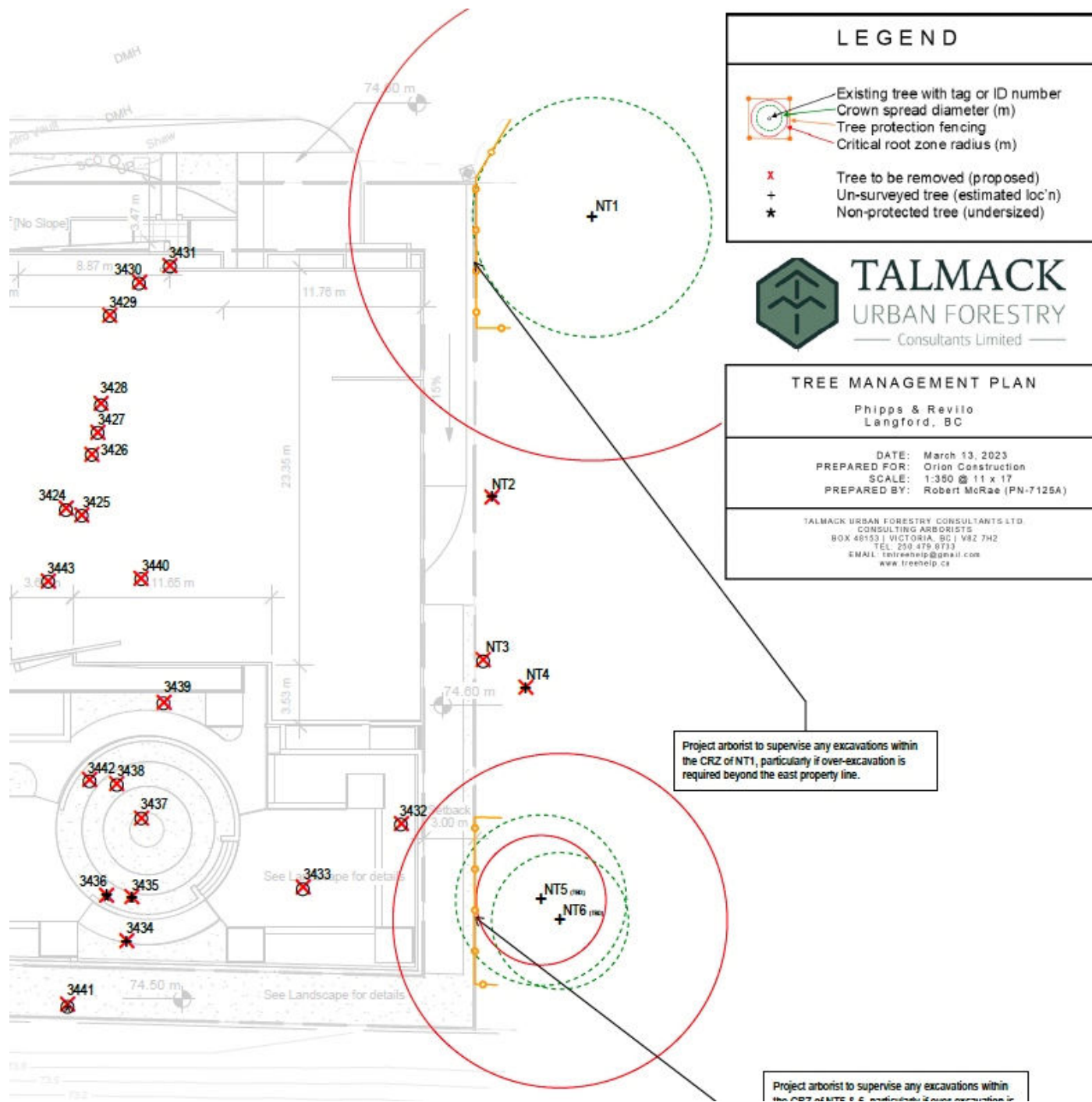
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