



Committee of the Whole Report

For the Meeting of July 26, 2018

To: Committee of the Whole **Date:** July 12, 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 a transportation demand management program, to the satisfaction of the Director of Sustainable Planning and Community Development, which would include:

- purchase of one car share vehicle
- dedication of a car share parking space onsite
- provision of five car share memberships (one for each residential unit)
- provision of car share usage credits in the amount of \$100 towards each car share membership.
- car share membership for each residential unit
- provision of each resident with a \$400 contribution towards the purchase of a bicycle.

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, subject to registration of the required legal agreements, to the satisfaction of the City Solicitor, and in accordance with:

1. Plans date stamped July 10, 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. Provide a sketch of 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.

4. The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the 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.

Council considered the application at the Committee of the Whole meeting on June 28, 2018 and passed the following motion:

“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 bicycle 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.*
6. *Request that the applicant provide a car share vehicle in a nearby on street parking space.*
7. *The applicant be requested to provide one electric bicycle per unit”*

COMMENTS

At the Committee of the Whole meeting on June 28, 2018, Council requested that the applicant provide a car share vehicle in a nearby on-street parking space. Staff will work with the car share provider to determine where an additional on-street shared parking space is appropriate. The applicant is willing to provide a car share vehicle and register a parking space on-site for a car share vehicle should the one on the street need to be removed in the future. In the meantime, the on-site car share parking space can be used temporarily by visitors or commercial patrons until such time it is needed for a car share vehicle. It cannot, however, be dedicated to a residential unit. The applicant would also provide five car share memberships (one for each residential unit), and car share usage credits in the amount of \$100 per car share membership. The usage credits are an incentive to encourage and introduce new residents to car share.

Council also requested that the applicant provide one electric bicycle per unit. Both staff and the applicant have some concerns related to this request. Staff have concerns with the proposed electric bicycles being retained at the property for use by residents, as well as, concerns about whether pre-purchased electric bikes would represent the best option for all residents given the different heights and biking abilities of different people. Also, the storage of five electric bikes, plus personal bikes, would be a challenge on-site as there is limited space in the building or outside to construct an accessory building for the bikes. Alternatively, the applicant is proposing a monetary contribution of \$400 per dwelling unit toward the purchase of a bicycle. With this option, a tenant can purchase a bike that would be suitable for their biking needs and lifestyle. The applicant is willing to register a legal agreement to secure the above transportation demand management measures.

To improve the accessibility in the proposed bicycle storage facility, the applicant redesigned the space to provide eight horizontal and two vertical bicycle parking spaces (a total of ten Class One bicycle parking spaces). The previous plans proposed all vertical bike racks requiring cyclists to lift their bikes, which can be difficult for some users. The horizontal bike racks are universally accessible and they have been designed in accordance with the proposed bicycle dimensions contained within the draft Zoning Regulation Bylaw.

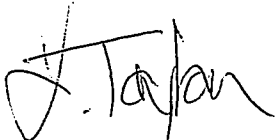
The applicant has labelled all the materials on the elevation plans as requested in Council's motion of June 28, 2018.

The proposed recommendation above reflects the revised transportation demand management program for Council's consideration. Staff recommend for Council's consideration that the Application proceed to an Opportunity for Public Comment.

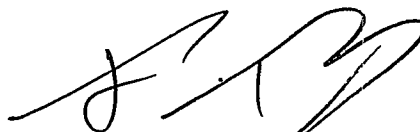
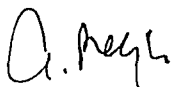
ALTERNATE MOTION

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

Respectfully submitted,

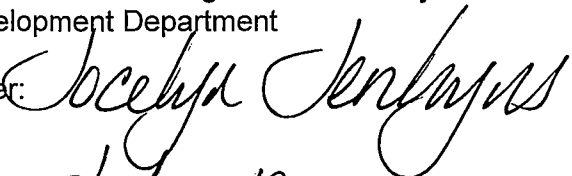


Leanne Taylor
Senior Planner
Development Services Division

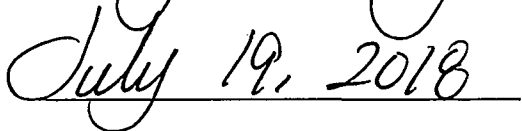


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:



List of Attachments

- Attachment A: Letter from applicant to Mayor and Council dated July 11, 2018
- Attachment B: Plans date stamped July 10, 2018
- Attachment C: Updated letter from MODO.