



Committee of the Whole Report

For the Meeting of June 28, 2018

To: Committee of the Whole **Date:** June 14, 2018

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

Subject: Development Permit with Variances Application No. 00066 for 1501 and 1503 Haultain Street

RECOMMENDATION

That, subject to the preparation and execution of legal agreements to secure the car share memberships, to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. Plans date stamped May 22, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. The applicant provide one electric bicycles for use by the residents in the building.
4. Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.
5. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1501 and 1503

Haultain Street. The proposal is to expand and renovate the exterior of the building and construct a third residential storey. The variances are related to parking and setbacks. The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan* with respect to enhancing Haultain Corners Village.
- The subject property is within Development Permit Area 16: General Form and Character. The *Design Guidelines for Buildings, Signs and Awnings (1981)*, *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* and *Guidelines for Fences, Gates and Shutters (2010)* apply to this development proposal. The proposal is generally consistent with the design guidelines and would enhance the corner and character of the established small urban village. The proposed addition is sympathetic to the current building form.
- The subject property is located in the Fernwood neighbourhood; however, when the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood therefore the policies in the *Jubilee Neighbourhood Plan (1996)* would apply. The Plan encourages commercial and mixed-use development that takes into consideration its relationship with pedestrians, cyclists and the neighbourhood. The proposal is consistent with this Plan.
- The applicant is proposing to retain and renovate the existing building and would add three new rental dwelling units in the village. The building would contain a total of five rental dwelling units.
- A parking variance is required to facilitate this development. The applicant is requesting to reduce the required number of parking spaces from 14 to three. The parking requirement would be the same under the new draft Schedule C. To offset the parking shortfall, the applicant is willing to:
 - purchase five car share memberships for the dwelling units
 - provide 10 secure and enclosed bicycle parking spaces
 - purchase one electric bike.
- The subject property is located on a bikeway as well as on a frequent bus route. There is a bus stop in front of the building on Haultain Street. Given the above transportation demand management measures and proximity to alternative transportation options, the parking variance is supportable.
- The two proposed front yard setback variances are supportable as the addition would enhance the streetscape at this corner and replace existing surface parking. The side yard setback variance is to accommodate a staircase; the building would not encroach further into the setback and therefore this variance is also supportable.

BACKGROUND

Description of Proposal

The proposal is to expand and renovate the exterior of the building and construct a third residential storey. Specific details include:

- contemporary architectural features including a flat roofline and contemporary-style windows, awnings and materials
- exterior building materials include hardi-plank, stone, and clear non-tinted glass
- main residential entryway fronting Haultain Street and a secondary entrance on the south elevation for upper level dwelling units
- ground floor commercial space with entryways along both frontages
- new bicycle storage room on the east side of the building to accommodate ten Class 1 bicycle parking spaces

- garbage and recycling screened in the side yard behind the building
- three on-site surface parking spaces.

The proposed variances are related to:

- decreasing the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection
- decreasing the south side setback from 3.00m to 1.06m
- decreasing the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection
- decreasing the required number of parking spaces from 14 to 3.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant proposes to provide a secure and enclosed bicycle storage facility to accommodate ten bikes, and proposes purchasing one electric bike for the residents.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variances Application.

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The site is presently occupied by a two-storey mixed-use building with ground floor commercial and residential above.

Data Table

The following data table compares the proposal with the C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Current Zone C-1
Site area (m ²) – minimum	511.00	n/a
Density (Floor Space Ratio) – maximum	1.39:1	1.40:1
Total floor area (m ²) – maximum	707.00	715.40
Height (m) – maximum	9.98	12.00
Storeys – maximum	3.00	n/a

Zoning Criteria	Proposal	Current Zone C-1
Site coverage % – maximum	49.30	n/a
Parking – minimum		
Existing Schedule C	3 *	14
Proposed Schedule C	3 *	14
Bicycle parking stalls – minimum		
Existing Schedule C		
Class 1	10	0
Class 2	0	0
Proposed Schedule C		
Class 1	10	0
Class 2	0	0
Setbacks (m) – minimum		
Front (Belmont Avenue)	0.22 (building)/0.00 (canopy) *	6.00
Rear (east)	8.21	6.00
Side (south)	1.06 *	3.00
Flanking Street (Haultain Street)	1.67 (building)/0.53 (canopy)*	2.40

Relevant History

In September 2017, Council approved a parking variance to permit a restaurant; however, following issuance of the Development Variance Permit the subject property changed ownership and this new proposal has been brought forward for Council's consideration.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on February 18, 2018 the Application was referred for a 30-day comment period to the Fernwood CALUC. A letter dated March 22, 2018 is attached to this report.

This 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.

