



Committee of the Whole Report

For the Meeting of September 3, 2020

To: Committee of the Whole **Date:** August 20, 2020

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

Subject: **Update on Rezoning Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma 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. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and that a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:
 - i. a housing agreement to ensure the residential rental units remain rental in perpetuity;
 - ii. statutory right-of-ways of 4.82m on Grant Street and 1.38m on Irma Street be registered on title to the satisfaction of the Director of Engineering and Public Works;
 - iii. construction of a public plaza on the corner of Gorge Road East and Irma Street to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Works;
 - iv. purchase of two car share vehicles with assigned parking spaces on-site, 121 car share memberships for the life of the building along with \$100 usage credit for each membership and 6 commercial parking spaces assigned to residential visitors after business hours and on weekends to the satisfaction of the Director of Community Planning and Sustainable Development; and
 - v. preparation of the appropriate legal agreement to ensure the appropriate construction methodology would not impact the health of the Garry Oak trees to be retained.
2. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

3. **An amenity contribution of \$17,500.00 towards the Local Amenities Reserve Fund for the installation of traffic calming devices along Irma and Lotus Streets to the satisfaction of the Director of Engineering and Public Works is secured in the zone.**

PURPOSE

The purpose of this report is to present Council with an updated recommendation for the Rezoning Application for the properties located at 43, 45 and 55 Gorge Road and 2827, 2829 and 2831 Irma Streets that requests an amenity contribution for traffic calming devices along Irma and Lotus Streets to the satisfaction of the Director of Engineering and Public Works.

BACKGROUND

The purpose of Rezoning Application for the properties located at 43, 45 and 55 Gorge Road and 2827, 2829 and 2831 Irma Street is to rezone from the R1-B Zone, Single Family Dwelling District Zone, to a new zone in order to increase the density and allow for a six-storey, mixed-use building consisting of commercial and residential uses. On July 9, 2020, Council approved the following motion:

“That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and that a Public Hearing date be set once the following conditions are met:

1. *Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:*
 - i. *a housing agreement to ensure the residential rental units remain rental in perpetuity*
 - ii. *Statutory Right-of-Ways of 4.82m on Grant Street and 1.38m on Irma Street be registered on title to the satisfaction of the Director of Engineering and Public Works*
 - iii. *construction of a public plaza on the corner of Gorge Road East and Irma Street to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Works.*
 - iv. *purchase of two car share vehicles with assigned parking spaces on-site, 121 car share memberships for the life of the building along with \$100 usage credit for each membership and 6 commercial parking spaces assigned to residential visitors after business hours and on weekends to the satisfaction of the Director of Community Planning and Sustainable Development.*
 - v. *preparation of the appropriate legal agreement to ensure the appropriate construction methodology would not impact the health of the Garry Oak trees to be retained.*
2. *The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.”*

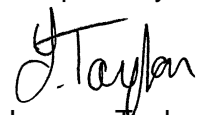
Staff carried out a brief Traffic Impact Assessment (TIA) to evaluate the potential traffic impacts of the proposed six-storey, multi-unit residential development on Irma and Lotus Street. The results of this TIA indicated that the proposed development would have minimal impacts on these streets. The intersection of Irma Street and Gorge Road East would continue to operate at an acceptable level of service with this proposed development.

However, in response to concerns raised by nearby residents related to potential traffic impacts, the applicant is willing to provide an amenity contribution of \$17,500 towards traffic calming devices on Irma and Lotus Streets to the satisfaction of the Director of Engineering and Public Works. The traffic calming devices would be constructed at the time the frontage works adjacent to the development are completed, should Council approve the Rezoning Application.

CONCLUSIONS

The recommended motion would allow staff to secure an amenity contribution of \$17,500 in the Local Amenity Reserve Fund, towards the construction of traffic calming devices along Irma and Lotus Streets to the satisfaction of the Director of Engineering and Public Works. Therefore, staff recommend that Council consider supporting the recommendation.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: August 24, 2020

List of Attachments

- Attachment A: Letter from applicant dated August 13, 2020.