



Committee of the Whole Report For the Meeting of February 8, 2018

To: Committee of the Whole **Date:** January 26, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances No. 00054 for 1800 Quadra Street

RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00003 for the property located at 1800 Quadra Street.

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 *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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances application for the property located at 1800 Quadra Street. The proposal is for a 60 square meter addition to the existing church. The variances being requested are related to setbacks and the maximum horizontal distance of a structure.

The following points were considered in assessing this application:

- the proposal is partially consistent with the objectives and guidelines contained in Development Permit Area 3 (HC): Core Mixed-Use Residential of the *Official Community Plan*, 2012 (OCP). The proposal provides visual interest and a connection to the public street with windows and a prominent entry, and includes materials and details that would fit with the existing building to the east. The proposal does not, however, respond to the context of the existing older portion of the building to the west
- the requested variances are to reduce the setback to the south lot line and increase the maximum horizontal distance of a structure. These variances would impact the public street. To help mitigate the impacts, the applicant is proposing to provide a landscaping strip between the addition and the lot line and to provide a break between the existing older portion of building to the west and the new addition

- a variance is also requested to reduce the minimum open site space. The existing site is legal non-conforming and the proposed change is small; therefore, it will not have a substantial impact.

BACKGROUND

Description of Proposal

The proposal is for a one-storey 60 square meter addition to the existing church. Specific details include:

- design elements such as a flat roof, prominent entry with roof overhang, and windows (to match existing windows)
- the exterior materials are to match existing, including brick, cedar fascia, and metal flashing, and aluminium cladding on entry overhang
- new soft landscaping would be introduced including shrubs and groundcover between the proposed addition and the street.

The proposed variances are related to:

- reducing the minimum open site space from 40.00% to 7.00%
- reducing the minimum setback of a building from 6.00m to 0.40m for 19.50m of building frontage
- increasing the maximum horizontal distance of a structure from 30.00m to 38.20m.

Sustainability Features

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

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

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 a church. Under the current R3-C Zone, the site could be redeveloped as multiple dwellings, churches, business or professional offices, retail stores, restaurants, rest homes, nursing homes and hospitals, laundrettes, theatres, auditoriums and places of recreation, private hospitals, intermediate care facilities, and commercial care facilities. The maximum floor space ratio is 2.50:1.00 to 3.00:1.00 depending on the site coverage and open site space provided.

Data Table

The following data table compares the proposal with the existing R3-C Zone, Central Area Residential District. An asterisk is used to identify where the proposal would require variances.

Two asterisks are used where the existing development is legally non-conforming.

Zoning Criteria	Proposal	R3-C Zone
Site area (m ²) - minimum	8079.00	920.00
Density (Floor Space Ratio) - maximum	0.54:1.00	2.50:1.00 to 3.00:1.00
Total floor area (m ²) - maximum	4367.37	n/a
Height (m) - maximum	13.40	37.00
Storeys - maximum	2	n/a
Site coverage % - maximum	31.80	50.00
Open site space % - minimum	7.00*	40.00
Setbacks (m) – minimum:		
South - North Park Ave.	0.40*	6.00
East - Quadra St.	40 (approx.)	4.50
West – Julia St.	Less than 1.0**	6.00
North - Internal	9.48	6.00
Horizontal distance of a structure - minimum	38.20*	30.00
Parking - minimum	173	88
Parking setback - minimum	0.00**	6.50

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 8, 2017, the application was referred for a 30-day comment period to the North Park CALUC. A letter dated December 10, 2017 is attached to this report.

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

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 3 (HC): Core Mixed-Use Residential. The proposal is partially consistent with the design guidelines associated with this development permit area.

The proposal provides a connection to the public street and sidewalk with windows on both the south and east elevations. Additionally, an entrance faces the street that is clearly identified with a roof overhang and stairs.

The proposed building façade would provide visual interest along the street and includes materials and details that would fit with the existing building to the east. The proposal does not,

however, respond to the context of the existing older portion of the building to the west in terms of building elements such as façade rhythm and horizontal cornice lines.

The applicant is proposing to provide a 0.91m break between the existing western portion of the building and the proposed addition. This would help differentiate between the two portions of building that were built at different times and have different styles. The existing older portion would not, however, retain its prominence over the newer addition because the proposed addition would be located closer to the street.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

The applicant is requesting three variances related to setbacks. These are not supportable because of the impact they would have on the public sidewalk and street.

Minimum Site Open Space

The applicant is proposing a variance to reduce the minimum site open space from 40.00% to 7.00%. The existing open site space is legal non-conforming and is only approximately 8.00%; therefore, this variance will not have a substantial impact.

Minimum Setback of a Building

The applicant is proposing to reduce the minimum setback from a building to the south lot line from 6m to 0.405m. This variance will impact the public street and sidewalk by permitting the building to be located closer to North Park Street than is currently allowed. The sidewalk at this location is located close to the lot line. To help soften the impact on the street the applicant is proposing to have a landscape planting strip located between the addition and the lot line. The proposed addition would also provide a connection to the public street with windows and a covered entry.

Minimum Setback between Adjacent Planes

The applicant is proposing a variance to increase the maximum aggregated horizontal distance of a structure from 30m to 38.20m. To help break-up this length of façade, the applicant is proposing to provide a 0.909m wide break between the existing building located to the west and the proposed addition. This would help differentiate between the two portions of building.

CONCLUSIONS

The proposal to construct an addition to an existing church is partially consistent with Development Permit Area 3 (HC): Core Mixed-Use Residential. The materials and details would provide visual interest and would be in keeping with the existing building. The variances, however, are not supportable because of the impacts the addition would have on the public street and sidewalk by permitting the building to be located close to the lot line. Staff recommend that Council consider declining this application. An alternate motion has been provided should Council wish to direct staff to work with the applicant to revise the proposal to reduce the prominence of the proposed addition, and reduce its impacts on the public street.

ALTERNATE MOTIONS

Option 1 – Direct Staff to Work with Applicant to Revise Plans

That Council direct staff to work with the applicant to reduce the prominence of the proposed addition and reduce its impacts on the public street, and to bring the revised proposal back to a future Committee of the Whole meeting.

Option 2 – Approve the Current Proposal

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

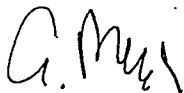
"That Council authorize the issuance of Development Permit Application No. 00054 for 1800 Quadra Street, in accordance with:

1. Plans date stamped December 4, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum open site space from 40.00% to 7.00%;
 - ii. reduce the minimum setback from a building to the south lot line from 6.00m to 0.40m for 19.5m of building frontage;
 - iii. increase the maximum horizontal distance of a structure from 30.00m to 38.20m;
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Rob Bateman
Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Jan 31, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 4, 2017
- Attachment D: Letter from applicant to Mayor and Council dated December 4, 2017
- Attachment E: Community Association Land Use Committee Comments dated December 10, 2017