



Committee of the Whole Report For the Meeting of June 6, 2019

To: Committee of the Whole **Date:** May 9, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00648 for 902, 906 and 910 McClure 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. 00648 for 902, 906 and 910 McClure Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following condition is met:

1. Preparation and execution of a legal agreement to secure a 1.83m Statutory Right-of-Way along Quadra Street, to the satisfaction of the Director of Engineering and Public Works.

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.

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 902, 906 and 910 McClure Street. The proposal is to rezone from the T-7 Zone, Bessborough Transient Accommodation District, and the R-K Zone, Medium Density Attached Dwelling District, to a new site-specific transient accommodation zone to allow Abigail's Hotel to construct a new four-storey hotel building at 910 McClure Street while retaining the two existing hotel buildings at 902 and 906 McClure Street. The proposal also includes a Heritage Designation Application for the building at 906 McClure Street. The concurrent Development Permit with Variance application seeks to vary the landscape screening requirements for surface parking lots.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Official Community Plan* (OCP, 2012) Urban Residential Urban Place Designation, which envisions visitor accommodation in pre-existing locations and buildings with residential street character

- the proposal is consistent with the *Humboldt Valley Precinct Plan*, which allows for small expansions to existing visitor accommodation uses where they can be accommodated with minimal intrusion on surrounding residential uses
- the proposed heritage designation of the building at 906 McClure Street is consistent with the OCP's place-making objectives which encourage the preservation and conservation of buildings with heritage merit
- one bylaw-protected holly tree would be removed and replaced with two trees consistent with the Tree Preservation Bylaw
- the provision of a 1.83m Statutory Right-of-Way (SRW) along Quadra Street helps to achieve a standard Right-of-Way width for a secondary arterial roadway for future road improvements.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow Abigail's Hotel to construct a new, four-storey hotel building at 910 McClure Street while retaining the two existing hotel buildings at 902 and 906 McClure Street.

The following differences from the standard T-1 Zone, Limited Transient Accommodation District, are being proposed and would be accommodated in the new zone:

- reducing the maximum floor space ratio from 1.2:1 to 0.64:1
- reducing the maximum height from 21.5m to 10.55m
- reducing the minimum interior side yard setback from 7.5m to 3.5m
- reducing the minimum building separation from 18.0m to 4.0m
- reducing the minimum open site space from 30% to 27%.

Tenant Assistance Policy

The proposal is to demolish the existing single family dwelling, which would result in a loss of one residential unit which is currently rented. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- six long-term bicycle parking stalls
- six short-term bicycle parking stalls.

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. The proposed covered ramp between the buildings at 906 and 910 McClure Street is designed to improve on-site accessibility for guests.

Land Use Context

The area is characterized by low-rise residential buildings with multiple dwelling units, house conversions, duplexes and single-family dwellings. The adjacent property to the north (913 Burdett Avenue) is heritage-designated. Other heritage-designated properties in the immediate area include 730 Quadra Street, 924 McClure Street, and 917, 923, 929 and 999 Burdett Avenue.

Existing Site Development and Development Potential

The current Abigail's Hotel site (902 and 906 McClure Street) is currently developed with two hotel buildings consisting of 23 guestrooms under the site-specific T-7 Zone, Bessborough Transient Accommodation District.

The property located at 910 McClure Street is currently developed as a two-storey, single-family dwelling which is currently rented and partially utilized by the hotel for storage. Under the current R-K Zone, the property could be developed as a triplex.

Data Table

The following data table compares the proposal with the T-1 Zone, Limited Transient Accommodation District. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify existing legal non-conformities.

