



The Hive - Rezoning Proponent Response to COW

May 25, 2018

Mayor and Council
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Good Day Mayor and Council,

In February, the Mayor spoke on the radio and stated Council is looking for people to *"be creative and flexible to address the problem of affordability from a variety of angles"*. *"We are hoping for bold action and the ability to take creative risks."* The Mayor also indicated Council is *"looking for a good idea even if it hasn't been tried before"*. Well, you have asked . . . we replied. The Hive is all of these things – a great and creative idea to help address affordability, that hasn't been tried before.

In January, Committee of the Whole was presented 'The Hive' – a revolutionary approach to affordable rentals, offering optimal amenities, better conditions and happy living. Other projects considered by Council have offered 10% below-market rent on a mere 10% of its units. That's infinitesimal compared to The Hive where 100% of the units are affordable under a program contemplated with CMHC.

Comments arising from Committee of the Whole have been reviewed and are addressed as follows.

Land Use, Density and Design

Land Use - Commercial Component

The Downtown Core Area Plan (DCAP) designates this site as Residential Mixed Use. To satisfy COW concerns, and to meet the commercial land use requirement, the entire main floor will be used as commercial and designated as such. A lease documenting such an agreement will be executed.

Density

The density of the building is needed so that we can offer all of the units at below market rental rates (as determined by CMC), and provide an entire floor of overhead for commercial/tenant amenities. Any reduction in units renders The Hive non-viable.

Design

Planning has suggested a meeting with the Advisory Design Panel, which we will prepare for when it is scheduled.

Electric Vehicle Share Program (eVSP)

While some projects may have onsite car share, no one has a more comprehensive plan, nor one that provides ALL electric vehicles. This is a first - a concept that could become the norm for future rental buildings.

Questions of continuity were raised and are mitigated through the programs own innate attributes. The eVSP for The Hive is:

- Convenient (**number one reason** people use/don't use car share)
- Affordable (**no insurance, gas, maintenance to pay**)
- Comprehensive (**wide variety of vehicle options**)

Continuity is further guaranteed because of the 75 tenant/customers within the building where a vehicle is an integral part of The Hive's offering. The program would also be extended to our neighbours – more support for its viability. Additionally, our huge financial investment to **purchase all the vehicles**, commits us to its success. This commitment is unlike other programs where investment is limited to purchasing a rental agreement.

To attract customers we offer a variety of vehicle types. As recommended in Watt Consulting Group Parking Report, Nov. 14, 2017, we will guarantee to have no less than 10 vehicles on site for 5 years. However, we are so confident in the concept, our eVSP fleet will begin with 20 vehicles to fully support our customers right from the start. As demonstrated needs change, so will the inventory. We will start with:

- 2 Full Size Cars (similar to Chevy Volt)
- 4 Small Cars (similar to Smart Car)
- 14 Motorcycle/scooter type vehicles

Attached are pictures and descriptions of sample vehicles. There are in excess of fifty manufacturers in China ready and willing to supply our fleet. The final selections will meet all regulatory requirements and receive approval of the City's Traffic department.

Parking

Zero parking is not precedent setting for The Hive. Council has approved other developments (Janion, The Dominion) with no parking and they function well. What these developments lack and where The Hive shines, is in its onsite eVSP which eliminates the need for tenant parking altogether. Planning acknowledges the Parking Study from WATT Consulting Group which concludes *the site's transportation characteristics and proximity to downtown coupled with the electric Vehicle Share Program could allow the proponent to manage the building without any parking supply.*

To assure there are no tenant parking demands we are prepared to rent only to people without cars or those who can produce a current contract proving off-site parking.

With respect to visitors, the Parking Study indicates the majority of the visitors arrive between 7pm – 11pm, a time when there is ample parking on the street.

Neighbours

No question, The Hive expands the use on Princess avenue, but this is a good thing. Since Fort Victoria designated land use has constantly changed in response to current needs for an ever growing community. Today, we see downtown moving north and neighbours realize this move is inevitable as the City responds to community needs.

In general, most are not opposed to The Hive building, but what they believe will be the impact to parking, traffic and flow. We have addressed the parking through our eVSP and with a comprehensive report from Watt Consulting Group to show how this program can work.

In terms of traffic and flow, the neighbours have complained for years of Princess being closed off from Blanshard street. They feel this closure has curtailed their businesses. In our conversations with the City, it appears blocking Princess is a 'hangover' from when the street was residential and there may be no requirement to continue this policy. Opening Princess to right hand turn traffic (as suggested in the Parking Study), would please many neighbours and in their view, better support their businesses by providing a continuous and seamless traffic flow for everyone.

Summary

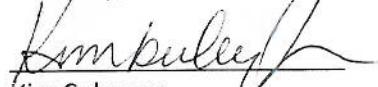
The Hive will have 100% of its units as affordable rentals. This is possible only because land costs are lower and density can be higher in this location, and because of CMHC's support. The economics are such that any changes to any of these factors as presented, kills The Hive.

Council has consistently asked for innovative plans for affordable rentals, and here it is - a creative approach to car ownership and parking through our eVSP which has been studied by experts and is reported as viable; and a first ever building concept where tenants happiness is considered holistically.

The Hive is not a bridge to a better future. It's not a warehouse where people work hard to leave. The Hive is conceived as a community, as a home and a place where tenants can be happy long term.

Innovation requires us to look head, to generate new ideas and implement! If together we embrace this progressive approach, if we are willing to look and plan for the future, we will be able to provide 75 people a new affordable home within our downtown community.

Sincerely,



Kim Colman
Applicant



CATALOGUE

Shenzhen Futengda Vehicle Industry Co., Ltd



— www.szftd.en.alibaba.com —

INTRODUCTION

Shenzhen Futengda Vehicle Corporation Limited was established, in 2005, in Shenzhen, the manufacture center in China. The name of our brand is MILE. Futengda has a first-class production workshop, two standardized assembly line and a research and development team. Now, Futengda Corporation has become one of the key enterprises of electric vehicles in China.