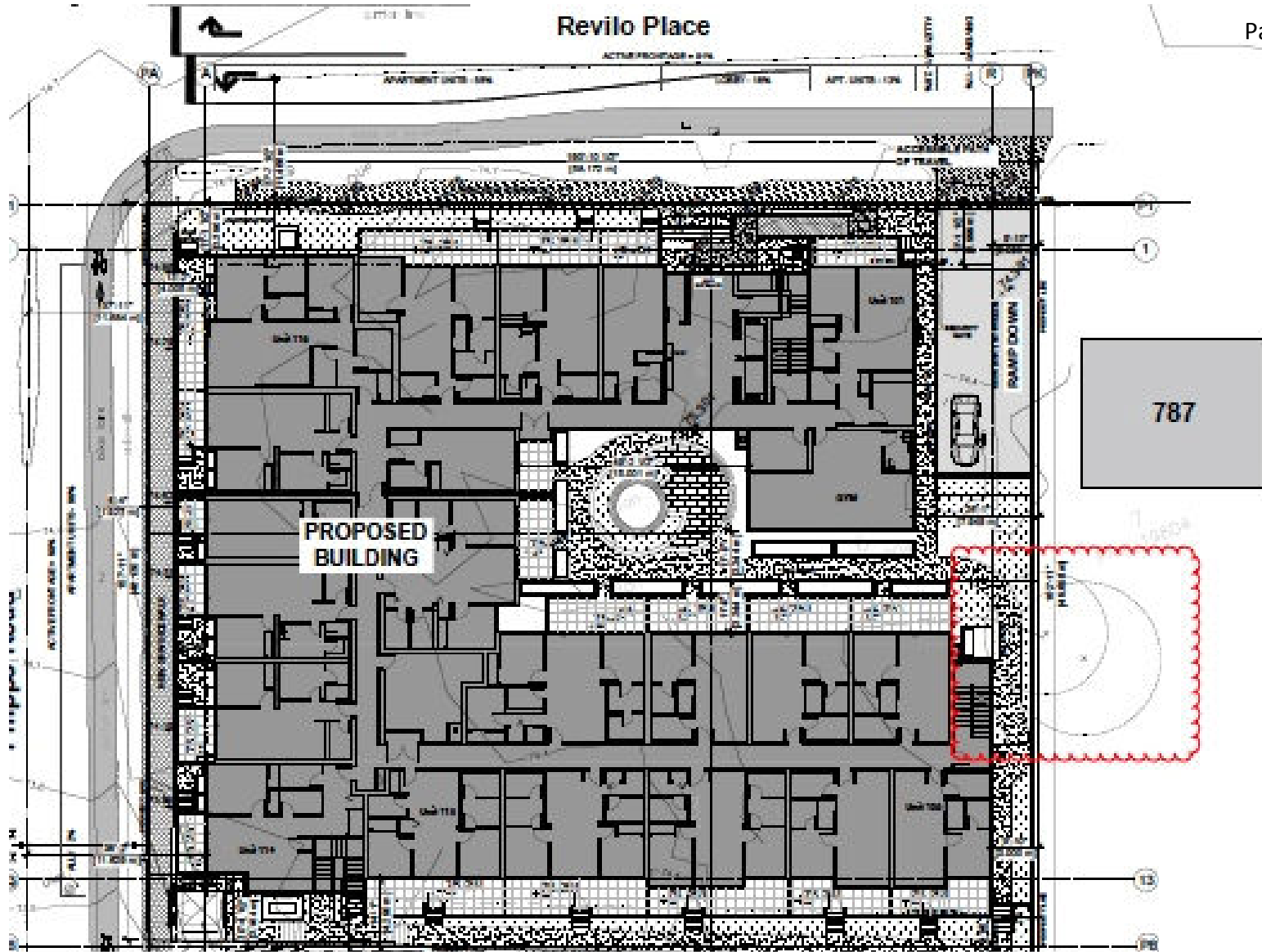
Last Revised: 2024-09-19