Referral to the Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the proposal at their meeting on April 25, 2018.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

It was moved that the Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street be approved with the following recommendations:

- *review the site plan including the south exit path and the east portion behind the bicycle parking from a CPTED perspective to eliminate safety concerns*
- *consider reducing the paved parking area to increase residents' private outdoor space*
- *that the City consider working with the residents' association to improve pedestrian circulation with regard to the community garden*
- *consider replacing the stucco on the upper floor with a higher quality material*
- *reconsider the overall building design, including the window and door placement and the termination of the brick façade*
- *refine the canopy design including extents and detailing.*

The applicant has made some revisions to the proposal and staff are satisfied that the exterior changes address the recommendations made by the Panel. The additional refinements recommended by the ADP related to CPTED (adding a gate along the south side of the building next to the staircase), replacing materials with higher quality materials (hardi-plank and stone), revising window and door placements and the termination of material, and introducing a contemporary canopy design result in a greater level of consistency with the Design Guidelines.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is Small Urban Village (Haultain Corners Village), which supports low-rise, mixed-use buildings up to approximately three storeys. It also encourages the enhancement of Haultain Corners Village. The OCP identifies this property in Development Permit Area (DPA) 16: General Form and Character. The objectives of this DPA are to support development that provides a sensitive transition to adjacent and nearby areas with a built form of three storeys or lower, and to integrate new development in a manner that is complementary and responds to the place character through a high quality of architecture, landscape and urban design.

The proposed development site is surrounded by single family dwellings. The existing C-1 Zone does permit a height of 12m (approximately four storeys); however, the applicant is proposing a building height of 9.93m (three storeys), only one storey higher than the surrounding buildings abutting the subject property. For comparison, the majority of existing buildings in Haultain Corners Village are approximately two storeys. Given the policy direction in the OCP and maximum height permitted in the C-1 Zone, staff support a three-storey building at this location. In addition, the proposed building materials are of high quality and the proposed addition is sympathetic to the current building form and existing streetscape. Overall, the proposal is consistent with DPA 16 and the applicable design guidelines.

Local Area Plan

When the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood; therefore, the policies contained in the *Jubilee Neighbourhood Plan (1996)* apply. The *Jubilee Neighbourhood Plan* encourages future commercial developments that take into consideration the relationship with pedestrians, cyclists and the neighbourhood, rather than exclusively providing regional services and focusing on the automobile. The Plan

also views mixed-use buildings (ground floor commercial with residential uses above) as a positive way to encourage housing, provide a broad range of businesses that are compatible with the neighbourhood, enliven buildings and add to the safety and security of businesses and residents.

Providing adequate parking for commercial uses without undue impact on residential streets is mentioned in the Plan, and the applicant is alleviating this impact by providing car share memberships for the residential units, which would reduce the onsite demand for parking, as well as providing substantial secure and enclosed bicycle parking onsite. Overall, the proposal is consistent with the objectives outlined in this Plan.

Regulatory Considerations

Parking Variance

The applicant is proposing to reduce the required number of parking spaces from 14 to three. The proposed variance is supportable given the location of the subject property and the walkability of the neighbourhood, as well as its close proximity to transit and bicycle infrastructure. The applicant is also proposing to provide Transportation Demand Management measures including five car share memberships, one electric bike and a bicycle storage facility to offset the parking shortfall.

Setback Variances

The applicant is proposing to reduce the front yard (Belmont Avenue) from 6.00m to 0.22m to building and zero setback to allow for a canopy projection. Currently, the setback of the existing building is similar to the setback of the single family dwelling to the south which provides for a continuous streetscape appeal. However, given the proposed façade upgrades to enhance the west elevation fronting Belmont Avenue and provide weather protection, the existing wide boulevard and the garden at the corner, the proposed setback variance is supportable.

The applicant is also proposing to reduce the flanking street setback (Haultain Street) from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection. This would allow the main residential entryway to project slightly in front of the commercial entryways, in order to enhance the façade treatment, provide weather protection and accentuate the streetscape. This proposed setback variance is also supportable.

Lastly, the applicant is proposing to reduce the south side yard setback from 3.00m to 1.06m in order to allow for the construction of a staircase. The existing building setback will not change and will remain at 2.43m, and given the existing context, the proposed variance is supportable.

CONCLUSIONS

The proposal to expand and renovate the exterior of the building and construct a third residential storey and associated variances are supportable. The proposed exterior changes are sympathetic to the existing architecture in the village and the proposed addition would accentuate the corner. The additional three dwelling units being proposed would add to the rental housing stock in Haultain Corners Village. Staff recommend for Council's consideration that the Application proceed to an Opportunity for Public Comment.

ALTERNATE MOTION


That Council decline Development Variance Permit Application No. 00066 for the property located at 1501 and 1503 Haultain Street.

Respectfully submitted,


Leanne Taylor
Senior Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: June 20, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 22, 2018
- Attachment D: Letter from applicant to Mayor and Council dated March 22, 2018
- Attachment E: Community Association Land Use Committee Comments dated March 22, 2018.
- Attachment F: Advisory Design Panel report dated April 16, 2018
- Attachment G: Draft Minutes from ADP meeting dated April 25, 2018
- Attachment H: Letter from MODO.