



Committee of the Whole Report

For the Meeting of March 15, 2018

To: Committee of the Whole **Date:** March 1, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No.00208 for 3147 Douglas 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 Application No. 00208 for 3147 Douglas Street, in accordance with:

1. Plans date stamped January 23, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear yard setback along Douglas Street from 6.00m to 4.85m for the cantilevered canopies.
3. The Development Variance Permit lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Variance Permit in accordance with the applicable guidelines specified in the *Official 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.

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 3147 Douglas Street. The proposal is to add two cantilevered canopies over the pedestrian walkway leading to entrances along the Douglas Street building face. The variance is related to reducing the rear yard setback from 6.00m to 4.85m in order to construct the canopies.

The following points were considered in assessing this application:

- the proposal is consistent with the applicable design guidelines prescribed within Development Permit Area 4: Town Centre – Mayfair of the *Official Community Plan*, 2012 (OCP)
- the depth of the canopies would provide weather protection for pedestrians entering the mall
- the variance to reduce the setback along Douglas Street from 6.00m to 4.85m to allow for two canopies is considered supportable based on the minor nature of the variance and the consistency with the design guidelines and associated Development Permit.

BACKGROUND

Description of Proposal

The proposal is to add two cantilevered canopies along the Douglas Street building face. The canopies would provide weather protection and prominence to the pedestrian walkway along the storefronts. Both canopies are placed at storefront entries. They would be consistent with other canopies provided throughout the building façade. The proposed variance is to reduce the rear yard setback from 6.00m to 4.85m.

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 occupied by a shopping centre.

Data Table

The following data table compares the proposal with the existing C1-RC Zone, Regional Shopping Centre District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard C1-RC
Site area (m ²) - minimum	83,796.00	n/a
Density (Floor Space Ratio) - maximum	0.58:1	0.70:1
Total floor area (m ²) - maximum	48,300	58,657.2
Height (m) - maximum	12.00	12.00
Storeys - maximum	3	n/a
Site coverage % - maximum	57.64	n/a
Setbacks - minimum		
Front (East- Blanshard St.)	Existing	6.00
Rear (West – Douglas St.)	4.85*	6.00
Side (North – Tolmie St.)	19.05	2.40
Side (South – Finlayson St.)	5.56	2.40

Relevant History

The canopies were not included in the 2016 Development Permit application for the addition to Mayfair Mall. In a subsequent Delegated Development Permit staff gave consideration and approval for the design aspects of the canopies. The Delegated Development Permit did not include approval for the setback variance. This application is for the variance required to accommodate the depth of the canopies currently proposed by the applicant.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on February 13, 2018 the application was referred for a 30-day comment period to the Burnside-Gorge 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

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 4: Town Centre – Mayfair. Applicable guidelines for all Town Centres and specifically Mayfair Town Centre are:

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017)
- buildings are encouraged to have three to five storey façades that define the street wall with shop windows and building entrances that are oriented to face the street.

The encroachment of the canopies into the setback is consistent with the recommendation in the *Revitalization Guidelines for Corridors, Villages and Town Centres* to utilize canopies of sufficient depth in order to provide weather protection for pedestrians.

Consistent with the *Advisory Design Guidelines for Buildings, Signs and Awnings*, the proposal enhances the prominence of pedestrian entries and provides weather protection along the entry areas. The canopies add articulation and rhythm to the façade along Douglas Street.

Regulatory Considerations

The required setback along Douglas Street is 6.00 metres. The new building addition does not run parallel to the property line. Given the slight angle of the building in relation to the property line, the southern corner of each canopy would encroach beyond the 6.00 metre setback to a minimum setback of 4.85 metres.


CONCLUSIONS

The proposal is to reduce the setback for two canopies from 6.0m to 4.85m. The addition of canopies with a depth sufficient enough to provide weather protection for pedestrians is consistent with the applicable design guidelines; they are also consistent with the design of other canopies utilized on the building façade. Given these factors, along with the minor nature of the variance, the variance is considered to be supportable. Staff recommend that Council consider supporting this application.

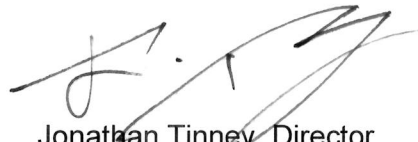
ALTERNATE MOTION

That Council decline Development Variance Permit Application No.00208 for the property located at 3147 Douglas Street.

Respectfully submitted,



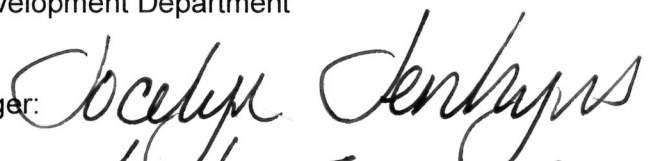
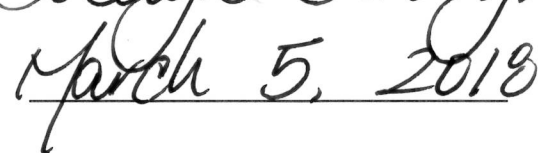
Chloe Tunis
Planning Analyst
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 23, 2018
- Attachment D: Letter from applicant to Mayor and Council dated January 9, 2018