Futengda is one of the earliest enterprises of electric vehicles which enter into South America and European Union. Now Futengda has exported to more than 50 countries and regions, mainly in South America, Middle East and Asia and etc. Its annual export volume of electric vehicles can reach 100,000 pcs. Futengda has established a long term cooperation with many valued customers and many world-famous brands in OEM way. At the same time, with the EEC/GMC/CE/EPAC certificates, Futengda is very active in innovation, trying with many overseas industry associations.

Futengda is specialized on electric vehicles, such as electric bike, electric scooters and electric motorcycles. There are more than 30 models for customers to choose.

The reason why Futengda can be the leader of the electric vehicle industry in China is not only for nearly 10 years history of exporting, but also because Futengda can provide customers with personal customization service.

If you are interested in e-bike business, now Futengda is just pushing the "Plan OEM Plan", which would provide you a complete e-bike operating proposal including designing products, developing market plan, establishing a professional team, the best after-sale service and other technical supports. You will find it is easier to do e-bike business with the number of Futengda.



Model NO:FTD-Harley Electric Tricycle scooters

Power:1000w

Battery:60v20ah lithium battery

Max Speed:35km/h

Max Range:50-60km

Max Loading:300kg

Input voltage:100-240v

Charging time:4-6h

Brake system:Disc brake

Tire size:18*9.5 inch

Container loading:20ft container Loading 24pcs



Model NO:FTD- DM-ORL

Power:800w

Battery:60v 20ah lead-acid battery

Max Speed:50km/h

Max Range:50-80km

Max Loading:200kg

Input voltage:100-240v

Charging time:4-6h

Brake system:Disc brake

Tire size:10 inch

Container loading:20ft container loading 38pcs



Model NO:FTD- 3 Wheels Scooter

Power:500w

Battery:60v20ah lead-acid battery

Max Speed:30km/h

Max Range:50-60km

Max Loading:200kg

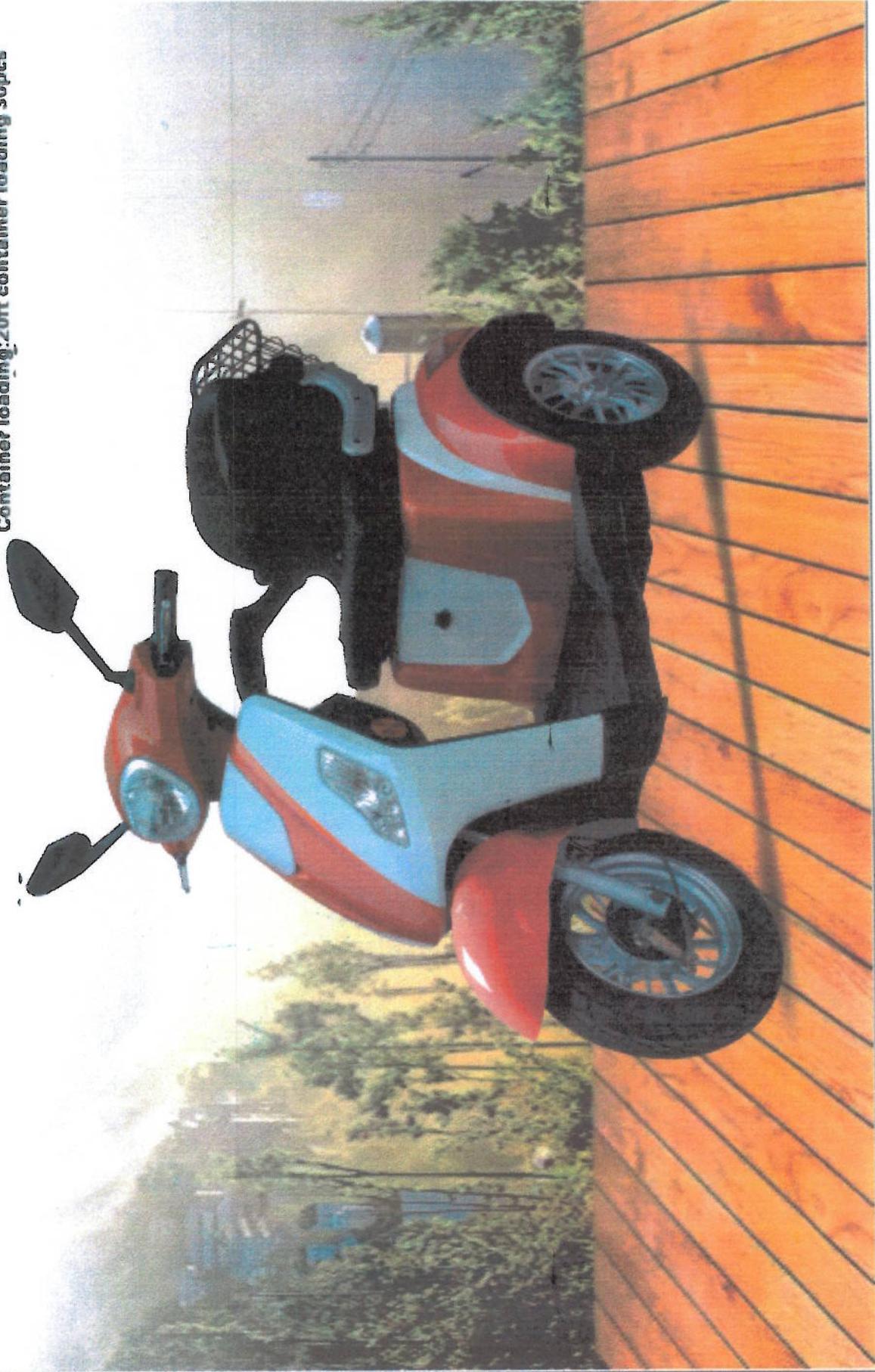
Input voltage:100-240v

Charging time:4-6h

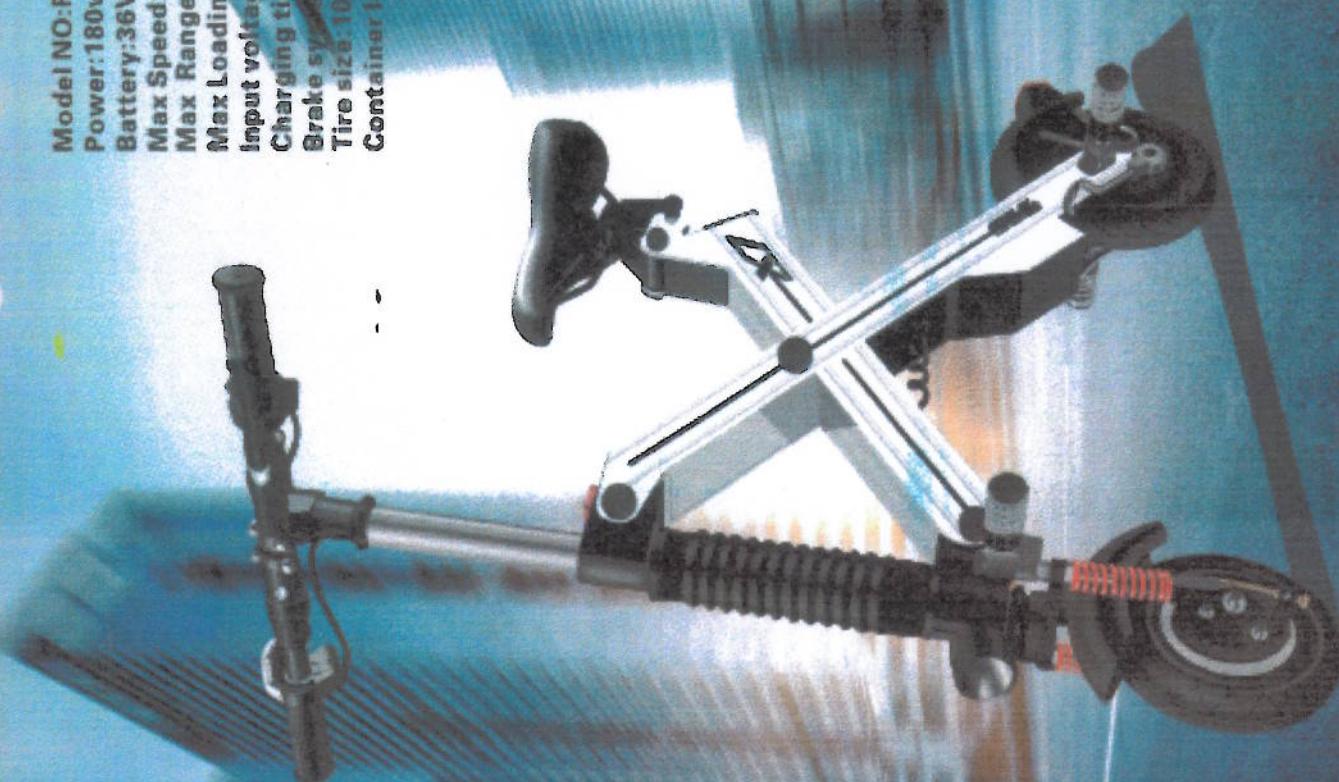
Brake system:Drum brake

Tire size:10-2.75 inch

Container loading:20ft container loading 30pcs



Model NO:FTD-X7
Power:180w
Battery:36V8.8ah lead-acid battery
Max Speed:20km/h
Max Range:25-30km
Max Loading:120kg
Input voltage:100-240v
Charging time:2-4h
Brake system:Drum brake
Tire size:10 inch
Container loading:20ft container loading≥40pcs



