



## **Committee of the Whole Report**

### **For the Meeting of September 14, 2017**

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**To:** Committee of the Whole **Date:** August 31, 2017

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

**Subject:** **Development Permit with Variances Application No. 00028 for 1417 May Street**

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### **RECOMMENDATION**

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00556, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00556 for 1417 May Street, in accordance with:

1. Plans date stamped July 12, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the minimum vehicle parking requirement from six stalls to four stalls;
  - ii. reduce the minimum visitor parking from one stall to zero stalls.
3. The Development 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 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.

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 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 1417 May Street. The proposal is to construct a four unit ground-oriented residential building. The variances are related to reduced parking and visitor parking.

The following points were considered in assessing this Application:

- the proposal is generally consistent with the objectives of Development Permit Area 16: General Form and Character of the *Official Community Plan, 2012 (OCP)* and the *Multi-Unit Residential, Commercial and Industrial Design Guidelines*
- the proposal is generally consistent with the *Suburban Neighbourhoods, 1984* residential policies, which encourage redevelopment design that reinforces local character and scale
- the requested variances associated with parking are supportable given the supply of parking would meet the anticipated demand and there is sufficient space on May Street to accommodate visitor parking.

## BACKGROUND

### Description of Proposal

The proposal is to construct a four unit ground-oriented residential building. Each unit would have separated entrance at grade with two units oriented to the street and two units oriented to the rear yard. Specific details include:

Exterior building materials for the principal building include:

- blue shiplap wood siding for the front façade
- grey cedar board and batten siding for the side and rear facades
- board form concrete
- glass balcony guardrails
- prefinished metal flashing
- thermal windows and coloured panels
- metal sunshades above rear entrances.

Exterior building materials for the accessory building and carport include:

- grey cedar board and batten siding and sliding door
- frosted glass panels
- extensive green roof with sedum plantings.

Landscaping materials include:

- permeable pavers for the rear yard parking and courtyard area
- concrete pavers for pedestrian walkways and private patios
- rain gardens and various tree and shrub species
- trellised vines along the east building façade
- lit bollards along pedestrian walkways
- various tree and shrub species (noted on landscape plan).

The proposed variances are related to:

- reducing the vehicle parking from six stalls to four stalls
- reducing the visitor parking from one stall to zero stalls.



## Sustainability Features

As indicated in the applicant's letters, dated May 18, 2017 and December 26, 2016, the following sustainability features are associated with this Application:

- passive house design and construction
- on-site stormwater management features, including: carport/accessory building green roof, bioswale, rain gardens and permeable pavers
- the low slope roof is designed to accommodate solar panels.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on December 19, 2017 the application was presented to the Fairfield Gonzales CALUC. A summary of the meeting 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 OCP identifies the site within Development Permit Area (DPA) 16: General Form and Character where the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial (2012)* are applicable. The proposal complies with the Guidelines as follows:

- the proposed contemporary design respects the character of the established area and responds to the diversity of building types through modern form and massing that provides coherence and unity in relation to the adjacent properties
- all of the entrances are ground-oriented and each of the units has access to at-grade open space
- landscaped planting areas are proposed along the street frontages to enhance the residential presence
- parking is provided at the rear of the building and screened from adjacent properties.

### Local Area Plans

The proposal is in keeping with the housing policies of *Suburban Neighbourhoods, 1984* which give preference to redevelopment that reinforces the local character and scale of nearby buildings. A four unit ground-oriented residential building would contribute to the form and character of the neighbourhood and conform to the established density for the area.

### Regulatory Considerations

Schedule C of the *Zoning Regulation Bylaw* requires a parking ratio of 1:4 stalls per residential unit. With the proposed four dwelling units on the site this would result in a requirement for six parking stalls with one stall allocated for visitor parking. The applicant proposes the provision of four vehicle parking spaces located in the rear yard with no stalls allocated for visitor parking.

Staff are currently reviewing the off-street parking regulations that are outlined in Schedule C of the *Zoning Regulation Bylaw*. Based on data collection and analysis of current parking demand, the proposed Schedule C would require four stalls (with no visitor parking) to be provided in conjunction with this development. In addition, there is sufficient street parking available to meet any additional parking demand generated with this proposal. Therefore, staff recommend Council consider supporting the reduced parking.

## CONCLUSIONS

The proposal to construct a four unit ground-oriented residential building with the associated parking variances is consistent with the Design Guidelines prescribed in Development Permit Area 16: General Form and Character. Staff recommend that Council consider supporting this Application.

## ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00028 for the property located at 1417 May Street.

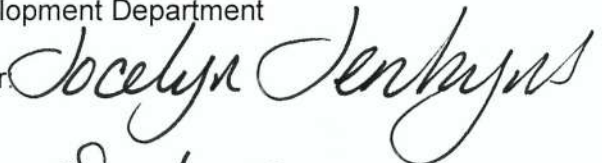
Respectfully submitted,

  
Alec Johnston  
Senior Planner  
Development Services Division

JH.

  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Sept 7, 2017

## List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped July 12, 2017
- Attachment D - Letters from applicant to Mayor and Council dated May 18, 2017 and December 26, 2016
- Attachment E - Community Association Land Use Committee Summary of December 19, 2016 Meeting
- Attachment F - Arborist Report dated August 20, 2017
- Attachment G - Neighbourhood Correspondence.