



Committee of the Whole Report

For the Meeting of July 27, 2017

To: Committee of the Whole **Date:** July 13, 2017

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

Subject: Development Variance Permit Application No. 00195 for 1002 Vancouver Street

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. 00588, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

1. Plans date stamped May 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
3. 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 1002 Vancouver Street. The proposal is to reduce the required number of parking spaces from 21 to 12 in order to permit supportive and affordable rental housing for seniors over the age of 50.

The following points were considered in assessing this application:

- the proposal is consistent with Official Community Plan 2012 (OCP) and the Cathedral Hill Precinct Plan
- a Parking Analysis was prepared by the Applicant summarizing the parking demand that would be generated by the proposed seniors housing (supportive and affordable rental housing) and it is less than the number of parking spaces being provided onsite

- secure and enclosed bicycle storage would be provided onsite to offset the parking shortfall
- the parking variance is supportable given that the total parking demand onsite would be for 10 parking spaces; however, the Applicant is proposing to provide 12
- the subject property is in close proximity (walking and biking) to frequent transit service and the urban core where there is a mix of shops and support services.

BACKGROUND

Description of Proposal

The proposal is to vary the required number of parking spaces from 21 to 12. Specific details include:

- the existing building would contain 78 supportive and 15 affordable rental units for seniors aged 50 plus
- the onsite parking demand would be 10 parking spaces
- a total of 20 secured and enclosed bicycle parking spaces would be provided in the underground parking area.

Sustainability Features

The applicant is identifying the provision of bike parking as a sustainability feature associated with this proposal.

Active Transportation Impacts

The application proposes to provide 20 Class 1 (secure and enclosed) bicycle parking spaces in the underground parking area and a bicycle rack in front of the building on Rockland Avenue to accommodate at least six bikes.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Variance Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed landscape, pathways and entrances on the south side (Rockland Avenue) of the building are designed to be accessible.

Existing Site Development and Development Potential

The site is presently occupied by a three-storey heritage-registered building.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 23, 2017, the Application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. A letter received May 23, 2017 associated with the concurrent Rezoning Application 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

The Applicant is proposing to reduce the required number of parking spaces from 21 to 12 in order to convert the existing building to supportive and affordable rental housing for seniors over the age of 50. There are currently 17 parking spaces onsite; however, the Applicant is proposing to reduce the amount to 12 parking spaces in order to accommodate additional bicycle and scooter parking. According to the Parking Analysis prepared by the Applicant, the parking demand for supportive housing is negligible; however, the Applicant has allocated one space. Five parking spaces are required for the affordable rental housing units (0.35 parking spaces per unit), and an additional three spaces would be reserved for the 24/7 onsite staff. The onsite parking demand would be for 10 parking spaces, and the Applicant is proposing to provide 12.

To offset the parking shortfall outlined in Schedule C, the Applicant is proposing to provide 20 secure and enclosed bicycle parking spaces and scooter parking.


CONCLUSIONS

The proposal to reduce the required number of parking spaces from 21 to 12 will help facilitate the creation of more supportive and affordable rental housing for seniors in the community. According to the Parking Analysis, there is adequate parking onsite to manage the parking demand that would be generated by these residential uses. Staff recommend that Council consider supporting this Application.

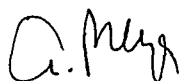
ALTERNATE MOTION

That Council decline DVP Application No. 00195 for the property located at 1002 Vancouver 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: July 19, 2017