



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: **Development Permit with Variance Application No. 000530 for 902, 906 and 910 McClure Street**

RECOMMENDATION

That 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. 00648, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000530 for 902, 906 and 910 McClure Street, in accordance with:

1. Plans date stamped March 5, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the minimum landscape strip for a surface parking lot from 1.0m to 0.67m.
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 Variance Application for the property located at 902, 906 and 910 McClure Street. The proposal is to construct a four-storey hotel building while retaining the two existing hotel buildings. The variance is related to reducing the landscape screening requirements for the surface parking areas from 1.0m to 0.67m.

The following points were considered in assessing this application:

- the proposed development is generally consistent with the Design Guidelines for Development Permit Area 16: General Form and Character

- the proposal is consistent with the *Humboldt Valley Precinct Plan*, which encourages new development that compliments the scale, height and character of existing buildings in the area
- the properties at 902 and 906 McClure Street remain relatively unchanged with this proposal, other than minor landscaping changes and a covered walkway/ramp structure between the building at 906 McClure Street and the new building at 910 McClure Street
- the variance to reduce the landscape screening requirement is considered supportable as the parking area is screened from view by new fencing and plantings and by an adjacent carport.

BACKGROUND

Description of Proposal

The proposal is to retain the two existing hotel buildings (Abigail's Hotel) located at 902 and 906 McClure Street and construct a four-storey building with additional guestrooms and a meal room for guests at 910 McClure Street. In addition, the applicant is proposing heritage designation of the building located at 906 McClure Street. Specific details include:

- design of the four-storey building is intended to complement the Arts & Crafts Tudor Revival-style stucco and half-timbered design of the registered heritage building
- exterior materials of the new building include stucco siding, stone siding, painted wood trim, painted wood doors, and steel and glass guardrail
- a covered walkway connecting the heritage building to the new guest house with a steel and glass canopy
- retention and extension of the low rock wall at the front of the property
- reconfiguration of the rear yard parking and an increase in parking supply from 16 to 17 stalls plus four small car stalls
- addition of pedestrian lighting to the surface parking area
- removal of two driveway crossings on McClure Street
- front yard patio space with access via the ground level meal room
- removal of four trees and the addition of 13 new trees on-site.

The proposed variance is related to reducing the landscape screening for surface parking stalls from 1.0m to 0.67m.

Sustainability Features

As indicated in the applicant's letter dated May 10, 2018, the following sustainability features are associated with this proposal:

- one electric vehicle parking stall and charging station
- use of permeable surfaces for open site space and new parking stalls
- preservation of most significant trees and addition of eight new trees
- planting of native and adaptive species
- LED exterior light fixtures.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on December 19, 2018. The ADP was asked to comment on the overall building and landscape design with particular attention to the landscape design in relation to the new parking area.

The ADP meeting minutes are attached for reference, and the following motion was carried:

"It was moved...that the Development Permit Application No. 000530 for 902, 906 and 910 McClure Street be approved subject to the following recommendations:

- *shift the proposed building at 910 McClure Street marginally to the south to facilitate a reconfiguration of the rear parking area*
- *reconsider the proposed additional parking for ease of use, access, and proximity to the new building, with consideration to the provision of more permeable paving*
- *consider a more distinctly contemporary approach to the architecture of the new building, with special consideration to the massing of the fourth floor roof dormer."*

In response to the ADP motion, the applicant has made changes to the pitch of the fourth floor dormer roof to improve the fit with the existing context. The architectural approach has not changed as the proposed building is intended to compliment the character of the heritage building, which is also an important part of the Abigail's Hotel identity. Staff are supportive of the decision to not shift the new building to the south, as doing so would reduce the pedestrian sight lines of the heritage building from McClure Street.

ANALYSIS

Development Permit Area and Design Guidelines

The Official Community Plan (OCP, 2012) identifies the site in Development Permit Area (DPA) 16: General Form and Character. The objectives of this DPA are to integrate new buildings in a manner that compliments and enhances the established place character of an area through high-quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form that is often three-storeys or lower, and to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. The proposal is consistent with these objectives.

Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010). Staff consider that the proposal is generally consistent with the above Design Guidelines.

The *Multi-Unit Residential, Commercial and Industrial Design Guidelines* encourage the use of landscape elements to screen and enhance the look of rear yard surface parking. The *Zoning Regulation Bylaw* also requires a minimum 1m landscape buffer for surface parking. The applicant is proposing six new parking stalls, surrounded by landscaping, located at the rear of the new building with a 0.67m landscape strip along the north property line. The landscape strip would be planted with a mix of small shrubs. In addition, a new 1.8m wood fence would be constructed along the rear property line and a replacement Dogwood tree planted in the north-east corner of the site. These measures would help to screen the parking area for adjacent residential buildings; therefore, staff consider the landscape screening variance is supportable.

Local Area Plans

The *Humboldt Valley Precinct Plan* policies encourage new buildings to respect the character of adjacent heritage buildings without mimicry or replication. The overall height and siting of the new building (910 McClure Street) is sympathetic to the registered heritage building (906 McClure Street) and provides an appropriate transition to neighbouring properties. In addition, the form, character and materials of the new building compliment the heritage building and build

upon the character of the area. Furthermore, the articulation of the front façade, location of entrances and enhanced landscaping, along with the retained trees and historic rock walls, contribute to an attractive streetscape.

CONCLUSIONS

The proposed development is generally consistent with the applicable Design Guidelines and includes high-quality building materials and landscape finishes. The site planning and building design is supportable and complementary to the existing character of the area. The requested variance on landscape screening is considered supportable as it would have minor visual impact on adjacent properties. Therefore, staff recommend that Council consider advancing the application to an Opportunity for Public Comment.

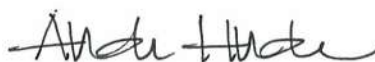
ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 000530 for the properties 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:

Date: _____



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.