



Committee of the Whole Report For the Meeting of November 16, 2017

To: Committee of the Whole **Date:** November 2, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit Application No. 00196 for 1126 Rockland Avenue

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 Application No. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking requirement from 45 stalls to 30 stalls
 - ii. reduce the minimum dwelling unit size from 33m² to 29.3m² (for Suite B and Suite B Modified)
 - iii. reduce the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m.
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 1126 Rockland Avenue. The proposal is to construct six self-contained rental dwelling units in an existing multi-unit residential building utilizing existing ground floor area. The variances are related to on-site parking, proximity of surface parking stalls to dwelling units, and minimum dwelling unit size.

The following points were considered in assessing this application:

- the existing multi-unit residential building is consistent with the *Official Community Plan, 2012 (OCP)* Urban Residential urban place designation, which envisions low rise multi-unit residential buildings up to six-storeys with floor space ratios up to 2:1
- the proposal would utilize existing floor area within the building
- the applicant proposes two units that are below 33m²; however, the proposal would contribute six new units to the city's rental housing stock
- the proposed reduction in separation distance between parking stalls and dwelling unit windows is supportable as none of the parking stalls face windows directly
- the applicant proposes 36 Class 1 bicycle parking stalls and 12 Class 2 bicycle parking stalls to mitigate the proposed reduction in on-site vehicle parking.

BACKGROUND

Description of Proposal

The proposal is to construct six self-contained dwelling units in an existing rental building utilizing existing floor area. Windows would be added on both the east and west elevations to improve the liveability of the new dwelling units. Additionally, existing storage space would be converted to a communal bike room with 36 Class 1 bicycle parking stalls.

The proposed variances are related to:

- reducing the vehicle parking requirement from 46 stalls to 30 stalls
- reducing the minimum dwelling unit size from 30m² to 29.3m² for two of the units
- reducing the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m

Sustainability Features

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

Active Transportation Impacts

The applicant proposes 36 Class 1 bicycle parking stalls, and 12 Class 2 bicycle parking stalls, which support active transportation.

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 developed as a four-storey multi-unit residential building with 36 rental dwelling units. Under the current R3-AM-1 Zone, the property could be developed at a density of 1.6:1 Floor Space Ratio (FSR) and a height of four storeys.

Data Table

The following data table compares the proposal with the existing Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify where the proposal is legal non-conforming.

Zoning Criteria	Proposal	Existing R3-AM-1 Zone
Site area (m ²) - minimum	2385.75	920.00
Number of units - maximum	41	N/A
Density (Floor Space Ratio) - maximum	1.2:1	1.6:1
Total floor area (m ²) - maximum	2863.00	2863.00
Unit Area (m) - minimum	29.3	33.00
Height (m) - maximum	14.33**	12.00
Storeys - maximum	4	4
Parking - minimum	30*	45
Separation distance between parking stalls and windows to dwelling units (m) – minimum	0*	6.00m
Bicycle parking stalls (minimum)		
Class 1	46	0
Class 2	6 space rack	0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 10, 2017, 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

The existing four-storey multi-unit residential building is consistent with the OCP's Urban Residential urban place designation which envisions low and medium rise multi-unit residential building of up to six storeys with floor space ratios ranging from 1.2:1 up to 2:1. The conversion

of existing floor space to new rental dwelling units is consistent with the OCP's Housing and Homelessness objectives, which encourage the expansion of the city's rental supply and the provision of a wide range of housing types within each neighbourhood.

Regulatory Considerations

The zoning provisions of the R3-AM-1 Zone require 1.1 parking stalls per residential unit for buildings that are not subject to strata title ownership. The building currently has 35 dwelling units and 30 parking stalls located at the rear of the building with access from Meares Street. This results in a parking ratio of 0.86 stall per unit. With the proposed additional six dwelling units, the total number of units in the building would be 41 and the proposed parking ratio would be 0.73 stalls per unit. The parking variance is considered supportable as the applicant has indicated that only fifty percent of the existing parking is used by current residents, the site is located in a walkable area close to the urban core, and the applicant is proposing additional bicycle parking to off-set the potential impact of the reduced vehicle parking.

CONCLUSIONS

The proposal to create six new rental units with the associated variances is consistent with the OCP's urban place designation and housing objectives. Staff recommend for Council's consideration that the Application advance to an opportunity for public comment at a meeting of Council.

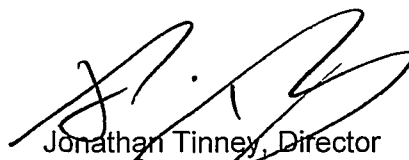
ALTERNATE MOTION

That Council decline Development Variance Permit Application No.00196 for the property located at 1126 Rockland Avenue.

Respectfully submitted,

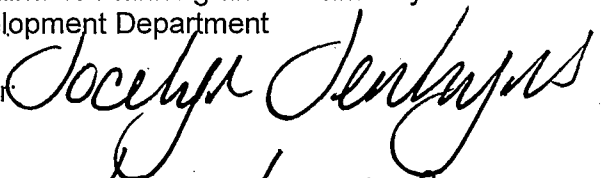


Alec Johnston
Senior Planner
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Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager


Date: November 8, 2017

List of Attachments:

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped October 11, 2017
- Attachment D - Letter from applicant to Mayor and Council dated August 18, 2017