



Committee of the Whole Report For the Meeting of August 9, 2018

To: Committee of the Whole **Date:** July 27, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit No. 00213 for 1159 View Street

RECOMMENDATION

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 Variance Permit Application No. 00213 for 1159 View Street in accordance with:

1. Plans date stamped June 29, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking from 7 stalls to 3 stalls
 - ii. increase the site coverage from 30.00% to 45.56%
 - iii. increase the rear yard site coverage from 25.00% to 29.97%.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1159 View Street. The proposal is to add two rental housing units into the basement level of an existing fourplex and to add a new accessory building for bicycle storage to the rear yard. No major physical alterations to the exterior of the existing building are proposed. The variances are related to reducing vehicle parking requirements for the addition of two rental units and increasing the site coverage in order to add an accessory building for bicycle storage.

The following points were considered in assessing this application:

- the addition of two rental units requires a parking variance to reduce vehicle parking from seven stalls to three stalls. Staff have no objection to the requested four stall variance

based on consideration of the submitted Parking Review and provision of a Traffic Demand Management (TDM) program

- the two variances required for the addition of the proposed bicycle storage accessory building are to increase the site coverage from 30.00% to 45.56%, and to increase the rear yard site coverage from 25.00% to 29.97%. These are considered supportable as the proposed accessory building is a size, and in a location, that minimizes impacts on surrounding properties; as well, privacy and green space considerations are further addressed with the planting of an evergreen hedge, the provision of a landscaped open space for tenants, and preservation of the mature tree
- the proposal is generally consistent with the *Official Community Plan* and the Fernwood Neighbourhood Plan in encouraging alternate forms of transportation.

BACKGROUND

Description of Proposal

The proposal is to add two rental housing units to an existing fourplex and a new bicycle storage accessory building at 1159 View Street in the Fernwood neighbourhood.

- two one-bedroom rental units are proposed in the basement level of an existing low-rise apartment building. The additional proposed units will bring the total number of units in the building to six. No major physical alterations to the exterior of the building are proposed
- the property currently has three parking spots for the four rental units. The proposal does not add any additional vehicle parking
- the following Traffic Demand Management steps are proposed as part of this application:
 - i. eight spaces of secured, covered cycling parking (class 1) will be added for tenants
 - ii. a four-bicycle rack (class 2) will be added for visitors
 - iii. two scooter spaces will be provided
 - iv. six car-share memberships, one for each residential unit, will be provided in partnership with Modo for as long as the residential units exist.
- the proposed accessory building for bike storage is 24.5m² in size, and will be located in the rear yard of the property, next to an existing carport.

Landscaping in the rear yard includes a new outdoor patio and green space for tenants. An evergreen hedge will be planted as a landscape buffer along the south eastern and southern property line to screen the new accessory building, and to provide privacy for tenants and neighbours. The existing cherry tree, which is not by-law protected, will be preserved.

Sustainability Features

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

Active Transportation Impacts

The application proposes the following features which support active transportation:

- eight class 1 bike stalls for tenants
- four class 2 bike stalls for visitors.

Public Realm Improvements

No public realm improvements are proposed in association with this 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 apartment building fronting View Street which was constructed in the mid-1950s. Its location is in a transitional area between the Urban Core and the primarily ground-oriented Traditional Residential areas to the east. Surrounding the property along View Street are other low-rise apartment buildings. Behind the property is a Heritage-Designated building at 1162 Fort Street. Under the current R3-1 Zone, Multiple Dwelling District, the property could be developed at a density of 0.60 Floor Space Ratio (FSR), up to a maximum height of 22.00m, and with the uses proposed.

Data Table

The following data table compares the proposal with the existing R3-1 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone and a double asterisk is used to identify legal non-conforming conditions.