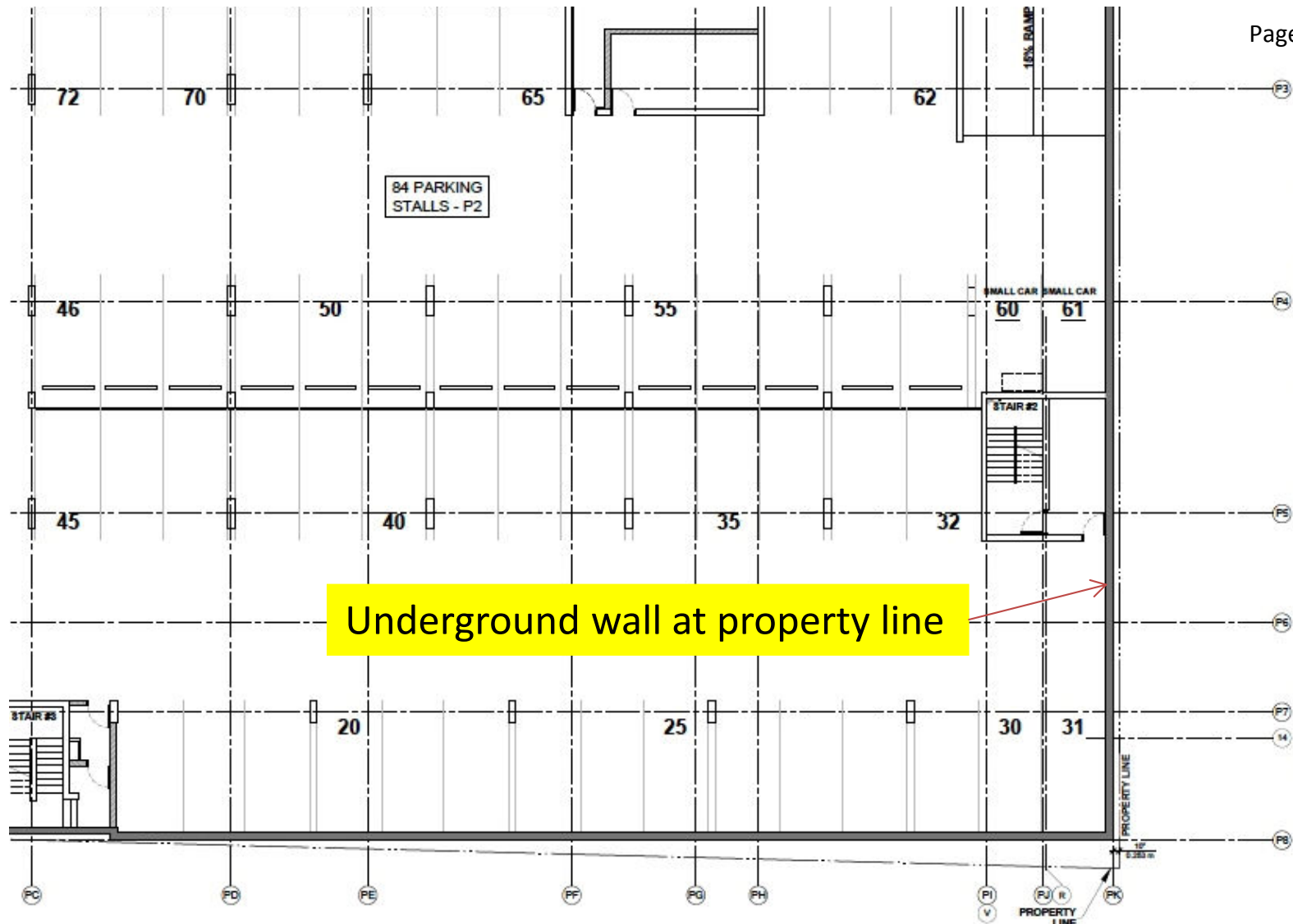
**DVP application – Impera – Revilo and Phipps
Sustainable Development Advisory Committee
November 12, 2024**

