

of three new affordable rental dwelling units for seniors in the building.

The following points were considered in assessing this application:

- the proposal is consistent with the design guidelines contained in the *Official Community Plan 2012 (OCP)* and the *Downtown Core Area Plan (DCAP)*
- the proposal is generally consistent with the *North Park Local Plan*
- the existing Land Use Contract (attached) required a minimum of 55 parking spaces on site for the church and apartment building. With discharging the LUC, Schedule C: Off-street Parking requirements would apply and as a result, one additional parking space would be required for three additional seniors rental units
- a Parking Analysis was prepared by the Applicant summarizing the existing parking demand generated by the church and residents living in the apartment building. According to the analysis, the surface parking spaces assigned to the Church are only fully occupied on Sundays and the underground parking spaces are utilized by the residents
- bicycle and scooter parking would be provided onsite to offset the parking shortfall
- the subject property is in close proximity (walking and biking to frequent transit services and the urban core where there is a mix of shops and services
- the parking variance is supportable given the total onsite parking demand, the addition of bicycle and scooter parking and the close proximity to transit and the urban core
- the minor exterior alterations include a new exit door and stairs, and new planters.

BACKGROUND

Description of Proposal

The proposal is to vary the required number of parking spaces from 84 to 52 and carry out some minor exterior alterations to the existing apartment building. Specific details include:

- the existing apartment building and church were constructed in 1973 and 1974 in accordance with a Land Use Contract (attached) registered on title, which only required 55 parking spaces onsite. The applicant is proposing to discharge the LUC and as a result the parking regulations in Schedule C: Off-street Parking would apply
- the existing apartment building consists of 158 subsidized affordable rental units for low income seniors and the applicant would like to convert underutilized amenity space on the ground floor of the building into three affordable rental bachelor units
- there are currently 20 surface parking spaces (resulting from an earlier reconfiguration of parking not in compliance with Schedule C) and 35 parking spaces located underground; however the surface parking spaces would be reduced to 17 following the re-painting of the parking space lines to comply with the parking stall dimensions specified in Schedule C.
- the applicant is proposing to install ten scooter spaces with charging outlets and 30 secure and enclosed bicycle parking spaces in the underground parkade.

Sustainability Features

The applicant has noted that they would provide ten scooter parking and charging spaces along with 30 secure bike spaces 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 occupied by an apartment building, church and common area.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 27, 2017 the application was referred for a 30-day comment period to the North Park 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 Applicant is proposing to reduce the required number of parking spaces from 84 to 52 and carry out minor exterior alterations to the existing apartment building in order to facilitate a renovation and construction of three new affordable rental dwelling units in the building. There is a concurrent Rezoning Application to discharge an existing LUC, which regulated the maximum number of dwelling units and minimum number of parking spaces required onsite (55 parking spaces). If the LUC is discharged from title then the parking regulations in Schedule C would apply. In this case, the new dwelling units would be rented to low income seniors, and as a result the parking ratio according to Schedule C is 0.35 parking spaces per dwelling unit. One additional parking space would be required. According to the Parking Analysis provided by the applicant, the underground parking spaces have all been assigned to residents and the surface parking spaces are occupied by church patrons on Sundays and contractors and visitors during the weekday.

To offset the parking shortfall, the applicant would provide ten scooter parking spaces and electric charging stations and 30 secure and enclosed bicycle parking spaces in the underground parkade. The subject property is also in close proximity (walking and biking) to frequent transit services and the urban core where there is a mix of shops and services.

CONCLUSIONS

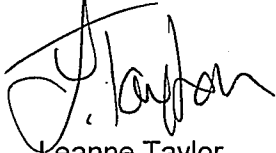
The proposal to reduce the required number of parking spaces will help facilitate the creation of more affordable rental housing for seniors in the community. According to the Parking Analysis, the existing parking spaces onsite are utilized; however, the parking variance is minor when compared to the number of parking spaces required when the buildings were constructed under the LUC. The parking shortfall will be managed by providing additional scooter and bicycle

parking onsite. Given the above, Staff recommend that Council consider supporting this Application.

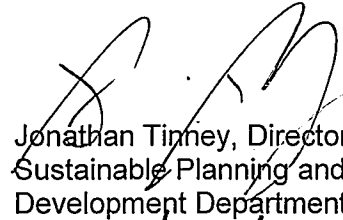
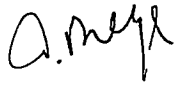
ALTERNATE MOTION

That Council decline DPV Application No. 00050 for the property located at 875 and 877 North Park Street.

Respectfully submitted,

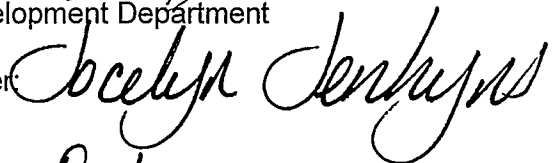


Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date: Oct 11, 2017

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 2, 2017
- Attachment D: Letter from applicant to Mayor and Council date stamped September 25, 2017
- Attachment E: Parking Analysis date stamped September 26, 2017
- Attachment F: Land Use Contract.