



## Committee of the Whole Report For the Meeting of December 5, 2019

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**To:** Committee of the Whole **Date:** November 22, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** **Development Variance Permit Application No. 00231 for 1216 Richardson Street**

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### 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 Permit with Variance Application No. 00231 for 1216 Richardson Street, in accordance with:

1. Plans date stamped September 17, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Reduce the parking requirement from four stalls to three stalls.
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 1216 Richardson Street. The proposal is to reduce the required parking from four stalls to three stalls in order to allow for four residential units within the existing house, which is currently approved for two units.

The following points were considered in assessing this application:

- the proposal is consistent with the density and use ranges established for this area, which is designated Traditional Residential in the *Official Community Plan (OCP, 2012)*
- the proposal is consistent with the *Rockland Neighbourhood Plan (1987)*, which identifies house conversions as an important component of the housing stock in Rockland

- the conversion to four units meets the House Conversion Regulations of the Zoning Regulation Bylaw, with the exception of the parking requirement
- the one stall parking shortfall is relatively small and given that units are existing, this would not impact the current street parking demand.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to reduce the required parking from four stalls to three stalls in order to legalize a total of four units within an existing two-family dwelling building. Specific details include:

- a new third storey window on the west elevation is being added
- a chimney at the rear of the building is being removed
- secured off-street bike parking is provided in the common ground floor area.

### **Affordable Housing Impacts**

The applicant proposes the creation of two new residential units which would increase the overall supply of housing in the area. The applicant has indicated that the renovations associated with this project will not require displacement of the tenants in these units.

### **Sustainability Features**

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

### **Active Transportation Impacts**

While it is not required for existing buildings, the application proposes long-term secured bike parking, which supports active transportation objectives.

### **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 approved as a two-family dwelling. The building was converted from a single-family dwelling to a two-family dwelling in 1953. The additional two units have also existed for many years; however, they were never approved.

Under the current R1-B Single Family Dwelling District Zone, the property could be developed as a single-family dwelling with secondary suite. The conversion to multiple units within the existing house is also a permitted use, subject to Schedule G- House Conversion Regulations. If the property was able to meet the minimum parking requirements, the conversion to four units would not need a development permit and would only require a building permit and any associated electrical and plumbing permits.

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on October 3, 2019 the application was referred for a 30-day comment period to the Rockland 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**

### **Local Area Plans and Development Permit Area**

The *Official Community Plan (OCP)* identifies this property within DPA16, General Form and Character. This development permit area supports multi-residential buildings that are complimentary in character to the surrounding context. The minor exterior changes would retain the building character and would have minimal impacts on neighbouring properties. Further, the proposal supports the *Rockland Neighbourhood Plan* objective to promote and preserve units within house conversions.

### **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 application includes a one-stall parking shortfall. There is no change to the existing approved three stall parking configuration, and there is no practical way to add another parking stall on the lot. While the proposal technically involves an additional shortfall of one stall, in practice, all four units already exist on the property. No long- or short-term bike parking stalls are required; however long-term bike parking would be provided within the ground level of the house. Given these considerations, staff recommend for Council's consideration that the parking variance is supportable.

## **CONCLUSIONS**

The proposal to reduce the required parking from four to three stalls in order to allow four residential units within an existing house conversion is generally consistent with the OCP Traditional Residential Land Use Designation and Rockland Neighbourhood Plan in terms of sensitive infill. The one-stall parking shortfall is considered to be supportable given the relatively minor potential impacts on street parking demand and the provision of long-term bike parking within the building. For these reasons, staff recommend for Council's consideration that the application be supported.

## **ALTERNATE MOTION**

That Council decline DVP Application No. 00231 for the property located at 1216 Richardson Street.

Respectfully submitted,



Chloe Tunis  
Planner  
Development Services



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 27, 2019

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped September 17, 2019
- Attachment D: Letter from applicant to Mayor and Council dated September 17, 2019.