B





DVP application – Impera – 797 Revilo
Sustainable Development Advisory Committee
November 12, 2024



Issue / Revision

Issue / Revision	Date
10 CONSTRUCTION	29 OCT. 21
9 88401 - PLUMBING WALLS	18 OCT. 21
8 CONSTRUCTION (Review)	06 SEPT. 21
7 DP with VARIANCE	18 SEPT. 21
6 TENDER ADDENDUM 01	08 JULY 21
5 TENDER	28 JUNE 21
4 BUILDING PERMIT	26 NOV. 20
3 REVISION TO DP	14 JULY 20
2 DP COORDINATION	19 JULY 20
1 ISSUED FOR DP	26 APR. 20

No. Issued / Planned Date

alan lowe architect inc.
 116 - 21 8th St.
 Victoria, British Columbia V8W 2E6
 Tel: 250.363.2888



PROJECT TITLE
'THE IMPERA'
 6 STOREY RESIDENTIAL

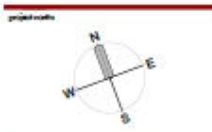
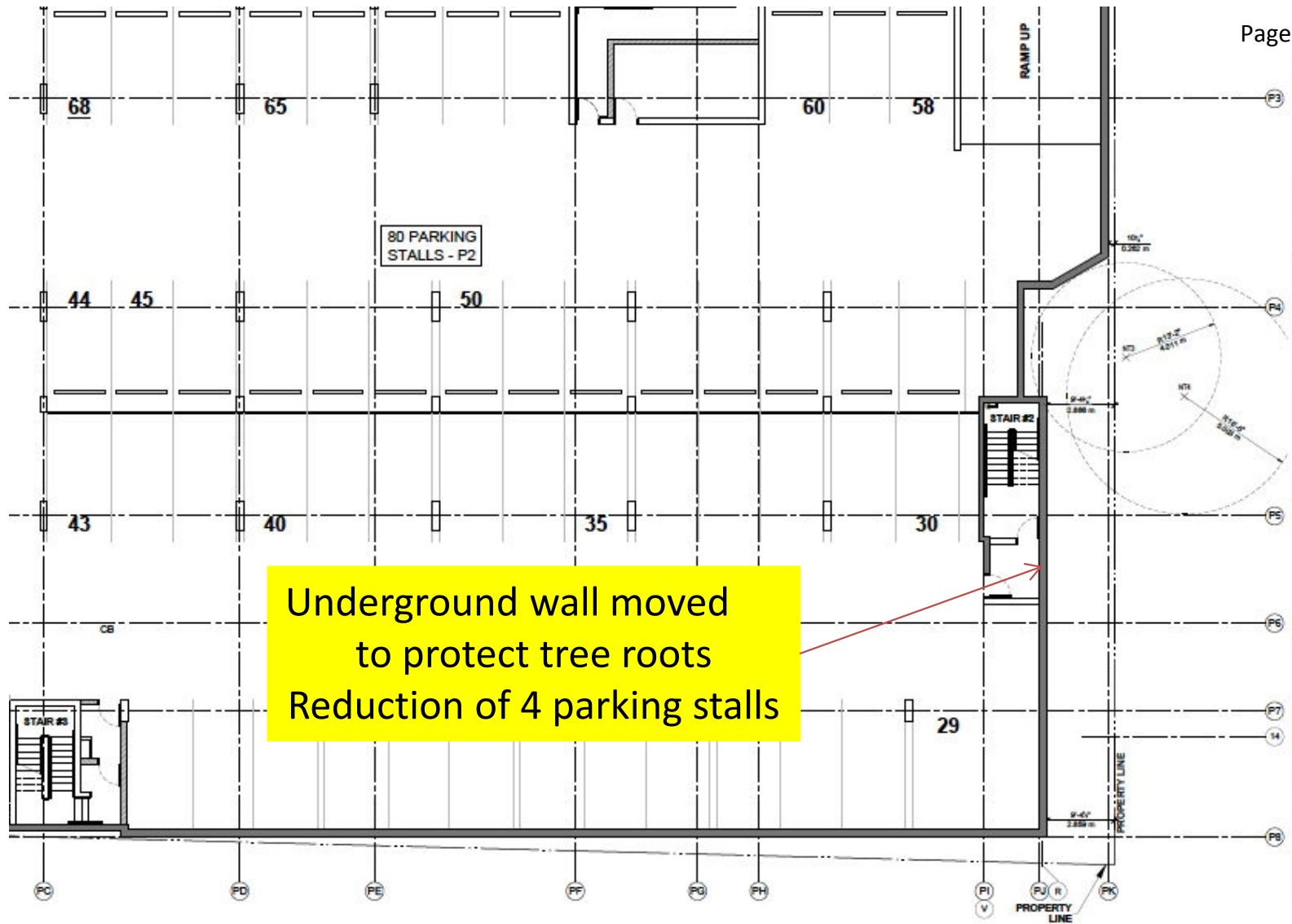
797 REVILLO PLACE
 VICTORIA, BC
 UNDERGROUND PARKING
 PLAN - P2
 ORIGINAL SUBMISSION

project no.: 22.739

date: 22 OCTOBER 2024	scale: AS NOTED
checked by: LOWE	drawn by: J.L.