Model NO:FTD- DM-JHD

Power:800w

Battery:60v20ah lead-acid battery

Max Speed:50km/h

Max Range:50-60km

Max Loading:200kg

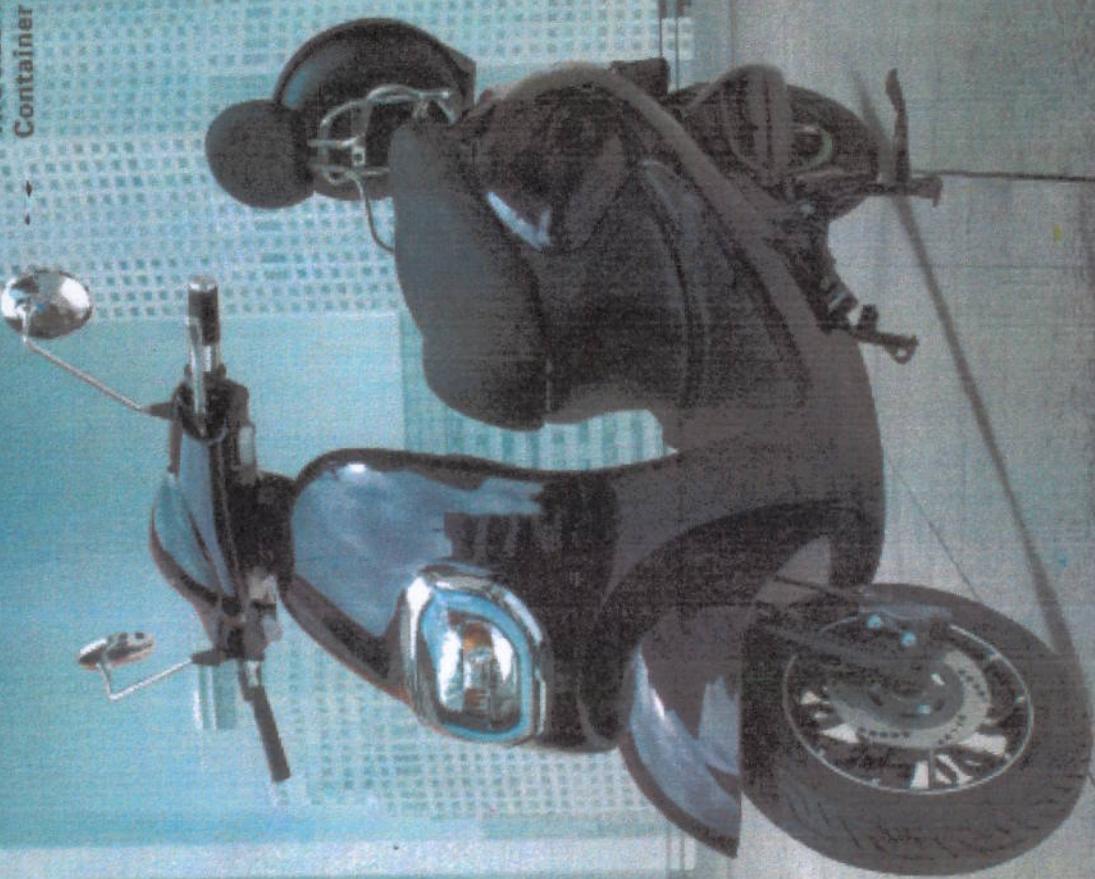
Input voltage:100-240v

Charging time:4-6h

Brake System:Disc brake

Tire size:10 inch

Container loading:20ft container loading 38pos -



Model NO:FTD-10A

Power:1000w

Battery:60v12ah lithium battery

Max Speed:45km/h

Max Range:40-60km

Max Loading:200kg

Input voltage:100-240v

Charging time:3-6h

Brake system:Disc brake

Tire size:12 inch tubeless tire

Container loading:20ft container loading 38pcs



Model NO:FTD-HH-YW

Power:450w

Battery:48v20ah lead-acid battery

Max Speed:30-40km/h

Max Range:45-50km

Max Loading:150kg

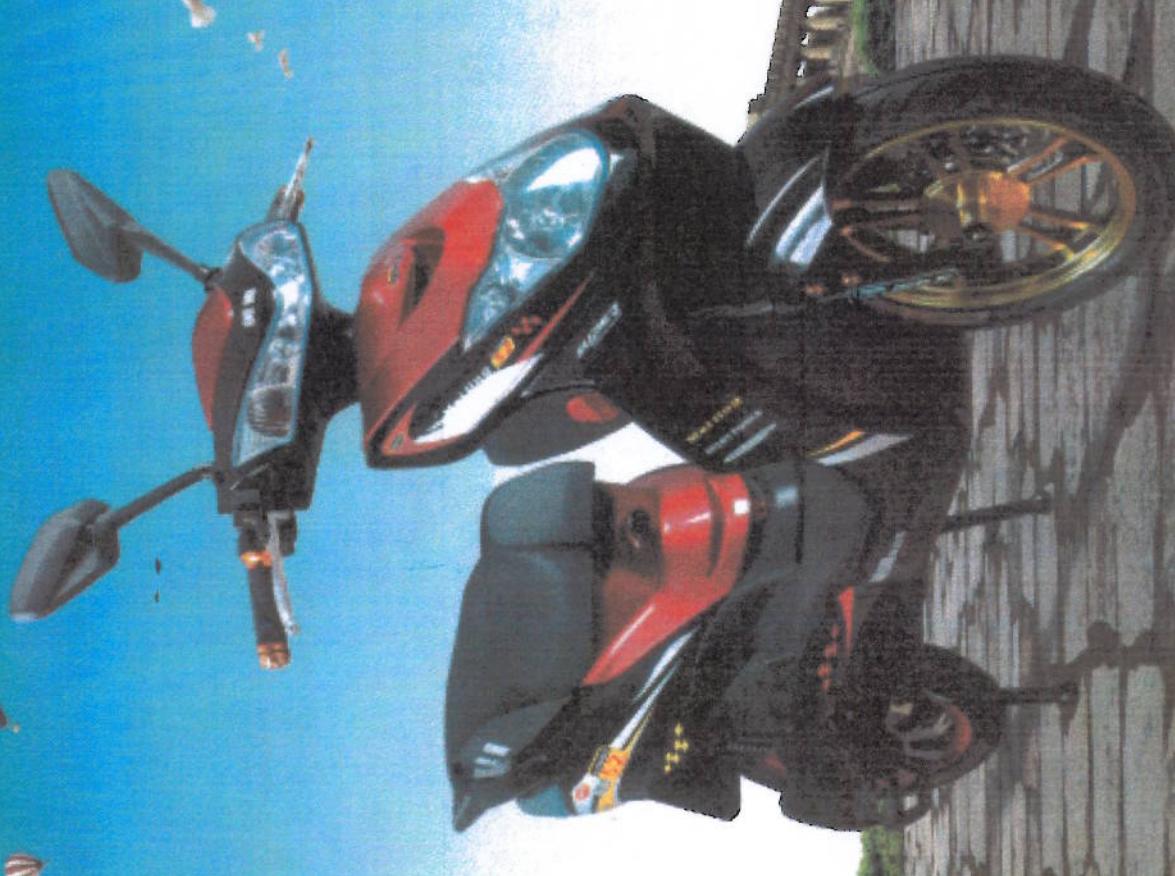
Input voltage:100-240v

Charging time:4-6h

Brake system:Drum brake

Tire size:16 inch

Container loading:20ft container loading 40pcs





Model NO:FTD- DM-ZXY

Power:800w-1000w

Battery:60/72v20ah lead-acid battery

Max Speed:50km/h

Max Range:50-60km

Max Loading:200kg

Input voltage:100-240v

Charging time:4-6h

Brake system:Disc brake

Tire size:10 inch

Container loading:20ft container loading 38pcs

Model NO:FTD-WMC

Power:240W

Battery:48v15ah lithium battery

