

Committee of the Whole Report For the Meeting of November 8, 2018

To:Committee of the WholeDate:October 25, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Variance Permit Application No. 00209 for 1300 Yates 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. 00209 for 1300 Yates Street, in accordance with:

- 1. Plans date stamped September 17, 2018.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking stalls from 78 to 57;
 - ii. reduce visitor vehicle parking stalls from 8 to nil.
- 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 1300 Yates Street. The proposal is to convert an existing amenity space on the fifth floor into an additional residential unit. The variances are related to reducing the vehicle parking stalls from 78 to 57 and reducing the visitor parking stalls from 8 to 0.

The following points were considered in assessing this Application:

- the proposal is consistent with the Official Community Plan as it upgrades and regenerates the existing rental housing stock
- the vehicle parking variances would reduce the number of resident stalls from 78 to 57 and the visitor stalls from 8 to 0. This variance is considered supportable as it represents

the current parking configuration on-site and a Parking Review Summary conducted by Bunt & Associates confirms that the current number of stalls is adequate.

BACKGROUND

Description of Proposal

The proposal is to convert an existing amenity space on the fifth floor into an additional residential unit, which triggers two parking variances. The proposed variances are to reduce the vehicle parking stalls from 78 to 57 and reduce the visitor parking stalls from 8 to 0.

Sustainability Features

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

Active Transportation Impacts

The Application proposes a new four-stall bicycle rack, which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit 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 a five-storey rental apartment building. Under the current R3-2 Zone, Multiple Dwelling District, the property could be developed as multi-unit residential at a maximum density of 1.6 to 1 Floor Space Ratio (FSR) and a maximum height of 22m.

Data Table

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

Zoning Criteria	Proposal	Zone Standard R3-2
Site area (m²) – minimum	4272.35	920.00
Unit floor area (m²) – minimum	54.00	33.00
Density (Floor Space Ratio) – maximum	1.20	1.20
Total floor area (m²) – maximum	5114.00	5138.88
Height (m) – maximum	10.80	18.50

Zoning Criteria	Proposal	Zone Standard R3-2
Storeys – maximum	5	N/A
Vehicle parking – minimum		
Vehicle parking	57 *	78
Visitor parking included in the overall units	0 *	8
Bicycle parking stalls – minimum		
Long term	0	0 (legally non- conforming)
Short term	4	0 (legally non- conforming)

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 9, 2018, the Application was referred for a 30-day comment period to the Fernwood 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

The proposal for additional rental units within the rental apartment building is consistent with the *Official Community Plan* (OCP, 2012), which supports housing diversity, rental housing choice and the ongoing upgrade and regeneration of the City's rental housing stock. Parking management includes the addition of one stall to offset the new unit and the addition of a bicycle rack to support active transportation.

Local Area Plans

The Fernwood Neighbourhood Plan notes that apartments should be contained to the Eastern Approaches, within which this property is located. However, the Plan does not speak to parking variances.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts and no impacts to public trees with this Application.

Regulatory Considerations

The applicant is requesting to reduce the required parking from 78 to 57 stalls. Under Schedule C, the parking requirement is 86 stalls; however, previous approvals for the site permitted 77 stalls. The addition of one unit would require a one vehicle stall increase for a total of 78 stalls required; however, it would appear that 77 stalls under previous approvals were never built and the current configuration is for 56 stalls. The applicant is proposing the addition of one stall to offset the new unit for a total of 57 stalls, which would still be 21 stalls below the required 78 stalls. 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 a four-stall bicycle rack on-site. In addition, a Parking Review Summary (attached) dated September 22, 2017 has been provided by the applicant, which demonstrates that the expected parking demand is lower than the number of stalls provided. Therefore, the parking variance for vehicle stalls and visitor stalls may be warranted.

CONCLUSIONS

The site has been functioning with a reduced parking allotment, below the standard established in Schedule C, for a number of years. The Parking Review Summary has shown that there is enough parking on-site to satisfy the demand, and the provision of one stall offsets the new unit being created. Finally, the applicant is providing a bicycle rack on-site to further reduce vehicle demand. Therefore, staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00209 for the property located at 1300 Yates Street.

Respectfully submitted,

Michael Angrove Planner Development Services

Report accepted and recommended by the City Manager:

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Andrea Hudson, Acting Director Sustainable Planning and Community Development Department

Date:

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 17, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 27, 2018
- Attachment E: Parking Review Summary dated September 22, 2017.