A2.0

DVP application – Impera – 797 Revilo
 Sustainable Development Advisory Committee
 November 12, 2024



Issue / Revision

Issue / Revision	Date
10 CONSTRUCTION	22 OCT. 24
9 AS-BUILT - PLUMBING WALLS	18 OCT. 24
8 CONSTRUCTION REVIEW	26 SEPT. 24
7 DP WITH VARIANCE	10 SEPT. 24
6 TENDER ADDENDUM 01	26 JULY 24
5 TENDER	28 JUNE 24
4 BUILDING PERMIT	20 NOV. 23
3 REVISION TO DP	14 JULY 23
2 DP COORDINATION	19 JULY 23
1 ISSUED FOR DP	28 APR. 23

No. Issued / Performed Date

alan lowe architect inc.
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 Vancouver, British Columbia V6C 2K8
 Tel: 604.681.2888



'THE IMPERA'
 8 STOREY RESIDENTIAL
 797 REVILO PLACE
 VANCOUVER, BC
UNDERGROUND PARKING PLAN - P2
 REVISED SUBMISSION

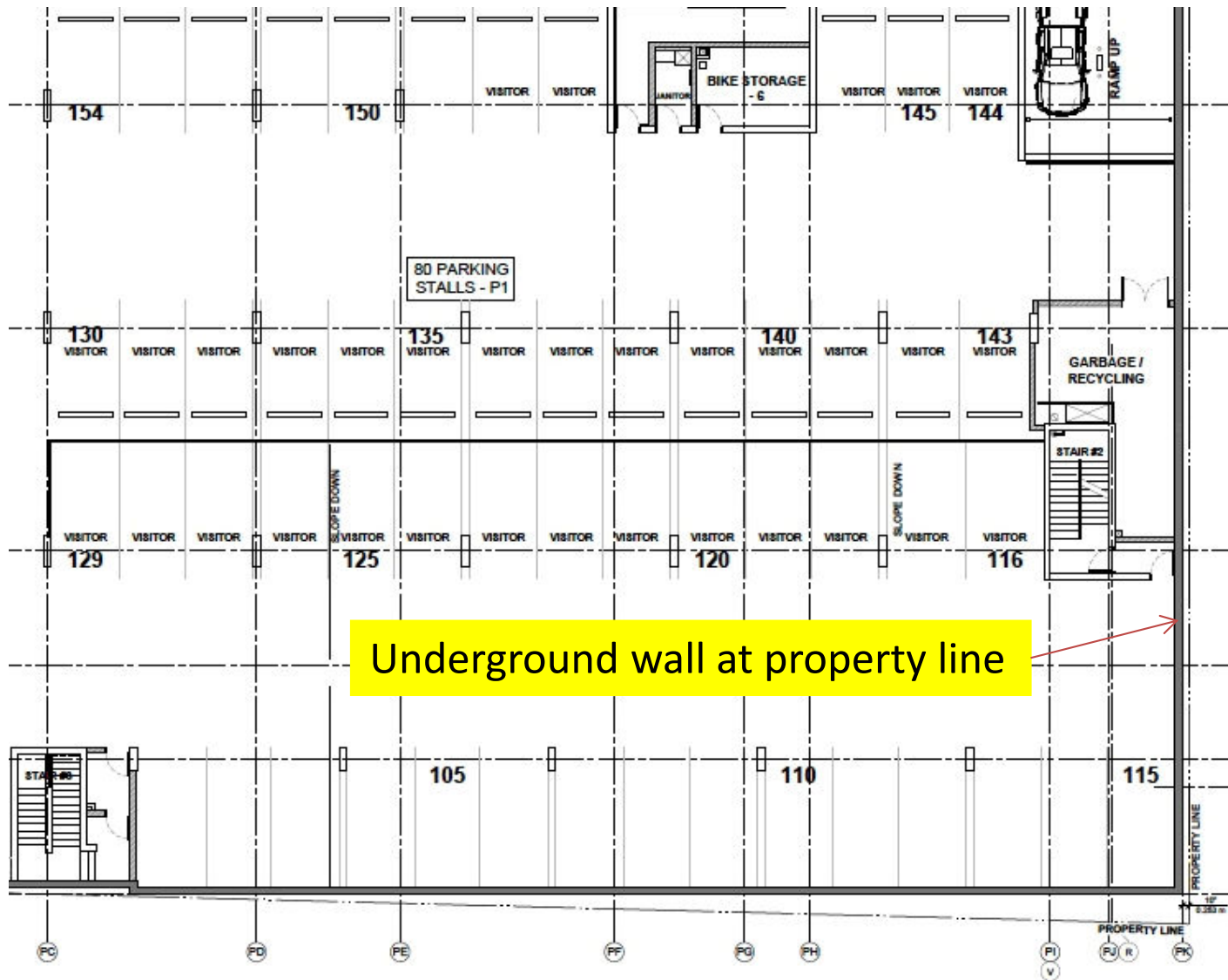
project no.: 22.739

date: 22 OCTOBER 2024 scale: AS NOTED

checked by: LOWE drawn by: JL

A2.0

DVP application – Impera – 797 Revilo
 Sustainable Development Advisory Committee
 November 12, 2024



project no.:

22.739

date: 22 OCTOBER 2024

scale: AS NOTED

designed by: LOWE

drawn by: JL

NO.	REVISION / PERTINENCE	DATE
10	CONSTRUCTION	22 OCT. 24
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8	CONSTRUCTION (REVISED)	26 SEPT. 24
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2	DP COORDINATION	19 JULY 23
1	ISSUED FOR DP	28 APR 23

alan lowe architect inc.