Max Speed:20km/h

Max Range:45-50km

Max Loading:150kg

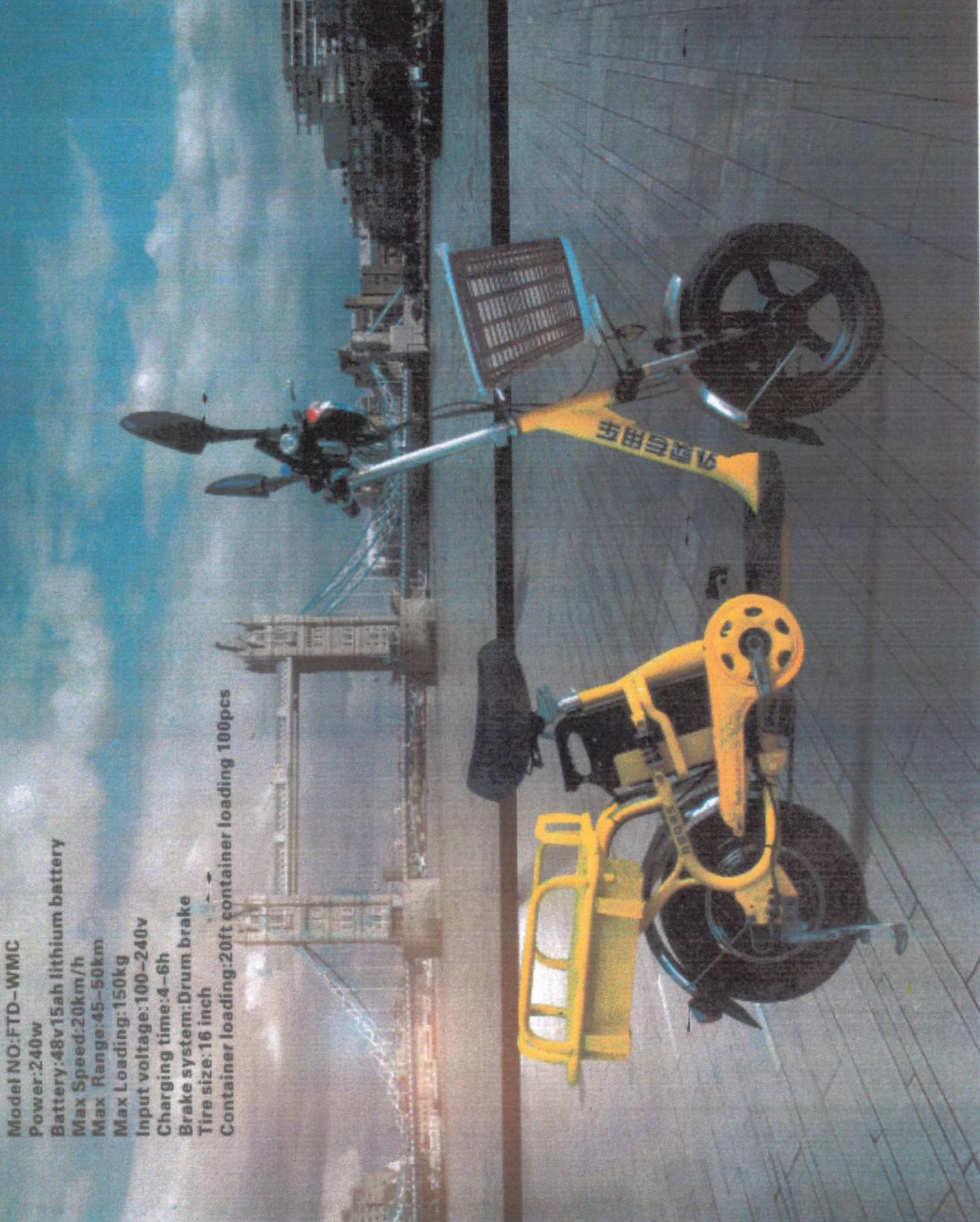
Input voltage:100-240v

Charging time:4-6h

Brake system:Drum brake

Tire size:16 inch

Container loading:20ft container loading 100pcs



Model NO:FTD- DM-CN
Power:2000W
Battery:72V40Ah lithium battery
Max Speed:60-80km/h
Max Range:50-70km
Max Loading:200kg
Input voltage:100-240v
Charging time:4-6h
Brake system:Disc brake
Tire size:120/70-12 inch
Container loading:20ft container loading 38pcs





Model NO. FTD-LD-Q7|20 inch/16inch)
Power:240W
Battery:lithium battery 48V8AH
Max speed:25km/h
Max range:55km
Max load:120KG
Charging time:4~6h
Front&rear brake system:drum/V brake



Model NO. FTD-LD-LD-III
Power:250W
Battery:lithium battery 48V10AH
Max speed:25km/h
Max range:50km
Max load:120KG
Charging time:4~6h
Front&rear brake system:drum/Expansion brake



Model NO:FTD-LD-YLGZ
Power:240W
Battery:48v10ah lithium battery
Tire size:20*1.75 inch
Max Speed:25km/h
Max Range:30km
Charging time:4~6h
Max loading: 120kg
Brake system:Drum/Expansion brake



Model NO. FTD-LD-2ZLD
Power:250W
Battery:lithium battery 48V/10AH
Max speed:28km/h
Max range:50km
Max load:120KG
Charging time:4~6h
Front and rear brake system:drum brake