Zoning Criteria	Proposal	T-1 Zone	OCP Policy Urban Residential
Site area (m ²) – minimum	2177.17	1850	N/A
Density (Floor Space Ratio) – maximum	0.64:1	1.2:1	1.2:1 (base) 2.0:1 (maximum)
Height (m) – maximum	10.53	21.50	-
Storeys – maximum	4	N/A	6
Site coverage (%) – maximum	28	30	-
Open site space (%) – minimum	27 *	30	-
Setbacks (m) – minimum			
Front	1.63 ** (building at 902 McClure Street) 9.77 (new building)	7.5	-
Rear (north)	11.19	7.5	-

Zoning Criteria	Proposal	T-1 Zone	OCP Policy Urban Residential	
Side (east)	3.50 *	7.5	-	
Side (Quadra Street)	0.67 **	7.5	-	
Vehicle parking – minimum	17	16	-	
	4 ** (small car stalls)	-	-	
Parking landscape screen (m) – minimum	0.67 *	1.0	-	
Bicycle parking stalls – minimum				
	Long term	6	2	-
	Short term	6	1	-

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on April 12, 2018. The meeting minutes are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan (OCP, 2012)* identifies the site as being located in the Urban Residential Urban Place Designation, which envisions low-rise and mid-rise buildings up to approximately six storeys with total floor space ratios generally up to 1.2:1. Place character features include variable setbacks with doors facing the street, front yard landscaping, street tree planting and collective driveway access to rear yard or underground parking. Visitor accommodation use is envisioned in pre-existing locations. Although the application would expand the current visitor accommodation use of Abigail's Hotel to include 910 McClure Street, the proposal is considered generally consistent with the Urban Residential designation as it would preserve and enhance the residential and heritage character of the street and is consistent with the density, height and place character features identified for this designation. Furthermore, the proposed heritage designation of 906 McClure Street and the sympathetic siting and design of the new building at 910 McClure Street would preserve and strengthen the heritage character of the area.

Local Area Plans

The *Humboldt Valley Precinct Plan* designates 902 and 906 McClure Street as Apartment Residential with density up to 1.6:1 FSR. The property at 910 McClure Street is designated as

General Residential with density up to 0.6:1 FSR. The Plan anticipates redevelopment at 910 McClure Street and minimal change at 902 and 906 McClure Street. The Plan also envisions expansion of existing visitor accommodation uses where they do not negatively impact the existing residential character of the area. The proposal is considered generally consistent with these policies, as well as those that encourage the preservation of heritage properties. While the proposed 0.64:1 FSR exceeds the maximum density envisioned for 910 McClure Street, it is well within the density envisioned in the OCP, which provides more current policy direction for land use and growth across the City.

Tree Preservation Bylaw and Urban Forest Master Plan

There were thirteen trees assessed by the project arborist, Talbot and Mackenzie, as potentially impacted by the proposed development. A 30cm diameter at breast height (DBH) mountain-ash tree would be retained on the McClure Street boulevard with this application. Six privately-owned trees were inventoried and five trees would require removal, as they fall within the building envelope of the new building at 910 McClure Street or are located immediately adjacent to the proposed pedestrian ramp and cannot be retained. There are two Western hemlock trees (37 and 39cm DBH) and one English elm stump. One bylaw-protected English holly tree (80cm DBH) would also require removal as it falls within the building envelope. Two Pacific Dogwood trees would be planted as replacement trees. Ten additional new trees are proposed with this application on the subject site. One mature Western hemlock (42cm DBH) at the front of the property is to be retained.

Six trees were inventoried on the neighbouring property boundary to the east, consisting of five English elms and one cherry. None of these trees are bylaw-protected. The arborist report (attached) confirms that they would not be impacted by the new parking lot construction. One large elm stump straddling the north property boundary would also be removed.

CONCLUSIONS

The proposal is consistent with the OCP as it relates to low-rise, multi-unit development within Urban Residential areas, and furthers the OCP and Humboldt Precinct Plan goals with regards to the conservation of heritage buildings. Staff recommend for Council's consideration that the application be advanced to a Public Hearing.

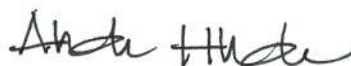
ALTERNATE MOTION

That Council decline Rezoning Application No. 00648 for the property located at 902, 906 and 910 McClure Street.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

Cecelia Jenkins

Date:

May 17, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 5, 2019
- Attachment D: Letter from applicant to Mayor and Council dated May 10, 2018
- Attachment E: Community Association Land Use Committee Comments dated April 12, 2018
- Attachment F: Arborist report dated August 9, 2018
- Attachment G: Advisory Design Panel minutes dated December 19, 2018
- Attachment H: Tenant assistance plan dated May 3, 2019.