116 - 21 8th St.
Victoria, British Columbia

1 250.360.3888

THE IMPERA®
8 STOREY RESIDENTIAL

797 REVILLO PLACE
LEASING/PROJEC

UNDERGROUND PARKING
PLAN - P1
ORIGINAL SUBMISSION

project no.: 22.739

date: 22 OCTOBER 2024

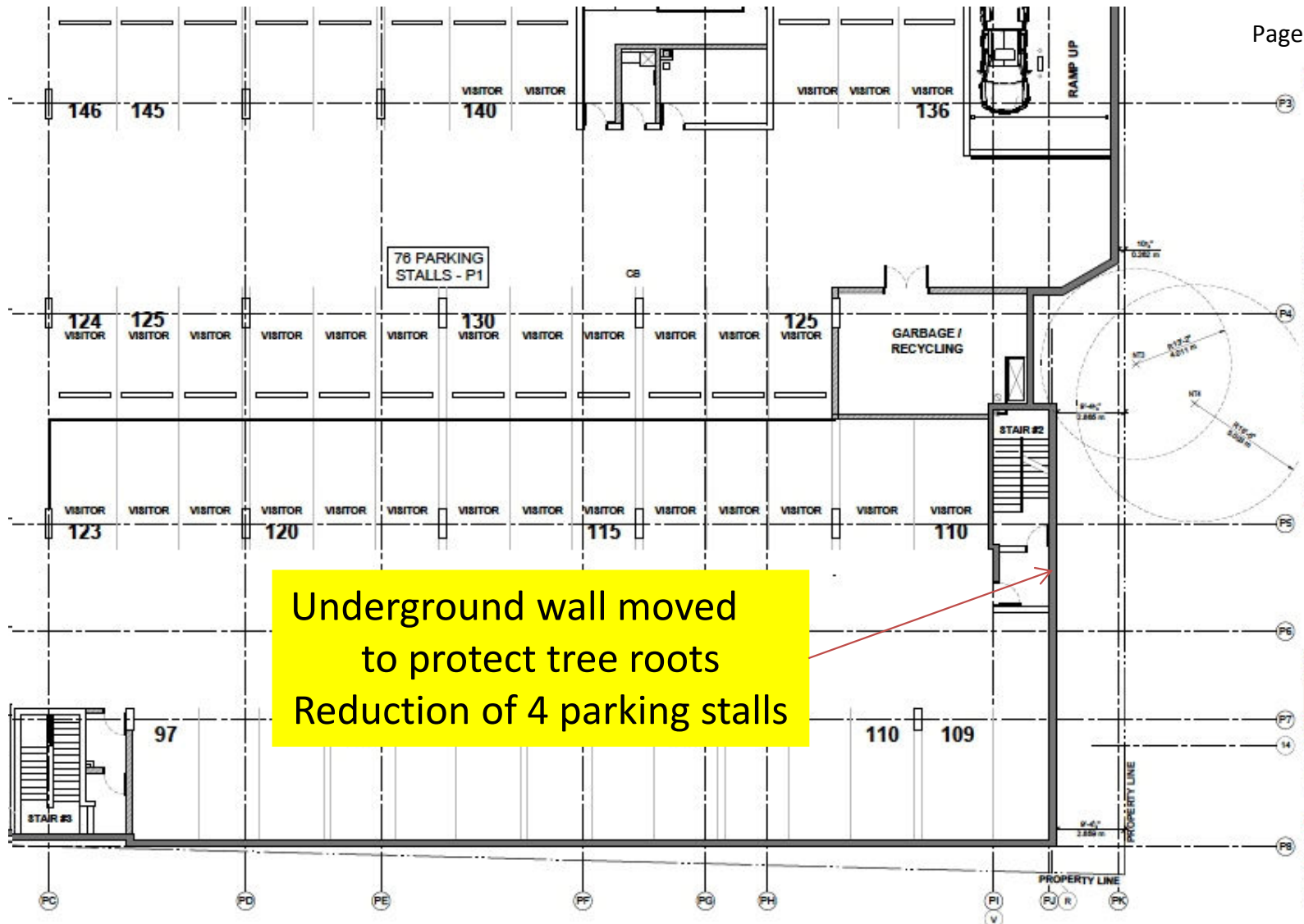
scale: AS NOTED

designed by: LOWE

drawn by: JL

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DVP application – Impera – 797 Revilo
Sustainable Development Advisory Committee
November 12, 2024



NO.	ISSUED FOR	DATE
10	CONSTRUCTION	20 OCT. 24
9	ISS-01 - PLUMBING WALLS	18 OCT. 24
8	CONSTRUCTION (REVISION)	06 SEPT. 24
7	DP WITH VARIANCE	10 SEPT. 24
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2	DP COORDINATION	19 JULY 23
1	ISSUED FOR DP	28 APR. 23

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Project Site:
'THE IMPERA'
 8 STOREY RESIDENTIAL
 797 REVILLO PLACE
 LANDSCAPE
 Working Title:
 UNDERGROUND PARKING
 PLAN - P1
 REVISED SUBMISSION

project no.:	22.739
date: 20 OCTOBER 2024	scale: AS NOTED
checked by: LOWE	drawn by: JL

A2.1

DVP application – Impera – 797 Revilo
 Sustainable Development Advisory Committee
 November 12, 2024