Zoning Criteria	Proposal	Zone Standard R3-1
Site area (m ²) - minimum	508.00**	920.00
Unit floor area per unit (m ²) - minimum	58.13	33.00
Floor Space Ratio - maximum	0.52	0.60
Total floor area (m ²) - maximum	261.95	304.80
Lot width (m) - minimum	20.12	n/a
Height (m) - maximum	6.85	22.00
Storeys - maximum	2.00	n/a
Setbacks (m) – minimum:		
Street Boundary	3.70**	7.50
Rear (south)	11.00	3.42
Side (east)	1.70**	3.42
Side (west)	5.80	3.42
Site coverage (%) – maximum	45.56 *	30.00
Open site space % - minimum	46.34	30.00
Parking – proposed Schedule C	3*	7
Bicycle storage – minimum	6	None
<i>Accessory Building (Bicycle parking)</i>		
Location	Rear Yard	Rear Yard

Zoning Criteria	Proposal	Zone Standard R3-1
Combined floor area (m ²) – maximum	24.50	37.00
Height (m) - maximum	2.52	3.50
Rear setback (m) - maximum	3.57	0.60
Side setback (m) - maximum	1.50	0.60
Separation space from main building – minimum	2.40	2.40
Rear yard site coverage (%) – maximum	29.97*	25.00

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, on July 10, 2018 the application was referred for a 30-day comment period to the Fernwood Community Association CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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.

ANALYSIS

Official Community Plan (OCP) 2012

The proposal for additional rental units within the rental apartment building is consistent with the OCP to support housing diversity, rental housing choice, and the ongoing upgrade and regeneration of the City's rental housing stock. Parking management includes consideration of reduced parking requirements, as appropriate given geographic location, density, housing type, land use mix, transit accessibility, walkability, and the provision of a comprehensive suite of permanent on-site alternative travel supports and active transit infrastructure, including such things as short-term and long-term bicycle parking facilities and car-share co-ops, as provided in the plan.

Fernwood Neighbourhood Plan (1994)

Alternative modes of transportation, such as walking, bicycles and public transit, are encouraged in the Plan.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

Parking Variance

The applicant is requesting to reduce the required parking from seven stalls to three stalls. A Parking Review, dated April 2018, has been provided by the applicant that includes a review of the expected parking demand and the TDM steps (attached). To help offset the anticipated

parking shortfall for this development, and to incentivize reduced vehicle ownership and active transportation, the applicant has agreed to provide one car share membership for each of the six residential units for as long as the residential units exist, and 1.25 Class 1 bicycle parking spaces per unit. Additionally, two scooter parking stalls are provided in the rear yard, and a bike rack with four bicycle parking spaces for visitors is provided at the front of the building. With proximity to protected bike lanes on Fort Street and painted bike lanes on Yates Street, bus stops on Fort Street and Cook Street, and walkability to daily services and amenities, active and shared transportation is a convenient option for tenants. Four car share vehicles are currently located within a 500m radius from the site.

Site Coverage Variances

The applicant is requesting to increase the site coverage from 30.00% to 45.56%, and to increase the rear yard site coverage from 25.00% to 29.97% to add a 15m² accessory building for bike storage in the rear yard. Visual impacts on surrounding properties are mitigated through the size and siting of the accessory building, the preservation of the existing tree, and the planting of an evergreen hedge as a landscape buffer. A new outdoor amenity space for tenants with a permeable surface treatment is also proposed to improve the quality of the rear yard open space.

CONCLUSIONS

The Development Variance Permit Application for the property located at 1159 View Street is to add two rental housing units into the basement level of an existing low-rise apartment building and to add a new accessory building for bicycle storage in the rear yard of the property. Staff recommend that this Development Variance Permit be approved, as the proposal for additional rental units within the apartment building is consistent with the OCP which supports housing diversity, rental housing choice and the ongoing upgrade and regeneration of the City's rental housing stock. Staff have no objection to the site coverage variances for the bicycle storage accessory building given its appropriate size, location and the provided landscaping. Staff have no objection for the requested reduction in vehicle parking requirements based on consideration of the submitted Parking Review and provision of a TDM program.

ALTERNATE MOTION

That Council decline DVP Application No. 00213 for the property located at 1159 View Street.

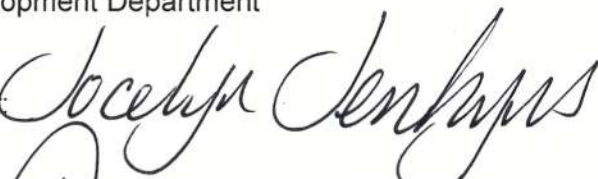
Respectfully submitted,


Moira Wilson,
Senior Planner – Urban Design,
Development Services




Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Aug 2, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 29, 2018
- Attachment D: Letter from applicant to Mayor and Council dated July 11, 2018
- Attachment E: Parking review dated April, 2018
- Attachment F: Correspondence and Community Consultation Overview