



Committee of the Whole Report

For the Meeting of September 27, 2018

To: Committee of the Whole **Date:** September 13, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00632 for 1046 and 1048 North Park 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. 00632 for 1046 and 1048 North Park 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.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 1046 and 1048 North Park Street. The proposal is to rezone from the CR-NP Zone, North Park Commercial Residential District, to a new zone in order to increase the permitted density from 1.5:1 to 1.91:1 floor space ratio (FSR) and to allow a rest home at this location.

The following points were considered in assessing this Application:

- the subject properties are designated Urban Residential in the *Official Community Plan* (OCP, 2012), which supports low and mid-rise multi-unit residential buildings up to approximately six-storeys and a density of up to approximately 2:1 FSR in strategic locations
- the *North Park Local Plan* (1996) supports artisan trades with mixed and/or residential uses

- the OCP encourages partnerships between senior governments, the health authority, private sector and non-profit organizations in order to provide a range of housing types, facilities and support services to meet the needs of residents as they age. The OCP also encourages the integration of community care facilities and group residences across the City.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density from 1.5:1 to 1.92:1 floor space ratio (FSR) and to allow a rest home at this location.

The differences from the existing CR-NP Zone, North Park Commercial Residential District, are related to:

- adding rest home – Class C as a permitted use
- increasing the FSR and total floor area
- increasing the height.

Affordable Housing Impacts

The applicant proposes the creation of 34 new 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 these properties.

Active Transportation Impacts

The applicant is proposing to provide 12 long-term and 8 short-term bicycle parking spaces, which support active transportation and are in excess of the *Zoning Regulation Bylaw* requirements.

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 mix of commercial and residential land uses.

Existing Site Development and Development Potential

The property located at 1046 North Park Street is currently vacant and 1048 North Park Street is presently occupied by a single family dwelling and accessory buildings. Under the existing CR-NP Zone, the site could be redeveloped as a four-storey mixed-use development with ground floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CR-NP Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

| Zoning Criteria | Proposal | CR-NP Zone |
|--|---|------------|
| Site area (m ²) – minimum | 654.30m ² | n/a |
| Density (Floor Space Ratio) – maximum | 1.91:1 * | 1.50:1 |
| Total floor area (m ²) – maximum | 1257.50 * | 981.45 |
| Height (m) – maximum | 12.50 * | 12.00 |
| Storeys – maximum | 4.00 | 4.00 |
| Site coverage (%) – maximum | 59.00 | n/a |
| Setbacks (m) – minimum | | |
| Front (North Park Street) | 0.40 | 0.00 |
| Rear (north) | 6.40 – building / 0.40 * - trellis | 6.25 |
| Side (east) | 0.00 – building / 6.90 – trellis | 0.00 |
| Side (west) | 2.40 – building / 2.40 - trellis | 0.00 |
| Vehicle parking – minimum | 4 * | 16 |
| Bicycle parking stalls – minimum | | |
| Long-term | 12 | 2 |
| Short-term | 8 | 6 |

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on December 5, 2016. A letter dated December 5, 2016 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Urban Residential, which supports low to mid-rise multi-unit residential up to approximately six

storeys and an FSR up to 2:1 at strategic locations. The subject properties are considered a strategic location as they are one property away from North Park Village, which is identified as a Large Urban Village in the OCP. The OCP identifies these properties in Development Permit Area (DPA) 16: General Form and Character. The proposal is consistent with the policy direction outlined in the OCP.

Local Area Plans

The *North Park Local Plan* (1996) supports artisan trades with mixed and/or residential uses at this location. The applicant is proposing to locate the office space for the non-profit housing provider on the ground floor facing the street so the building would have the “look and feel” of ground floor commercial space at street level. With respect to building height, the Plan encourages heights of new buildings to be consistent with heights of existing buildings in the neighbourhood. For comparison, the existing multi-unit residential building located at 1032 North Park Street (completed in 2015) is also four storeys with the fourth storey stepped back.

Tenant Assistance Policy

The proposal is to demolish an existing building which would result in a loss of one existing residential rental unit. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

CONCLUSIONS

The proposal is consistent with the OCP from a use, height and density perspective. The Application further advances the housing objectives in the OCP relating to housing, facilities and support services to meet the needs of residents. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00632 for the properties located at 1046 and 1048 North Park 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: Sept. 20, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 23, 2018
- Attachment E: Community Association Land Use Committee Comments dated December 12, 2017
- Attachment F: Tenant Relocation Plan
- Attachment G: Correspondence (letters received from residents).