



Committee of the Whole Report

For the Meeting of June 12, 2025

To: Committee of the Whole **Date:** May 29, 2025

From: Karen Hoes, Director, Planning and Development

Subject: Development Permit with Variances Application No. 00287 for 775 Finlayson Street

RECOMMENDATION

That Council, after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion:

- "1. That Council authorize the issuance of Development Permit with Variances Application No. 00287 for 775 Finlayson Street, in accordance with plans submitted to the Planning and Development department and date stamped on May 23, 2025, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required number of vehicle parking stalls from 162 to 119
 - ii. reduce the required separation for an accessory building from the main building from 2.40m to 2.30m.
2. That the Development Permit with Variances lapses two years from the date of this resolution."

LEGISLATIVE AUTHORITY

This report discusses a Development Permit with Variances application; therefore, relevant considerations relate to the applications consistency with applicable design guidelines and impact of the variances pertaining to the reduction in commercial vehicle parking stalls.

Enabling Legislation

Attachment D describes the relevant sections of the *Local Government Act* listed here:

- Sections 489 and 491, Activities that require a development permit.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis, and recommendations for a Development Permit with Variances application for the property located at 775 Finlayson Street. The application is to reduce the number of commercial parking stalls from 162 to 119 (a reduction of 43 stalls) and permit construction of a secured, weather protected, long-term bicycle parking facility (accessory building) and update the landscaping. Specifically, this will facilitate conversion of an existing vacant commercial building from retail to club use to allow for an indoor children's trampoline park and gymnasium.

A minor variance is also required as the proposed new long-term bicycle parking facility (accessory building) is sited 0.10m closer to the principal building than what is permitted in the zone.

The following points were considered in assessing this application:

- The application aligns with the goals and objectives of the Town Centre Urban Place Designation and Parks and Recreation policies in the *Official Community Plan* (OCP, 2012)
- The long-term bicycle parking facility's (accessory building) exterior design, as well as changes to the landscaping on site, all align with the applicable design guidelines as per DPA 4: Town Centres in the OCP.
- Transportation demand management (TDM) measures have been provided in-lieu-of vehicle parking and include long-term and short-term bicycle parking stalls in excess of what is required by the *Zoning Regulation Bylaw*.
- The applicants have provided the required number of van accessible and general accessible parking stalls on site as required per Schedule C of the *Zoning Regulation Bylaw*.
- No impacts to the surrounding neighbourhood are anticipated as a result of the requested parking variance nor the minor siting variance for the accessory building.

BACKGROUND

Description of Proposal

The proposal is to reduce the required number of commercial vehicle parking stalls as well as construct a secured, weather protected, long-term bicycle parking facility (accessory building) and make improvements to the existing landscaped areas throughout the site. Specifically, this will facilitate the conversion of an existing vacant commercial building from retail to club use and allow a new indoor children's trampoline park and gymnasium on the site.

The change of use from retail to club triggers the parking requirements set out in Schedule C of the *Zoning Regulation Bylaw*. As a result of this, the applicant is requesting to reduce the required number of vehicle parking stalls from 162 to 119 (a reduction of 43 stalls).

The existing parking lot currently contains only one van accessible and one general accessible parking stall. Schedule C of the *Zoning Bylaw Regulations* requires that the applicant provide one van accessible and five general accessible parking stalls, which they are committed to providing on site.

There is also a minor siting variance associated with the proposal to reduce the minimum separation distance between the principal building and new accessory building from 2.4m to 2.3m.

No impacts are anticipated as a result of these two variance requests.

Land Use Context and Existing Site Development Potential

The subject property is a 10,657m² lot located in the Burnside Gorge neighbourhood across from the Mayfair Town Centre mall complex. The area is primarily characterized by a mix of uses including commercial, multi-family and single-family residential and an outdoor recreation facility (Topaz Park). There are two existing commercial buildings on the subject property, one that contains two retail business and the other the subject of this proposal.

Together, these businesses share the parking area (Figure 1).