131 residential units proposed

$131 \times 1.25 \text{ stalls} = 164 \text{ stalls}$

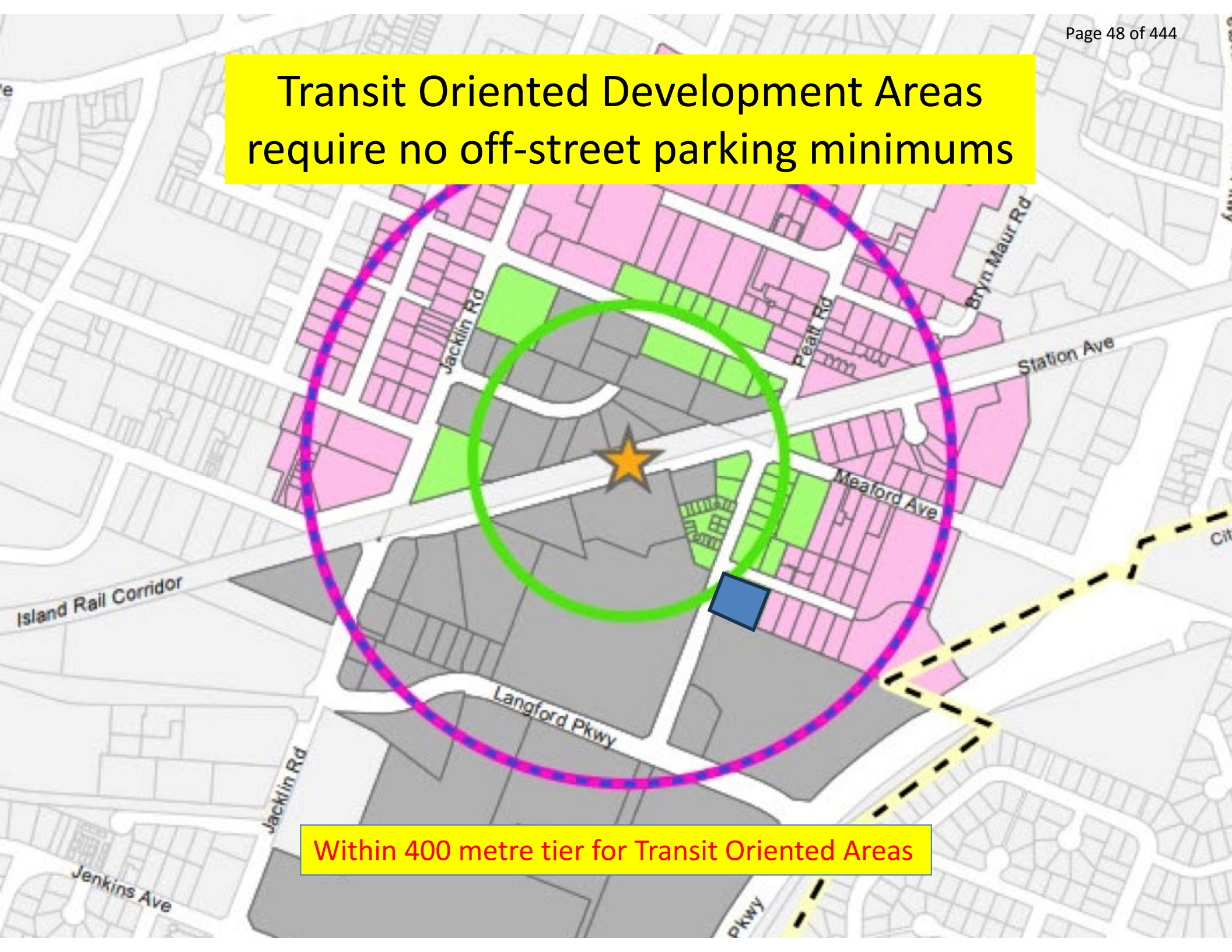
Request reduction of 8 stalls to
Protect trees on neighbour's property

$164 \text{ minus } 8 = 156 \text{ stalls}$

$156 \text{ stalls} / 131 \text{ units} = 1.19 \text{ stalls/unit}$

DVP application – Impera – 797 Revilo
Sustainable Development Advisory Committee
November 12, 2024

Transit Oriented Development Areas
require no off-street parking minimums



Within 400 metre tier for Transit Oriented Areas

Variance request based on:

Talmack Tree Arborist recommendations

Watt Consulting Group Parking Assessment

DVP application – Impera – 797 Revilo
Sustainable Development Advisory Committee
November 12, 2024

Watt Consulting Study

September 20, 2024

Table 2. Summary of Parking Demand at Representative Multi-family Sites

Address	Units	Registered Vehicles	Vehicles/Unit
728 Meaford Ave	106	96	0.91
854 Orono Ave	120	107	0.89
2885 Jacklin Rd	94	92	0.98
733 Goldstream Ave	60	55	0.92
2849 Bryn Maur Rd	93	94	1.01
2881 Peatt Rd	24	30	1.25
821 Hockley Ave	72	80	1.11
815 Orono Ave	31	42	1.35
790 Hockley Ave	24	25	1.04
2843 Jacklin Rd	78	84	1.08
Average			1.00
Expected Parking Demand			131 spaces

Watt Consulting Study

September 20, 2024

2.2.2 Visitor Parking Demand

A 2012 study by Metro Vancouver concluded that typical visitor parking demand is less than 0.1 vehicles per unit.³ This is also consistent to observations that were conducted for parking studies in other BC municipalities, such as District of Saanich, the City of Langford, and the City of Victoria and indicates that visitor parking demand is not strongly influenced by location. Based on this, a visitor parking rate of 0.1 spaces per unit is expected for the subject site. This results in a visitor parking demand of 13 spaces (13.1, rounded).

Watt Consulting Study

September 20, 2024

Table 3. Summary of Expected Parking Demand

Land Use	Units	Expected Parking Demand Rate	Applied to Proposed Development
Multi-family Resident	131	1.00 space per unit	131
Multi-family Visitor	131	0.1 space per unit	13
Total Expected Parking Demand			144 spaces
Proposed Parking Supply			156 spaces
Difference			+12 spaces



Thank you!
Questions?