



## **Committee of the Whole Report**

### **For the Meeting of February 27, 2020**

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**To:** Committee of the Whole **Date:** February 13, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variance Application No. 00131 for 1015 Cook Street

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#### **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. 00679, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00131 for 1015 Cook Street, in accordance with:

1. Plans date stamped December 18, 2019.
2. Revisions to the landscape plan to identify the existing pear tree as "to be retained".
3. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the parking from 16 stalls to three stalls and the visitor parking from three stalls to one stall.
4. 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 1015 Cook Street. The proposal is to construct a five-storey building with multiple dwellings including live/work units on the ground floor. The variance is related to reducing the vehicle parking.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives and guidelines contained in Development Permit Area 16: General Form and Character of the Official Community Plan (OCP, 2012) and would integrate new multi-unit development in a manner that

- compliments and enhances the place character of the area
- the parking variance is considered supportable as the applicant is proposing Transportation Demand Management (TDM) measures to mitigate the potential impacts from this variance which would be secured by legal agreement in conjunction with the concurrent Rezoning Application.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to demolish the existing house conversion and construct a five-storey building with approximately 31 rental units including three live/work units on the ground floor. Specific details include:

- five-storey rental building designed to complement its heritage context
- four surface parking stalls located at the rear of the building: three stalls would be dedicated car share stalls with electric charging stations and the fourth stall would be for visitors
- at-grade bicycle parking room
- three live/work units located on the ground floor with individual entrances facing Cook Street.

Exterior materials include:

- dark grey brick on the first and second storeys
- smooth, cement-based stucco panels with colour matched control joints for the third, fourth and fifth storeys (bright white) and within the recessed portions of the north and south elevations (dark grey)
- champagne bronze coloured entry canopies and parapet
- vinyl windows (white and dark grey)
- wooden entry doors
- glass elevator vestibule on the rooftop.

Landscape elements include:

- cedar fence along the south and east property lines
- decorative concrete pavers for driveway entrance, exterior parking stalls and entry paths and patios
- retained boulevard tree (Chestnut) and two new trees at the rear replacing two existing trees
- private patios for the ground level units
- common outdoor rooftop amenity space sited to restrict overlook on adjacent properties with space for cooking, dining, fitness and leisure
- low brick wall with metal railing along the front property line.

The proposed variances are related to reducing the resident parking from 16 stalls to 3 stalls and the visitor parking from 3 stalls to 1 stall.

### **Sustainability Features**

As indicated in the applicant's letter dated December 9, 2019, the following sustainability features are proposed:

- provision of three car share vehicles with electric charging stations

- enhanced bicycle parking facilities including a bike repair area, bike wash station and electric charging capabilities.

## ANALYSIS

### Development Permit Area and Design Guidelines

The subject property is located in Development Permit Area (DPA) 16: General Form and Character. This DPA seeks to integrate new multi-unit residential development in a manner that is complementary to the place character of the neighbourhood. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective. The applicable design guidelines are the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) and the *Guidelines for Fences, Gates and Shutters* (2010). The proposal is consistent with these Guidelines as follows:

- building entrances and windows face the street
- the proposed building is setback from the street to allow for some landscaping
- the proposal has been designed to have minimal impact on the adjacent properties
- the proposed exterior materials and colours are complimentary to the adjacent buildings and enhance the heritage place character of the street
- the ground level units would have individual entrances facing Cook Street and would accommodate live/work uses which provide animation and visual interest for pedestrians
- common outdoor space has been landscaped with a combination of native, edible and pollinator plants.

### Regulatory Considerations

A variance is requested to reduce the required number of parking stalls from a total of 19 (as per Schedule C of the *Zoning Regulation Bylaw*) to 4 (see table below).

Zoning Criteria	Proposal	Schedule C
<b>Vehicle parking stalls – minimum</b>		
Parking	3 *	16
Visitor Parking	1 *	3
<b>Bicycle parking stalls – minimum</b>		
Long Term	33	31
Short Term	6	6

To mitigate the potential impacts from this variance the applicant is proposing the following Transportation Demand Management (TDM) measures, which would be secured by legal agreement as a condition of the Rezoning Application:

- three car share vehicles (different sizes)
- three dedicated car share parking stalls with electric charging stations

- car share memberships (one for each dwelling unit)
- \$100 car share credit per membership
- additional long-term bike parking beyond what is required in the *Zoning Regulation Bylaw*
- an enhanced bike parking room with a repair station, bike wash area, capacity for oversized bikes and electric charging capabilities.

### Advisory Design Panel Review

The proposal was presented to the Advisory Design Panel (ADP) at a meeting on November 27, 2019. The minutes are attached to this report. The ADP motion recommended that the Development Permit with Variances Application be approved as presented but with consideration to amend the landscaping on Cook Street to better fit the live work units. In response, the applicant has revised the landscape plan to provide each ground floor unit with a separate pathway leading to the sidewalk.

### CONCLUSIONS

The proposal to construct a five-storey rental building with ground floor live/work units is considered consistent with Development Permit Area 16: General Form and Character. The building would integrate with the mix of commercial and residential buildings, be sympathetic to the adjacent heritage buildings and provide pedestrian interest. The proposal includes appropriate mitigation measures to off-set the parking variance and is considered supportable. Therefore, staff recommend that council consider approving the application.

### ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00131 for the property located at 1015 Cook Street.

Respectfully submitted,



Alec Johnston  
Senior Planner  
Development Services Division




Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager.



Date: Feb 18, 2020

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 18, 2019
- Attachment D: Letter from applicant to Mayor and Council dated December 9, 2019

- Attachment E: Community Association Land Use Committee Comments dated August 16, 2018 and July 11, 2019
- Attachment F: Tenant Assistance Plan dated January 22, 2020
- Attachment G: Arborist Report dated December 27, 2019
- Attachment H: Letter from Nickel Bros. dated January 11, 2019
- Attachment I: Advisory Design Panel Minutes dated November 27, 2019
- Attachment J: Correspondence (Letters received from residents).