



## Committee of the Whole Report For the Meeting of September 20, 2018

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**To:** Committee of the Whole **Date:** September 6, 2018

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

**Subject:** **Development Permit with Variances Application No. 000528 for 430 Parry Street**

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### RECOMMENDATION

That, subject to receipt of a signed agreement with a car share provider to secure a car share membership for all units to the satisfaction of the Director of Sustainable Planning and Community Design, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00641, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000528 for 430 Parry Street, in accordance with:

1. Plans date stamped August 30, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the required number of parking stalls from fifteen to ten
  - ii. increase the maximum site coverage from 60% to 75%
  - iii. decrease the open site space from 20% to 10.5%
  - iv. reduce the front yard setback from 5.0m to 0m
  - v. reduce the side yard setback (north) from 2.0m to 0m.
3. 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 *Official 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 Variances Application for the property located at 430 Parry Street. The proposal is to construct a four- and five-storey multi-unit residential building. The variances are related to reducing the required number of vehicle parking stalls, setbacks, site coverage and open site space.

The following points were considered in assessing this Application:

## **Public Realm Improvements**

Public realm improvements are discussed in the concurrent Rezoning Application report.

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on February 14, 2018. A letter dated March 2, 2018 is attached to this report.

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 16: General Form and Character. The key Design Guidelines that apply to DPA 16 are the Design Guidelines for *Multi-Unit Residential, Commercial and Industrial Development (2012)*. The Application aligns with the objectives of this development permit area in terms of fitting with the general form and character of the area while creating sensitive infill.

### **Massing and Fit**

The proposal is consistent with the Design Guidelines in terms of providing unity and coherence relative to the existing place character and patterns of development. The one-storey building frontage melds with the adjacent residential building to the north, respecting this unique, traditional street-to-building relationship. The building massing is similar in height to the multi-unit building to the south and the applicant has effectively demonstrated that there is little shadowing impact on the building to the north compared with a three-storey building.

Privacy has been maintained through the proposed large brick walls separating the adjacent properties, while also simultaneously providing a traditional brick element with climbing greenery that fits with the character of the area.

The proposal was amended to increase the rear yard setback, so as to accommodate anticipated future development within the James Bay Large Urban Village at its rear. Additionally, having the building massing configured as two separate buildings with a central open area provides more light access to the north properties than would be the case if the building was a single mass.

### **Residential Entrances**

The proposal provides pedestrian-oriented ground level entries for two dwellings units, with the remainder of the units being accessed via a third ground level access. The applicable Design Guidelines speak to providing strong entry features with the intent of ensuring residential entries read as residential rather than commercial. The Design Guidelines also suggest the use of porches, steps, alcoves or other design features to make transitions from the public realm of the street and sidewalk to the private realm of residences. Staff recommend for Council's consideration that the proposal meets the intent of the guidelines and effectively continues the residential street frontage from the adjacent property.

parking shortfall, and overall the Application is broadly consistent with the Design Guidelines and objectives of the relevant Development Permit Area. On this basis, staff recommend for Council's consideration that the Application be supported.

**ALTERNATE MOTION**

That Council decline Development Permit with Variances Application No. 000528 for the property located at 430 Parry Street.

Respectfully submitted,

Miko Betanzo  
Senior Planner – Urban Design  
Development Services

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: \_\_\_\_\_

**List of Attachments:**

- Attachment A: Minutes from the July 25, 2018 Advisory Design Panel meeting.