Figure 1. Aerial photo of subject site

The C1-RC, Regional Shopping Centre District zone allows for the commercial uses found in the C-1, Limited Commercial District and prohibits residential and mixed-use residential as referenced in the zone. These zones support multiple commercial uses such as retail, restaurants, theatres, laundrettes, and clubs for social or recreational purposes.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on January 24, 2025, the application was referred for a 30-day comment period to the Burnside Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

The associated application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Official Community Plan

The conversion of an existing vacant building to allow for a new indoor trampoline gymnasium (club use) aligns with the Town Centre urban place designation, which supports regional commercial uses that attract people from outside of the city.

In addition, the proposal aligns with the Parks and Recreation goals in the OCP as it relates to the importance of building indoor recreational facilities that help to improve the livability of densely developed areas, enable active lifestyles and personal health, and provide indoor gathering places.

Burnside Gorge Neighbourhood Plan

The creation of a new indoor trampoline gymnasium and club using an existing commercial building aligns with the *Burnside Gorge Neighbourhood Plan* as it brings business vitality to the Town Centre.

Development Permit Area (DPA) 4: Town Centres

Design Guidelines for: Multi-Unit Residential, Commercial and Industrial (2012), revised 2019

The proposed accessory building location (for the long-term bicycle parking), building materials, and overall relationship to the existing site conditions and existing landscaping aligns with the design guidelines for the location and design of accessory service ("back-of-house") functions.

The proposed accessory building would be clad in steel siding with a white and grey coloured finish to align with the principle commercial building exterior and is consistent with the applicable design guidelines that encourage exterior finishes to be durable and capable of weathering gracefully.

Revitalization Guidelines for Corridors, Villages and Town Centres (2017)

The proposal aligns with the design guidelines for commercial buildings as per the revitalization guidelines for corridors, villages and town centres as they relate to building design, use of landscape interventions for surface parking, connecting entryways to the pedestrian realm, and open space.

Variances

A parking variance is required to reduce the number of commercial vehicle parking stalls from 162 to 119 (a reduction of 43 stalls), which is being initiated by the change of use from retail to club use.

The applicant proposes to mitigate the vehicle parking variance through the provision of bicycle parking and meeting the Schedule C requirements of the *Zoning Regulation Bylaw* for both van accessible and general accessible parking stalls on site.

As the existing commercial building pre-dates the adoption of bicycle parking regulations in Schedule C of the *Zoning Regulation Bylaw*, the applicant is not technically required to provide bicycle parking. However, to off-set the potential impacts of the parking variance the applicant is proposing to construct a secured, weather protected long-term bicycle parking facility (accessory building) to accommodate 16 long-term bicycle parking stalls. The applicant is also providing 40 new short-term bicycle parking stalls at the front of the building, adjacent to the main entrance.

In addition to the newly provided bicycle parking and given that the property is in close proximity to services and is well served by transit, it is recommended that this variance be supported.

A minor technical variance is also required as the proposed new long-term bicycle parking facility (accessory building) is sited 0.10m closer to the principal building than what is allowed in the zone. No impacts are anticipated as a result of this variance; therefore it is recommended Council support this variance.

CONCLUSION

To offset the requested parking variance, the application includes Transportation Demand Management measures including long-term and short-term bicycle parking stalls in excess of the *Zoning Regulation Bylaw* requirements and a commitment to providing the required number of van accessible and general accessible parking stalls on site as per Schedule C.

The secured, weather protected, and long-term bicycle parking facility's (accessory building) exterior design, as well as the proposed changes to the existing landscaping on site all align with the applicable design guidelines as per DPA 4: Town Centres in the *Official Community Plan*.

No impacts to the surrounding neighbourhood are anticipated as a result of the variances requested by the applicant. It is therefore recommended that Council support the requested variances.

ALTERNATE MOTION

Decline

That Council decline Development Permit with Variances No. 00287 for 775 Finlayson Street.

Respectfully submitted,

Kasha Janota-Bzowska
Planner
Development Services Division

Karen Hoese, Director
Planning and
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Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped May 23, 2025
- Attachment C: Letter to Mayor and Council dated May 15, 2025
- Attachment D: Enabling Legislation