



Committee of the Whole Report

For the Meeting of August 10, 2017

To: Committee of the Whole **Date:** July 27, 2017

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

Subject: Development Variance Permit No. 00191 for 1501 Haultain 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. 00191 for 1501 Haultain Street, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 12 to 5.
3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
4. Recreation vehicles shall not be stored on the subject property.
5. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation 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 1501 Haultain Street. The proposal is to reduce the required number of parking spaces from 12 to five in order to permit a restaurant.

The following points were considered in assessing this Application:

- the proposal is consistent with the Official Community Plan with respect to enhancing Haultain Corners Village

- the proposal is consistent with the objectives and design guidelines outlined in Development Permit Area 16: General Form and Character
- The subject property is located in the Fernwood neighbourhood; however, when the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood therefore the policies in the *Jubilee Neighbourhood Plan (1996)* would apply. The Plan encourages commercial and mixed-use development that takes into consideration its relationship with pedestrians, cyclists and the neighbourhood. The proposal is consistent with this Plan
- the variance to reduce the required number of parking spaces is supportable given the location of the subject property and the walkability of the neighbourhood as well as its close proximity to transit and bicycle infrastructure.

BACKGROUND

Description of Proposal

The proposal is for a parking variance to permit a restaurant. Specific details include:

- two-storey mixed-use building consisting of ground floor commercial and two dwelling units above (rental)
- no exterior changes to the building except for a new awning above the main entrance to the restaurant
- restaurant would contain 20 seats
- four planter boxes would be installed in the parking area on the west side of the building
- existing landscape strip along the north and east property lines would be retained
- a new bicycle rack would be installed against the east side of the building.

The proposed variance is related to reducing the required number of parking spaces from 12 to five.

Sustainability Features

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

Active Transportation Impacts

The applicant proposes to install one bike rack onsite to accommodate five bike, which supports active transportation.

Public Realm Improvements

The applicant will reinstate a portion of the boulevard with soft landscaping on the corner of Haultain and Belmont Avenue that was previously paved.

Existing Site Development and Development Potential

The site is presently occupied by a two-storey mixed-use building with ground floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the proposal is non-conforming.

Zoning Criteria	Proposal	Zone Standard C-1 Zone
Site area (m ²) - minimum	510.00	n/a
Density (Floor Space Ratio) - maximum	0.67:1	1.40:1
Total floor area (m ²) - maximum	342.00	n/a
Height (m) - maximum	7.30	12.00
Storeys - maximum	2	n/a
Setbacks (m) – minimum:		
Front	7.01	6.00
Rear	10.67	6.00
Side (south)	2.44 (building)/1.40**(stairs)	2.40
Flanking street (Haultain)	2.44	2.40
Parking - minimum	5*	12
Bicycle parking stalls (minimum)		
Class 1	0	0
Class 2	6	0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 5, 2017, the application was referred for a 30-day comment period to the Fernwood 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

Local Area Plan

When the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood; therefore, the policies contained in the *Jubilee Neighbourhood Plan (1996)* apply. The *Jubilee Neighbourhood Plan* encourages future commercial developments that take into consideration the relationship with pedestrians, cyclists and the neighbourhood, rather than exclusively the region and the automobile. The Plan also views mixed-use buildings (ground floor commercial with residential uses above) as a positive way to encourage housing,

provide a broad range of businesses that are compatible with the neighbourhood, enliven buildings, and add to the safety and security of businesses and residents.

Providing adequate parking for commercial uses without undue impact on residential streets is mentioned in the Plan, and the Applicant is alleviating this impact by encouraging restaurant patrons to walk, cycle and take transit, as well as, providing covered bicycle parking onsite. Overall the proposal is consistent with the objectives outlined in this Plan.

Regulatory Considerations

The applicant is proposing to reduce the required number of parking spaces from 12 to five. Based on Schedule C: Off-street Parking requirements, ten parking spaces are required for the commercial uses and two parking spaces for the residential uses. The applicant prepared a parking analysis (attached) for Council's consideration. The proposed variance is supportable given the location of the subject property and the walkability of the neighbourhood, as well as, its close proximity to transit and bicycle infrastructure.

CONCLUSIONS

The proposal for a parking variance at 1501 Haultain Avenue in order to permit a restaurant in a walkable, bicycle and transit-friendly neighbourhood is supportable and will help activate and enhance the economic vitality of Haultain Corners Village. Staff recommend that Council consider supporting this Application.

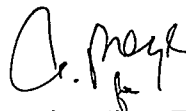
ALTERNATE MOTION

That Council decline DVP Application No. 00191 for the property located at 1501 Haultain Avenue.

Respectfully submitted,



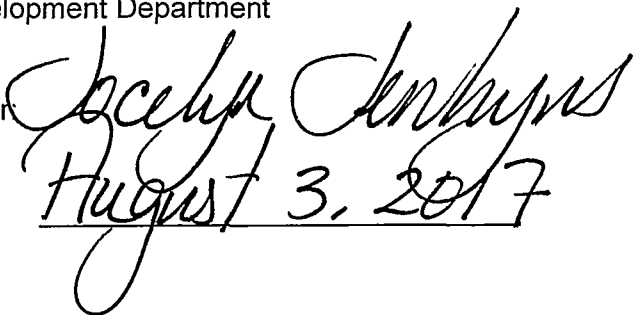
Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

Date:


August 3, 2017

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped July 13, 2017
- Attachment D: Letter from applicant to Mayor and Council dated July 13, 2017
- Attachment E: Parking Analysis dated April 19, 2017
- Attachment F: Correspondence (Letters received from residents)