

- the proposal is largely unchanged from the previous proposal presented to, and approved, by Council in 2013 and again in 2017
- at its meeting on June 26, 2013, the Advisory Design Panel unanimously recommended that the application be approved, and since the policy context has not changed and the design has not significantly changed, staff recommend a secondary referral to ADP not be required.

BACKGROUND

Description of Proposal

The proposal is to construct a 10-storey, multi-unit residential building with ground-floor commercial space. The building is proposed on Johnson Street between the Sutton Place apartments on the west and the Mondrian apartment building on the east. The site is in the R-48 Zone, Harris Green District, which permits the proposed use and density. The same proposal was approved by Council in 2013 and again in 2017; however the Development Permit lapsed and so a new one is required.

Affordable Housing

The applicant proposes the creation of 37 new residential units which would increase the overall supply of housing in the area.

Tenant Assistance Policy

The proposal is to construct on a vacant property and no tenants will be displaced as part of this application.

Sustainability

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

Active Transportation

The application proposes 46 long term bicycle stalls plus three for the commercial units. This is an increase in ten long term bicycle stalls from the previous proposal and is a result of *Schedule C* being updated since the previous application. In addition, there are a total of eight short term bicycle stalls for visitors of the building.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Development Permit Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. Ground-level access to the elevator is maintained without the use of stairs.

Existing Site Development and Development Potential

The site has been used as a staging area for the construction of neighbouring properties and prior to that it was used as a parking lot.

In terms of use and density, the proposal reflects the maximum entitlement under the R-48 Zone, Harris Green District. In this zone, there is no maximum floor space ratio regulation. Building size and floor area are regulated by a maximum building height of 10 storeys. No rear or side yard setbacks are required; however, a front setback of 3.5m is required for ground-floor residential uses, and 0.5m setback for non-residential uses. This zone does not require the provision of parking.

Data Table

The following data table compares the proposal with the existing R-48 Zone, Harris Green District. There are no variances associated with this application.

Zoning Criteria	Proposal	Zone Standard R-48
Site area (m ²) – minimum	675	N/A
Density (Floor Space Ratio) – maximum	5.56	N/A
Total floor area (m ²) – maximum	3754	N/A
Height (m) – maximum	29.94	30.00
Storeys – maximum	10	10
Site coverage (%) – maximum	95	N/A
Open site space (%) – minimum	5	N/A
Setbacks (m) – minimum		
Front (Johnson Street)	0.50	0.50
Rear	0	N/A
Side (east)	0	N/A
Side (west)	0	N/A
Parking – minimum	11	11
Visitor parking – minimum	1	1
Bicycle parking stalls (long term - residential) – minimum	46	46

Zoning Criteria	Proposal	Zone Standard R-48
Bicycle parking stalls (long term - commercial) – minimum	3	1
Bicycle parking stalls (short term) – minimum	6	5

Relevant History

A previous application for a similar proposal was approved by Council at the meeting of August 29, 2013 (minutes attached), but the Development Permit expired on August 29, 2015. Subsequently, a renewal of the Development Permit was approved by Council on November 9, 2017, and again expired on November 9, 2019. The current proposal is very similar to the original designs, with minor changes to the basement floor plan to reduce the vehicle parking by five stalls and increase the long term bicycle stalls by ten stalls to comply with the updated *Schedule C*.

Community Consultation

This Development Permit Application does not include any variances, therefore no formal consultation with the Downtown Residents Association was required.

ANALYSIS

Development Permit Area and Design Guidelines

Both the proposal and the design policies and guidelines contained within the *Official Community Plan, 2012*, and the *Downtown Core Area Plan, 2011* and its appendices have remained relatively unchanged. Therefore, the proposal remains generally consistent with the applicable design guidelines.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no trees on the subject lot or on adjacent properties impacted by the proposed development. The applicant is proposing to plant five small canopy trees on various levels of the building. One new municipal tree is proposed on the frontage.

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
Onsite trees, bylaw protected	0	0	0	0
Onsite trees, non-bylaw	0	0	5	+5
Municipal trees	0	0	1	+1

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
Neighbouring trees, bylaw protected	0	0	0	0
Neighbouring trees, non-bylaw	0	0	0	0
Total	0	0	6	+6

Increased Inventory	Annual Maintenance Cost
Street Trees – 1 net new	\$60

Advisory Design Panel

The proposal was presented to the Advisory Design Panel (ADP) on June 26, 2013. The Panel recommended that the application be approved as presented. Since the design of the current proposal has not significantly changed since the application was presented to ADP, staff recommend for Council's consideration that further referral to the ADP not be required.

CONCLUSIONS

No variances are requested from the R-48 Zone, Harris Green District, and the proposal is generally consistent with the design policies and guidelines contained within the *Downtown Core Area Plan, 2011* and its appendices. The changes that have occurred to the originally approved Development Permits are minor in nature and do not alter the integrity of the design. For this reason, staff recommend that Council consider supporting the application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000576 for the property located at 1088 Johnson Street.

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division




Karen Hoese, Director
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Report accepted and recommended by the City Manager:



Date: October 1, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 4, 2020
- Attachment D: Letter from applicant to Mayor and Council dated May 22, 2020.