



Council Report

For the Meeting of June 26, 2025

To: Council **Date:** June 12, 2025

From: Karen Hoese, Director, Planning and Development

Subject: **Update on Rezoning Application No. 00883 and Development Permit with Variances Application No. 00262 for 710 Caledonia Avenue and 1961 Douglas Street**

RECOMMENDATION

Housing Agreement

That Housing Agreement (710 Caledonia Avenue and 1961 Douglas Street – Rental Tenure) Amendment Bylaw (No. 1) No. 25-040 be given first, second and third reading.

Development Permit with Variances Application (updates in bold text)

That Council consider the following motion if the zoning amendment bylaw is adopted:

- “1. That Council authorize the issuance of Development Permit with Variances No. 00262 for 710 Caledonia Avenue and 1961 Douglas Street, in accordance with plans submitted to the Planning and Development department and date stamped on June 9, 2025, subject to:
- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. increase the maximum building height of Building A from 45m to 56m
 - ii. increase the maximum building height of Building B from 45m to 74m
 - iii. increase the maximum building height of Building C from 45m to 66m
 - iv. reduce the required number of residential parking spaces from **333** to **242**
 - v. reduce the required number of visitor parking spaces from **51** to 15
 - vi. **reduce the required number of commercial parking spaces from 102 to 88.**
 - ~~b. Plan changes to refine the design of the podium facing Caledonia Avenue to be more in keeping with the envisaged employment-focused character of the Rock~~

~~Bay District and to include a greater proportion of usable private balconies, as encouraged in the Downtown Core Area Plan.~~

- c. All other previously secured legal agreements and associated conditions secured through the rezoning application REZ00815 continuing to be required.
2. That the Development Permit with Variances (DPV), if issued, lapses two years from the date of issuance.”

PURPOSE

On January 30, 2025, introductory readings for the Rezoning Bylaw that would authorise the proposed development at 710 Caledonia Avenue and 1961 Douglas Street took place. The proposed application would allow for a mixed-use development consisting of ground floor commercial uses, co-working and residential uses within three towers ranging in heights from 16 to 21 storeys. The purpose of this report is to provide Council with updates on the plan revisions that have occurred since the last time the application was presented to Council as well as introduce the bylaw for the amendments to the housing agreement for rental tenure. Amendments to the Development Permit with Variances motion have been included with changes shown in bold text.

Housing Agreement

Attached for Council’s consideration is Housing Agreement Bylaw (No. 25-040) to amend a previously secured Housing Agreement for rental tenure, to increase the number of rental units from a previously approved proposal by 43, for a total of 214 rental units. The Housing Agreement securing the rental tenure of the rental units is associated with the proposed rezoning of the subject site to allow for a mixed-use development consisting of ground floor commercial uses, and co-working and residential uses within three towers ranging in heights from 16 to 21 storeys.

On January 30, 2025, introductory readings for the Rezoning Bylaw that would authorise the proposed development at 710 Caledonia Avenue and 1961 Douglas Street took place. The attached housing agreement has been executed and introductory readings can take place.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units

Updates to Development Permit with Variances

A number of amendments to the proposed variances associated with the Development Permit with Variances application have been identified and these relate to parking.

The following differences from the CD-19 Zone, Douglas Caledonia Comprehensive Development District, are outlined below (bold text highlights the changes from the previous variances presented to Council on December 5, 2024):

- increase the maximum building height of Building A from 45m to 56m
- increase the maximum building height of Building B from 45m to 74m
- increase the maximum building height of Building C from 45m to 66m
- reduce the required number of residential parking spaces from ~~300~~ **333** to **224**

- reduce the required number of visitor parking spaces from ~~50~~ 51 to 15
- **reduce the required number of commercial parking spaces from 102 to 88.**

The reason for the increased parking requirement is due to an error whereby the parking for 158 of the residential units was based on rental instead of strata standards. Under Schedule C of the *Zoning Regulation Bylaw* strata units have higher vehicle parking requirements than rental units, which has resulted in the requirement for an additional 33 residential stalls and one (1) visitor stall. In addition, a new variance has been identified for commercial parking stalls, reducing the required stalls from 102 to 88 (a variance of 14 stalls). This is due to a reconfiguration of the parking layout. The updated plans include an additional 21 stalls for residential use which results in the residential stall parking variance increasing by a total of 12 stalls since the proposal was last presented to Council. The applicant has stated that reallocating residential stalls for commercial use would prove problematic as it would interfere with the security strategy and the overall functionality of the parkade.

The existing Transportation Demand Management (TDM) measures being secured through legal agreements are considered sufficient for the proposal and no further TDM measures are required. This includes:

- six car share vehicles each car share vehicle space being equipped with Level 2 electric vehicle charging stations
- a contribution of \$55,000 per vehicle towards the purchase and operation of the car share vehicles
- a car share membership for each dwelling unit
- five BC Transit EcoPasses at a total cost of \$25,000
- a minimum of 10% of the required bicycle parking being suitable for cargo bicycles or bicycles used by persons with disabilities
- a minimum 55m² bicycle repair area and associated repair equipment
- end-of-trip facilities including lockers, showers, and wash stations.

Plan Revisions

The applicant has submitted revised plans to refine the design of the podium facing Caledonia Avenue to be more in keeping with the envisaged employment focused character of the Rock Bay District and to include a greater proportion of usable private balconies. This has been achieved through the introduction of twelve partially recessed balconies between level 2 to level 6 on the south elevation of Building B. Previously, all 24 units facing Caledonia Avenue had Juliet balconies, (excluding corner units, which have private balconies). This represents a 50% increase in private balconies on this elevation. In addition, the proposed materials have been adjusted to include brick cladding on the recessed portion of the balconies and to incorporate a dark colour for the balcony projections (slabs) in an attempt to create a more cohesive facade composition, as encouraged in the design guidelines. Staff are satisfied that the previous direction from Council has been met, therefore this aspect of the Development Permit with Variances motion has been removed.

Conclusion

The updates to the proposed parking variances are considered supportable based on the Transportation Demand Management (TDM) measures being proposed and secured. It is therefore

recommend Council consider the introductory reading of the Housing Agreement Bylaw and updated Development Permit with Variances motion.

Respectfully submitted,

Charlotte Wain
Manager, Neighbourhood Development Planning
Planning and Development

Karen Hoese, Director
Planning and Development

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Housing Agreement (710 Caledonia Avenue and 1961 Douglas Street – Rental Tenure) Amendment Bylaw (No. 1) No. 25-040
- Attachment B: Revised Plans dated June 9, 2025