Model NO:FTD-JY-JML

Power:350w

Battery:48v12ah lithium/lead-acid battery

Tire:16*2.125 inch

Max Speed:30km/h

Max Range:40km

Max Loading:150kg

Brake system:Drum brake



Model NO:FTD-JY-XSY

Power:350w

Battery:48v12ah lithium/lead-acid battery

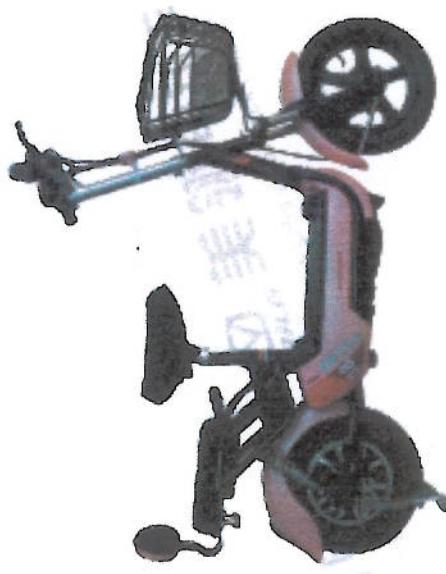
Tire:14 inch

Max Speed:30km/h

Max Range:40km

Max Loading:150kg

Brake system:Drum brake



Model NO:FTD-JY-XKD

Power:350w

Battery:48v12ah lithium/lead-acid battery

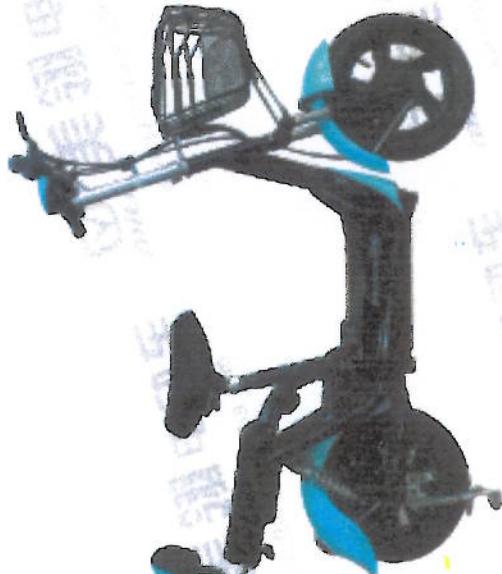
Tire:14 inch

Max Speed:30km

Max Range:40km

Max Loading:150kg

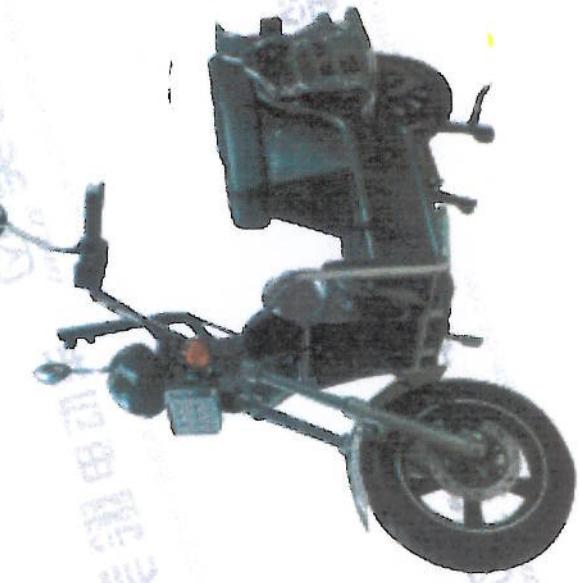
Brake system:Drum brake



Model NO:FTD-JY-BLW-IV
Power:450w brushless motor
Battery:60v12ah lead-acid battery
Tire:22*2.125 inch
Max Speed:35km/h
Max Range:40-45km
Max Loading:150kg
Brake system:Drum brake



Model NO.FTD-JY-HJJ-I
Power:350-450W brushless motor
Battery:Lead acid battery 48/60/72V20Ah
Max speed:35km/h
Max Range:55-80km
Max Loading:150KG
Charging Time:4-6h
Front&Rear Brake:Both Drum brake

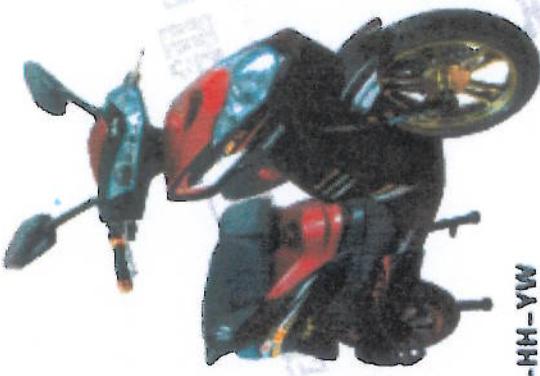


Model NO:FTD-JY-HM
Power:1500w brushless motor
Battery:72v30ah lead-acid battery
Tire:16*3.5 inch
Max Speed:65km/h
Max Range:40-45km
Max Loading:150kg
Brake system:Disc brake



Model NO:FTD-HH-XYH

Power:350w
Battery:Lead-acid battery 48V 12ah
Max speed:35km/h
Max range:40-50km
Max load:75KG
Charging time:6-8h
Front&rear brake system:Disc/Drum Brake



Model NO:FTD-HH-YW

Power:450w
Battery:48v20ah lead-acid battery
Tire size:16 inch
Max Speed:35km
Max Range:45-50km
Max Loading:150kg
Brake system:Drum brake



Model NO:FTD-HH-XZS

Power:450w
Battery:48v20ah lead-acid battery
Tire size:16 inch
Max Speed:35km
Max Range:45-50km
Max Loading:200kg
Brake system:Drum brake



Model NO:FTD-HH-XS

Power:500w
Battery:48v60v 20ah lead-acid battery
Tire size:16*2.5 inch
Max Speed:35km/h
Max Range:45-50km
Max Loading:200kg
Brake system:Disc brake



Model NO:FTD-DM-XZS

Power:800W
Battery:60v20ah lead-acid battery
Tire size:3.0-10 inch
Max Speed:45km/h
Max Range:50km
Max Loading:250kg
Brake system:Drum brake



Model NO:FTD-DM-DG2

Power:800W
Battery:60v20ah lead-acid battery
Tire size:3.0-10 inch
Max Speed:45km/h
Max Range:50km
Max Loading:250kg
Brake system:Disc/Drum brake



Model NO:FTD-DM-XGW

Power:800W
Battery:60v20ah lead-acid battery
Tire size:3.0-10 inch
Max Speed:45km
Max Range:50km
Max Loading:250kg
Brake system:Drum brake



Model NO:FTD-DM-FG

Power:800W
Battery:60v20ah lead-acid battery
Tire size:3.0-10 inch
Max Speed:45km
Max Range:50km
Max Loading:250kg
Brake system:Drum brake



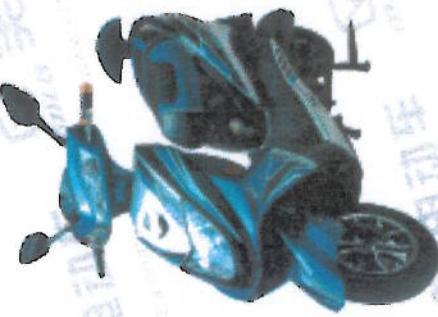
Model NO:FTD-DM-BWS
Power:1000~1500W
Battery:72v20ah lead-acid battery
Tire size:120/90 10 inch
Max Speed:45km
Max Range:50km
Max Loading:250kg
Brake system:Disc brake



