



Committee of the Whole Report

For the Meeting of October 12, 2017

To: Committee of the Whole **Date:** September 28, 2017

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

Subject: Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East

RECOMMENDATION

That Council after giving notice and allowing an opportunity for a Public Hearing at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

1. Plans date stamped August 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property and attend to the removal of any rubbish or debris
 - residents provided with access to health care and counselling support services.
4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
5. The Temporary Use Permit lapsing three years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Temporary Use 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 Temporary Use Permit (TUP) Application for the property located at 3020 Douglas Street. The proposal is to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years.

The following points were considered in assessing this Application:

- the *Official Community Plan* (OCP) identifies the property within the General Employment Urban Place Designation, which does not support residential uses; however, TUPs are permitted in the OCP throughout the whole City.
- the *Burnside Gorge Neighbourhood Plan* designates the front portion of the subject property where the motel is situated as General Employment and the rear portion of the property is designated General Employment With Limited Residential Uses. The General Employment designation in the OCP does not support residential uses.
- the proposed changes to the landscaping are consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial*.
- the Application is supportable given that it is to allow an interim use to accommodate a critical housing need, while providing time to develop a long-term redevelopment plan for the site consistent with the OCP and the *Burnside Gorge Neighbourhood Plan*.

BACKGROUND

Description of Proposal

The proposal is to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years. Subject to Council approval, a Temporary Use Permit (TUP) can be extended one time for an additional period of up to three years. Specific details of the proposal include:

- relocating the front door to the south side of the building in order to address existing grade changes and limiting it to one controlled entrance
- providing adequate storage space in the building
- closing off individual unit doors to the outside at the ground level
- making interior improvements to enhance common areas, office space and building security
- removing the existing swimming pool and creating a new outdoor garden area with substantial landscaping for the residents
- introducing new soft and hard landscaping fronting Douglas Street
- enclosing a garbage and recycling area to screen it from public view
- installing a new fence between the building and parking lot in the rear yard with controlled entry point for fire truck access only.

Sustainability Features

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

Active Transportation Impacts

The Application proposes to install a six stall bicycle rack on the property, which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Temporary Use Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. According to the applicant, the proposed residential units and outdoor common areas, excluding the entrance driveway, will not be accessible. However, accessibility issues are to be addressed with the longer term redevelopment of the site.

Existing Site Development and Development Potential

The site is presently a motel and parking lot. Under the current T-1 Zone, Limited Transient Accommodate District, the permitted uses are restricted to single family dwellings and customary accessory uses, transient accommodation, housekeeping apartment buildings, boarding houses and rooming houses.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on September 5, 2017, 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.

In addition to the referral to the CALUC, the applicant conducted an open house on June 26, 2017. Twenty-eight people attended the event and nine comment forms were submitted (attached).

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) identifies the property within the General Employment Urban Place Designation. Residential uses are not supported within this designation. A TUP would allow the residential use for a period of up to three years, with the ability to extend the permit for another three years subject to Council approval.

The OCP also identifies this property within Development Permit Area 16 (DPA 16): General Form and Character. The applicant is proposing minor exterior renovations to the building; which are exempt from the DP process in accordance with the *Land Use Procedures Bylaw*. With respect to onsite landscaping, the existing pool deck would be converted into a patio with

substantial landscaping as amenity space for the residents. The pool itself would be repurposed as a large planter including three trees. The proposed landscaping fronting onto Douglas Street would screen the surface parking lot from the street and sightlines would be maintained.

Local Area Plans

The Burnside-Gorge Neighbourhood Plan identifies the subject site as both General Employment and General Employment With Limited Residential. The existing building is located on the site identified as General Employment, which does not support residential uses.

CONCLUSIONS

The proposal to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years at the property located at 3020 Douglas Street is supportable given that it is to allow an interim use to accommodate a critical housing need, while providing time to develop a long-term redevelopment plan for the site consistent with the OCP and the *Burnside Gorge Neighbourhood Plan*. Staff recommend for Council's consideration that the Application advance to a Public Hearing.

ALTERNATE MOTION

That Council decline Temporary Use Permit Application No. 00003 for the property located at 3020 Douglas Street and 540 Burnside Road East.


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: October 3, 2017

List of Attachments

- Attachment A: Zoning Map
- Attachment B: Aerial Photo
- Attachment C: Letters from applicant, dated July 10, 2017 and August 24, 2017
- Attachment D: Comments from June 26, 2017 Open House
- Attachment E: Plans dated August 24, 2017.