



Committee of the Whole Report For the Meeting of February 3, 2022

To: Committee of the Whole **Date:** January 20, 2022
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit No. 00260 for 997 Wilmer Street

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 Variance Permit No. 00260 for 997 Wilmer, in accordance with:

1. Plans date stamped November 2, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

This report discusses a Development Variance Permit (DVP) Application. Relevant considerations include the impact of the proposed variance.

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 997 Wilmer Street. The proposal is to reduce the vehicle parking requirement from one stall to zero stalls. Currently there is no parking onsite and there are no changes to the property proposed with this application other than the addition of a small bicycle storage room on the north side of the building.

The following points were considered in assessing this application:

- The proposal is consistent with the *Gonzales Neighbourhood Community Plan (2002)* which encourages the preservation of green space, trees and other landscape features.
- The proposed one stall parking variance is considered supportable because adding a parking stall to the property would likely result in the loss of bylaw protected trees. The applicant is also providing long-term bicycle storage to help mitigate the impact of no parking onsite.

BACKGROUND

Description of Proposal

The proposal is for a one stall parking variance to legalize the current condition on the subject property. The applicant is offering to install long-term bicycle parking to help mitigate the impact of the lack of onsite parking. In addition, the boulevard area next to the subject site, which is currently used as an informal parking area, will be restored to a grass boulevard. There are numerous bylaw protected trees on the subject site which would likely be impacted should onsite parking be required.

Land Use Context

The area is characterized by single family dwellings, some with secondary suites or garden suites, as well as several house conversions to duplexes or multiple dwellings.



Existing Site Development and Development Potential

The site is presently developed as a single-family dwelling with a secondary suite. Under the R1-G Zone, the property could be developed as a single-family dwelling with either a secondary suite or garden suite. Alternatively, the building could be converted to multiple dwellings subject to the house conversion regulations of the *Zoning Regulation Bylaw*. It is worth noting that uses created as a result of house conversion are not required to provide any on-site parking.

Data Table

The following data table compares the proposal with the existing R1-G Zone, Gonzales Single Family Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. A double asterisk is used to identify where the proposal is legal non-conforming.

Zoning Criteria	Proposal	R1-G Zone
Site area (m ²) – minimum	486.88	460
Density (Floor Space Ratio) – maximum	0.5:1	0.5:1
Lot width (m) – minimum	16.00	15.00
Height (m) – maximum	7.60	7.60
Storeys – maximum	3.00**	2
Setbacks (m) – minimum		
Front	9.40	7.50
Rear	2.70**	9.13 (30% of lot depth)
Side (north)	2.00**	2.40 (15% of lot width)
Side (south)	1.90**	2.40 (15% of lot width)
Combined side yards	3.90**	5.40
Parking – minimum	0*	1
Bicycle parking stalls – minimums		
Long term	2	0

Active Transportation

The application proposes long term bicycle parking, which supports active transportation.

Public Realm

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

Relevant History

Building Permit No. 047931 (approved in 2010) authorized the conversion of ground floor garage parking within the building to floor area for a secondary suite. The approved plans showed the removal of the driveway on Brighton Street and installation of a new driveway on Wilmer Street to access a new front yard parking stall. Several Garry Oak trees were to be removed to accommodate the driveway and parking area. The driveway on Brighton Street was removed; however, the new driveway and parking was never installed.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on February 22, 2021 the Application was referred for a 30-day comment period to the Fairfield Gonzales 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

Official Community Plan Development Permit Area and Design Guidelines

The single-family dwelling is not subject to any Development Permit Area guidelines; however, the impact of the variance is assessed below.

Parking

The Zoning Regulation Bylaw requires one parking stall for a single-family dwelling with a secondary suite. The proposed variance to reduce the vehicle parking from one stall to zero stalls is considered supportable because adding a parking stall to the property would likely impact bylaw protected trees. The applicant is also providing long-term bicycle storage to help mitigate the on-street parking impacts.

Gonzales Neighbourhood Community Plan

The proposal is consistent with the *Gonzales Neighbourhood Community Plan* objective of preserving onsite green space, trees and other landscape features that contribute to the green character of the area. In addition, the provision of long-term bicycle parking supports the Plan's objective of relying on transportation demand management solutions rather than "hard" engineered solutions to traffic and parking problems to maintain and enhance the neighbourhood's natural environment.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Sustainability

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

Tree Preservation Bylaw and Urban Forest Master Plan

There are no *Tree Preservation Bylaw* impacts with this application. The applicant will work with staff to restore the boulevard along Brighton Avenue and ensure there are no negative impacts to the municipal Garry oaks.

CONCLUSIONS

This application to reduce the vehicle parking from one stall to zero stalls is considered supportable as it helps to retain bylaw protected trees on-site which would otherwise be impacted by on-site parking. In addition, the applicant is proposing long-term bicycle parking to promote cycling as an alternative to vehicle ownership and help offset on-street parking impacts. Therefore, it is recommended that Council consider advancing the application to an opportunity for public comment.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00260 for the property located at 997 Wilmer 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.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped November 2, 2021
- Attachment C: Letter from applicant to Mayor and Council dated January 20, 2022.