Model NO:FTD-DM-VJR
Power:1000W
Battery:72v20ah lead-acid battery
Tire size:120/90 10 inch
Max Speed:50km/h
Max Range:50~60km
Max Loading:250kg
Brake system:Disc/Drum brake



Model NO:FTD-DM-DN
Power:800W
Battery:60v20ah lead-acid battery
Tire size:10~3.0 inch
Max Speed:45km/h
Max Range:50~60km
Max Loading:200kg
Brake system:Disc brake



Model NO:FTD-DM-ZXY
Power:800~1000W
Battery:72v20ah lead-acid battery
Tire size:10 inch
Max Speed:50km
Max Range:55~60km
Max Loading:200kg
Brake system:Disc/Drum brake

Distributors

Allied Renewable Energy Ltd.
446/B, Love Road. Tejgaon industrial Area. Dhaka-1208. Bangladesh.
--
Director: Mohammed Abdul Hamid
Cell: +8801911882167
E-mail: hnlioybd@gmail.com

Company:whisper Electric E-Bikes & Vehicles.

Address:228B Godstone road whyteleafe CR 3 0EE.England

Senior Director:Grayham Hayes

Sales Director:Benjamin Agency

Whisper.ebikes@gmail.com

Tel:01883622116



Happiness Comes From Quality.
You Are Worth It.

Shenzhen Futengda Vehicle Industry Co., Ltd.

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Tel:(00)8675529866321, (00)8675529866614
Fax:(00)8675529866960

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Certificate = Сертификат = 證明書 = 증명서 = شهادة =

Verification of Compliance

No. EC.1282.1P140805.YYET063



Certificate's Holder: Yancheng Yuxin Electric Vehicle Co., Ltd.
No. 69 South Huangshan Road, Economic-technical
development Zone, Yancheng City, Jiangsu Province,
China

Product Model(s): Electric Four Wheels Vehicle
LGEVA5, LGEVA6, LGEV1ingpao, LGEV402,
LGEV404, LGEV406, LGEV808A, LGEV311A,
LGEV314A

Verification to Standard:
EN ISO 12100:2010, EN 15194:2009,
EN 61000-6-1:2007, EN 61000-6-3:2007+A1:2011

related to:
Directive 2006/42/EC (Machinery)
Directive 2006/95/EC (Low Voltage)
Directive 2004/108/EC (Electromagnetic Compatibility)

Remark: This Verification of Compliance has been issued on a voluntary basis. ECM confirms that a Technical Construction File (TCF) is existent for the above listed product(s). The TCF satisfactorily covers the essential requirements of the above listed standards related to Directive 2006/42/EC (Machinery), Directive 2006/95/EC (Low Voltage), Directive 2004/108/EC (Electromagnetic Compatibility).

Other relevant Directives have to be observed in case they are applicable.
This Document is only valid for the equipment and configuration described and in conjunction with the TCF detailed above. Whereas the Manufacturer is responsible of the certification of the product(s) and not exempted to perform all the necessary activities before placing the product(s) on the market.
The Manufacturer is also responsible of the internal production control to ensure the product(s) are in compliance with the essential requirements of the above mentioned Directive(s).
This certificate can be checked for validity at www.enfecerma.org

Date of issue AUGUST 2014

Certification Chief Manager
Tim Mahan



Expiry date AUGUST 2019

Certification Deputy Manager
Viola Miller



Ente Certificazione Macchine Srl
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+39 051 6705141 - +39 051 6705156 - info@entecerma.it - www.entecerma.it

Henan Wenxiang Import&Export Trading Co.,Ltd

Address: YTO Logistics Service Center, Hengshan Road, Jianxi District, Luoyang City, Henan Province, China Website: <http://www.hnwenxiang.com>;
Tel: +86-0379-64721596;
Fax: +86-0379-64721528

Contact Person: Helena

Email: wxmy05@163.com

WhatsApp/Mobile: +8615836080862

Products picture	Model	Price
	2seat	1200
	4 seat	1500

Contact Person: Helena
Email: wxmy05@163.com
WhatsApp/Mobile: +8615836080862

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Tel: +86-0379-64721596;
Fax: +86-0379-64721528

Specification:

Technical parameter of electric car			Basic vehicle configuration table
Seat Number(unit)	2	4	
L×W×H (mm)	2050×1380× 1620	2900×1380 ×1620	1. Body: PP, PC, ABS injection covering. 2. the body structure: bearing frame structure 3. paint: electrophoresis skeleton, body paint 4. Glass: Laminated glass front stalls, roof, glass rear bumper. 5. headlights: modular LED headlamps (steering, position, braking, lighting) 6. front suspension: MacPherson independent suspension 7. the rear suspension: unitary suspension damping of vibrations 8. brakes: hydraulic disc brake wheel disc brakes 9. the hub: alloy wheels 10. tires: 145 / 70R12, steel radial tire 11. drive: rear axle drive 12. radio (compatible with U disk / SD card / clock) 13. stereo 14. warm, natural wind. 15. driver / co-pilot seat belts 16. high elastic leather seats 17. rear storage box, side door storage bins 18. air conditioning optional
Wheelbase (mm)	1315	2165	
Min Ground Clearance (mm)		160	
Max. Speed (km / h)		45	
Min. Turning Radius(m)		3.8	
Braking Length (m)		5	
MAX.CLIMBING CAPABILITY (%)		25	
Continous Mileage (km)	150	140	
Rated Power (kw)		3	
Rated Voltage(v)		60	
Battery Type (AH)	Main Chaowei -Free Lead-Acid Silicone Battery 60V120AH		
Shifting	Automatic		
Wheel Rim	Aluminum-Alloy Rim		
Curb Weight (KG)	580	640	

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Tel: +86-0379-64721596;
Fax: +86-0379-64721528

Four color:Blue /Green/ White /Pink (Can customer custom made)



Contact Person: Helena
Email:wxmy05@163.com
WhatsApp/Mobile: +8615836080862

Henan Wenxiang Import&Export Trading Co.,Ltd

Address: YTO Logistics Service Center, Hengshan Road, Jianxi District, Luoyang City, Henan Province, China Website: <http://www.hnwenxiang.com>;
Tel: +86-0379-64721596;
Fax: +86-0379-64721528

