



Committee of the Whole Report

For the Meeting of May 17, 2018

To: Committee of the Whole

Date: May 1, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No.00609 for 672 Niagara Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00609 for 672 Niagara Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 672 Niagara Street. The proposal is to rezone from the current R3-2 Zone, Multiple Dwelling District, to a site specific zone in order to construct a three-storey multi-family dwelling. The proposal is to increase the density at this location.

The following points were considered in assessing this application:

- the application is consistent with the *Official Community Plan*, 2012 (OCP) in terms of anticipating mid-rise and multi-unit development up to three-storeys and with floor space ratios up to 1.2 to 1 at this location
- the application is consistent with the *James Bay Neighbourhood Plan* in terms of providing infill development that encourages a visual harmony with the streetscape.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density from a floor space ratio (FSR) of 0.9:1 to 1.04:1. This proposal includes the reuse and addition to an existing house located on the subject property. The following differences from the current zone are being proposed and would be accommodated in the new zone:

- increasing the permitted FSR from 0.9:1 to 1.04:1
- reducing the minimum site area from 920.00m² to 550m²

Affordable Housing Impacts

The applicant proposes the creation of four new market residential units which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The applicant has identified a number of active transportation features which will be reviewed in association with the concurrent Development Permit Application for this property.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by a mix of three-and-a-half to four-storey, mid-century apartments in close proximity to Beacon Hill Park, and a mix of heritage-designated and heritage-registered single-family houses as you move west along Niagara Street.

Existing Site Development and Development Potential

The site is presently occupied with a single-family dwelling. Under the current zone, a single-family dwelling with a secondary suite or garden suite could be constructed.

Data Table

The following data table compares the proposal with the current R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R3-2 Zone, Multiple Dwellings District
Site area (m ²) - minimum	551.00*	920.00
Density (Floor Space Ratio) - maximum	1.04*	0.9
Height (m) - maximum	10.00	18.50
Site coverage % - maximum	45.60*	30.00
Open site space % - minimum	35.75	30.00
Setbacks (m) – minimum:		
Front (Niagara St.)	4.38*	9.00
Rear	12.88	5.00
Side (west)	1.03*	5.00
Side – flanking street (Thetis)	0.72*	5.00
Parking - minimum	4*	6
Visitor parking (minimum) included in the overall units	0*	1
Bicycle parking stalls (minimum) Class 1	6	4
Bicycle parking stalls (minimum) Class 2	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on December 13, 2017. A letter dated January 9, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) identifies this property within the Urban Residential Urban Place Designation. This designation envisions a wide range of detached and attached building forms, including townhouses and row-houses, and low to mid-rise apartments with residential character. Buildings up to three-storeys with total floor space ratios (FSR) up to 1.2:1 are anticipated. The application proposes a three-storey building with a FSR of 1.04:1.

James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan, 1993*, seeks to retain the residential character of this area and encourages new development to respect the established street-scape. While this area of James Bay is defined by a highly contrasting mix of heritage homes and mid-century

apartments, this application complements, and is cohesive with the scale, siting and form of the heritage and single-family residential portions of Niagara Street.

The application's consistency with the applicable design guidelines is discussed with the concurrent Development Permit with Variances Application (No. 00029). Additionally, the application includes a reduced parking supply and a number of variances that are discussed within the concurrent Development Permit Application report in order to avoid entrenching these reduced requirements within the proposed zone.

CONCLUSIONS

The proposal to construct a four-unit, multi-family dwelling at 672 Niagara Street is consistent with the density and scale of development envisioned in the OCP and the relevant sections of the *James Bay Neighbourhood Plan*. On this basis, staff recommend for Council's consideration that the application be supported.

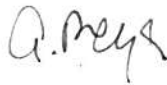
ALTERNATE MOTION

That Council decline Rezoning Application No. 00539 for the property located at 672 Niagara Street.

Respectfully submitted,

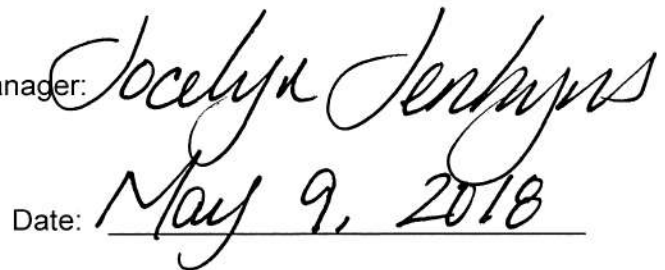


Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
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Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: May 9, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 16, 2018
- Attachment D: Letter from applicant to Mayor and Council dated February 16, 2018
- Attachment E: Community Association Land Use Committee Comments dated January 9, 2018