

BACKGROUND

Description of Proposal

This Rezoning Application is to add office uses in a second storey addition to an existing gas station building and to convert the existing ground floor repair garage to a convenience store. The proposal includes the construction of two overhead canopies over the two existing gas bar islands. Specific details are identified in association with the concurrent Development Permit Application for this property. The only change to the current zone that is being proposed would be the addition of retail and office uses; however, two variances (parking and rear yard setback) are also requested which are addressed in a concurrent Development Permit with Variance Application report.

Sustainability Features

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

Active Transportation Impacts

The applicant proposes to double the required amount of Class 1 and Class 2 bicycle racks with two Class 1 and two Class 2 bicycle racks which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The area is characterized by multi-family housing along Menzies Street, surface parking and small convenience stores leading to the centre of the James Bay Village. Additionally, Irving Park is to the immediate south of the subject property.

Existing Site Development and Development Potential

The site is presently occupied by a single storey gas station and a three bay repair garage.

Under the current C-SS Zone, the property could be developed to accommodate a three storey building, not exceeding 11m in height. A minimum building setback of 4.5m to property boundaries with residential land uses would be required. Land uses would be limited to service stations only.

Data Table

The following data table compares the proposal with the existing C-SS Zone, Special Service Station District, for applicable regulations. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the building is legally non-conforming with regard to the existing zone.

Zoning Criteria	Proposal	Zone Standard C-SS, Special Service Station District
Site area (m ²) - minimum	1096.25	n/a
Density (Floor Space Ratio) - maximum	0.36	1.40
Total floor area (m ²) - maximum	391.21	1534.75
Height (m) - maximum	8.00	12.00
Storeys - maximum	2.00	n/a
Site coverage % - maximum	35.50	n/a
Open site space % - minimum	14.10	n/a
Setbacks (m) - minimum:		
Front	13.2 Building 5.9 Gas Bar**	6.00
Rear (east)	1.52*	6.00
Side (north)	2.85	2.40
Flanking Street (south)	12.46 Building 4.5 Gas Bar columns	2.40
Parking - minimum	8*	15
Bicycle parking stalls (minimum)	2 Class 1 2 Class 2	1 Class 1 1 Class 2

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on *December 14, 2016*. A letter dated December 22, 2016 is attached to this report.

ANALYSIS

Official Community Plan

The proposal is consistent with the *Official Community Plan (OCP)* in terms of supporting ground oriented commercial within the James Bay Village Centre. The Urban Place Designation for the subject property is Large Urban Village, which envisions commercial and mixed use buildings with floor space ratios up to 1.5:1. While the proposal is consistent with the OCP, it is proposing notably less density than the OCP envisioned, which is, however, consistent with policy around careful transitions to adjacent areas.

CONCLUSIONS

The proposed addition of second storey offices to the existing gas station building and the conversion of the existing repair garage to a convenience store is consistent with the OCP objectives to provide mixed use buildings within the Large Urban Village of James Bay and provides a sensitive transition to adjacent areas. The proposed rezoning to permit office and retail land uses is supportable based on advancing the aforementioned OCP objectives. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00555 for the property located at 308 Menzies Street.

Respectfully submitted,



Miko Betanzo
Senior Planner - Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:

Sept. 26, 2017

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped July 26, 2017
- Attachment D: Letter from applicant to Mayor and Council dated December 20, 2016
- Attachment E: Community Association Land Use Committee comments dated December 22, 2016.