Detail Picture



Contact Person: Helena
Email:wxmy05@163.com
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Tel: +86-0379-64721596;
Fax: +86-0379-64721528



Contact Person: Helena
Email:wxmy05@163.com
WhatsApp/Mobile: +8615836080862

FLISTAR LIMITED

Tel:86-18358401886 Email: henry@flistar.com Web: www.flistar.com



Model	FSC-LT
Size	2180*1080*1600mm
Max speed	35km/h
Mileage	70km
Motor	1200W
Battery	60v 45 ah lead-acid battery
Brake	Disc Brake
Tire	350-10
Color	White,Red,Yellow,Orange
Charge time	8-10h
Passenger	1driver+2passengers
Add 1	Rear View Camera
Add 2	FM Radio



1. Min Order:5pcs
2. FOB Ningbo Unit Price:\$1950
3. Sample price:\$2000
4. Delivery time is about 15-20days



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- [Electric Bike](#)
- [Disabled Tricycle](#)

Contact

FORWARD VEHICLE INDUSTRY CO., LTD.

Tel : +86-023-88310024

Fax : +86-023-88310024

E-Mail : admin@forward.com

Address : B Area, Jiulongpo Industry Park, Jiulongpo District, Chongqing, China

Your Position : [Home](#) > [Electric Tricycle](#) > Content Electric Tricycle

FWD-ZK125G1

2017/12/25 12:15:31 5 Click Class : Electric Tricycle



[FWD-LZ4A](#)



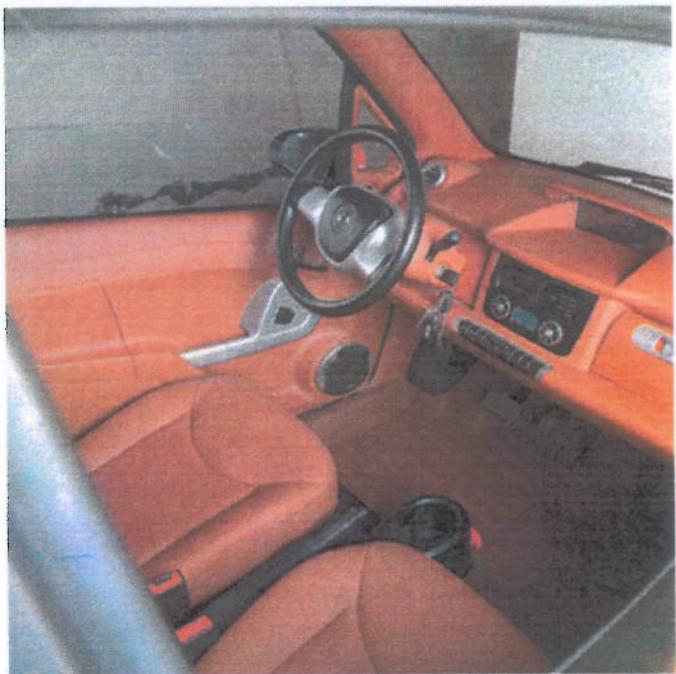
[FWD-D9A](#)

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Specification

Measurement	2350*1450*1550mm
Wheelbase	1570mm
Weight	650kg
Max. loading	160kg
Max. speed	≤55km/h
Rated voltage	60V
Motor power	4000W
Driving range	≤120km

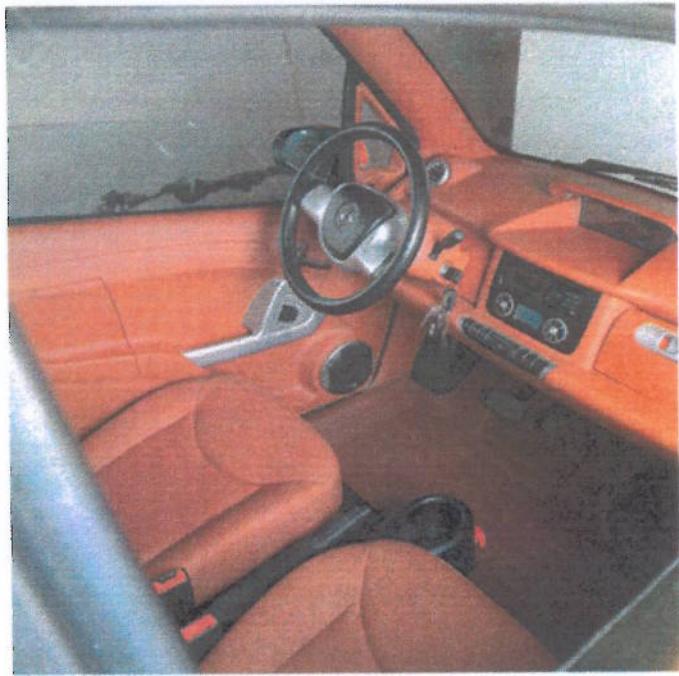
Steering type	Steering wheel
Brake type	Disc brake
Brake control	Footbrake
Min. ground clearance	160mm
Drive type	Rear-wheel drive

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Dimension(L*W*H)	3330mm*1440mm*1548mm
Fully loaded weight	300KG
Max speed	50km/h
Table display max speed	60km/h
Range	160km(economic speed)
Wheelbase	2260mm
Track	(F) 1316/ (R)1310mm
Curbweight	700KG
Min.ground clearance	160mm
Body structure	Unibody,5 doors, 4 seats
Motor power	4KW Permanent magnet synchronous motor
Voltage	72V
Battery	12V/100Ah*6 (GEL battery)
Driving type	RWD (Rear Wheel Drive)
Suspended system	(F)independent suspension,(R)non independent suspension
Brake system	Front:disc /Rear:drum
Tire	165/70-R13
Appearance configuration	Luggage rack
	Aluminum rim
	Driving Lamp
	Double door seal
Internal configuration	Dark grey interior
	Combination instrument
Function configuration	Electric Sunroof
	Power window
	Central lock
	Multimedia system (7 inch)
	Rear View Camera
	Heating system
Climbing	≤35°
Color	White, Red, Gold Gray,Green

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