



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

To: Committee of the Whole **Date:** May 23, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00112 for 2713 Quadra Street

RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00112 for the property located at 2713 Quadra Street.

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 *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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

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 2713 Quadra Street. The proposal would accommodate a dance studio by upgrading the exterior of the building and raising the roof to provide a clerestory. The variances are related to reducing the number of vehicle parking stalls and reducing the landscape screening requirements.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Quadra Village Design Guidelines*, represents a significant improvement in design over the current conditions and would increase the vibrancy of this portion of Quadra Village
- The *Hillside-Quadra Neighbourhood Plan* encourages the use of public transit and non-motorized travel, and discourages the growth of car and truck volumes on Quadra Street
- the requested variance of 31 vehicle parking stalls is not supported by staff as the variance is substantial and would have negative consequences on parking availability for residents and other business owners in the immediate area

- the requested variance to reduce the landscape screening is considered supportable by staff, as space in the parking area is limited without removing additional stalls and it is an improvement over existing conditions.

Given the extent of the proposed parking variance, its likely impact and the limited provision of Transportation Demand Management measures, staff recommend declining the application; however, an alternate motion is provided should Council wish to consider the application at an opportunity for public comment.

BACKGROUND

Description of Proposal

The proposal is for exterior upgrades in order to accommodate a dance studio. Specific details include:

- raising the western portion of the roof to construct a clerestory for additional light penetration into the dance studio
- infill of warehouse-style opening fronting Quadra Street
- addition of a new door at the southwest of the building and replacing the existing windows and awning
- replacement or repainting of the stucco material
- re-grading and resurfacing the parking lot to remove a slope at the front of the building and provide space for new bicycle parking.

The proposed variances are related to:

- reducing the vehicle parking from 38 stalls to 7 stalls
- reducing the landscape buffer between a parking stall and the street from 1.0m to 0.50m.

Sustainability Features

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

Active Transportation Impacts

The application proposes the addition of 12 short term bicycle stalls, which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. However, at this time the applicant has indicated a universally accessible bathroom would be provided on the ground floor.

Existing Site Development and Development Potential

The site is presently a vacant two-storey building, which was previously used as a warehouse and aesthetics school. Under the current C1-QV Zone, Quadra Village District, the property could be developed for a commercial or mixed-use building at a density of 1.4 to 1 floor space ratio (FSR) and a height of up to four storeys.

Data Table

The following data table compares the proposal with the existing C1-QV Zone, Quadra Village District. An asterisk is used to identify where the proposal is less stringent than the existing zone, and two asterisks are used to identify a legal non-conforming condition.

Zoning Criteria	Proposal	Existing C1-QV Zone
Parking – minimum	7 *	38
Landscape buffer between a street and a parking stall (m) – minimum	0.50 *	1.0
Parking location	Front yard **	Rear yard
Bicycle parking stalls – minimum		
Long term	0	0
Short term	12	0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on February 26, 2019, the application was referred for a 30-day comment period to the Hillside-Quadra 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

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP, 2012)* identifies this property within Development Permit Area 5 – Large Urban Villages (DPA5). The *Quadra Village Design Guidelines* are applicable to the subject property.

The proposal is generally consistent with the Design Guidelines. The proposed design opens up the building to the sidewalk by filling in the current warehouse-style doors with windows, which will increase the social activity and interaction with the public realm. The clerestory would improve the natural light within the building and provide additional visual interest from the exterior. Finally, the Guidelines recommend that parking be landscaped and have dual use, which the proposal achieves by adding soft landscaping adjacent Quadra Street and a pedestrian walkway that connects the new entrance with the sidewalk.

Local Area Plans

The *Hillside-Quadra Neighbourhood Plan* discourages the growth of car and truck volumes on Quadra Street, particularly in the vicinity of Quadra Village. A dance studio with a regional appeal would likely increase the vehicle volumes and demand for on-street parking. However, the Plan also encourages private investment in Quadra Village to make it more interesting, attractive and safe. The design upgrades would aid in achieving the goals and objectives towards increasing the vibrancy and vitality of Quadra Village.

Tree Preservation Bylaw and Urban Forest Master Plan

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

Regulatory Considerations

Vehicle Parking

The first variance is to reduce the vehicle parking stalls from 38 to 7. This shortfall in parking is significant and will have negative consequences to parking availability on the street, which would impact availability of parking for surrounding businesses, residents, and patrons of the proposed use. The applicant submitted a Parking Study (attached) that identified two options to offset the variance: creating a drop-off zone on Quadra Street in front of the building, and leasing parking spaces from nearby businesses. A drop-off zone was investigated by staff but would not be supported by staff due to the location of the bus stop, the driveway crossings and the location being within a vehicle travel lane on a frequent transit route. To ensure the efficient movement of transit and vehicles during peak times, the 2700 block of Quadra has parking restrictions (tow away) from 7am to 9am south bound and 4pm to 6pm north bound (adjacent to the site). Furthermore, the applicant has not identified any agreements to share parking stalls with nearby businesses. Therefore, the vehicle parking variance is not supported by staff.

Transportation Demand Management

No bicycle parking is required to be provided where only alterations or changes of use are proposed to a building that is existing prior to the adoption of Schedule 'C'. However, the applicant is providing 12 short term bicycle parking stalls to help mitigate the vehicle parking variance. No other transportation demand management programs have been proposed by the applicant at this time.

Landscaping

The requested variance to reduce the landscape buffer between a parking stall and the street from 1.0m to 0.50m is considered supportable by staff. Extending the buffer to 1.0m would remove two stalls on a property on which a large parking variance is already being requested. In addition, the proposed planting would be an improvement over the current low-lying rock wall, as it softens the impact of the surface parking on the adjacent public sidewalk.

Statutory Right of Way

Quadra Street is classified as an arterial street which has a standard road right-of-way width of 30m and is identified as part of the Frequent Transit Network (FTN). To help fulfill OCP and BC Transit objectives along the corridor, a 3.2m Statutory Right of Way (SRW) has been offered by

the applicant along the Quadra Street frontage. This SRW will provide space for future improvements to transit stop facilities, transit service growth and reliability. With enhanced facilities for pedestrians such as sidewalks and planted boulevards.

CONCLUSIONS

The exterior upgrades to the building are generally consistent with the Quadra Village Design Guidelines and represent a substantial improvement over existing conditions. However, the parking shortfall is significant and would negatively impact the on-street parking for residents, employees and patrons of other businesses. Staff therefore recommend that Council consider declining the application. An alternate motion is provided below should Council wish to consider the application at an opportunity for public comment.

ALTERNATE MOTION

That, subject to the preparation and execution of a Statutory Right of Way, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

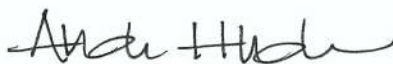
“That Council authorize the issuance of Development Permit with Variances Application No. 00112 for 2713 Quadra Street, in accordance with:

1. Plans date stamped April 25, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from 38 to 7; and
 - ii. reduce the landscape buffer between a parking stall and a street from 1.0m to 0.50m.
3. Registration of a Statutory Right of Way of 3.2m off Quadra Street to the satisfaction of the Director of Engineering.
4. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,



Michael Angrove
Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:

May 31, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped April 25, 2019
- Attachment D: Letter from the applicant to Mayor and Council dated February 14, 2019
- Attachment E: Parking Study
- Attachment F: Project Engagement by the applicant
- Attachment G: Correspondence (Letters received from residents).