



## Committee of the Whole Report For the Meeting of July 20<sup>th</sup>, 2017

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**To:** Committee of the Whole **Date:** July 7<sup>th</sup>, 2017

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

**Subject:** Development Permit with Variances Application No. 00036 for  
1479 Fort Street

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### 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 Permit Application No. 00036 for 1479 Fort Street, in accordance with:

1. Plans date stamped June 8<sup>th</sup>, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Reduce the required parking stalls from twelve to six, increasing the existing non-conformity by two stalls
  - ii. Reduce the setback from a street for an accessory building from 7.50m to 6.47m
  - iii. Reduce the separation space between an accessory building and the principle building from 2.40m to 1.50m.
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 *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.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1479 Fort Street. The proposal is to increase the number of self-contained units within the rental apartment from eight to nine.

The variances are related to parking and the location of the covered Class 2 bicycle parking structure.

The following points were considered in assessing this application:

- the proposal is consistent with the Development Permit Area 7B(HC): Corridors Heritage designation contained in the *Official Community Plan 2012 (OCP)*, which supports multi-family housing along main corridors that transitions well with lower-medium density on adjacent streets
- the proposal is consistent with the *Rockland Neighbourhood Plan, 1987*, which encourages the retention of existing buildings and sensitive infill development
- the parking variance to reduce the required number of parking stalls from twelve to six (a total variance request of two stalls, given the existing non-conforming parking) is supportable as the property is on a major transportation route, and the applicant will be providing 10 new covered Class 2 bike parking stalls
- The setback variances from the new Class 2 bike parking structure are supportable. The structure has minimal impact on the streetscape and neighbouring properties, and will provide the units with partially-weather protected bicycle parking.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to increase the number of self-contained units within the apartment from eight to nine. Specific details include:

- the additional suite would be located within the existing building and does not include any additional floor area
- the new unit would be located in the basement and a new sunken entrance and window would be added
- a new covered Class 2 bicycle parking structure with bike racks totalling 10 stalls would be constructed in the side yard
- the applicant has proposed landscaping improvements including a new side yard pathway, and new plantings in the front and side yards.

The proposed variances are related to:

- reducing the required parking stalls from twelve to six, increasing the existing non-conformity by 2 stalls
- reducing the setback from a street for an accessory building from 7.50m to 6.47m
- reducing the separation space between an accessory building and the principle building from 2.40m to 1.50m.

### **Sustainability Features**

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

### **Active Transportation Impacts**

The application proposes a new covered Class 2 bicycle parking structure.

### **Public Realm Improvements**

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

## Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

### Existing Site Development and Development Potential

The site is presently an eight unit multi-family building. The proposed suite would be installed in the basement of the existing building.

### Data Table

The following data table compares the proposal with the existing R3-AM-2 Zone, Mid-rise Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used where the conditions are existing non-conforming to the zone.

Zoning Criteria	Proposal	Zone Standard R3-AM-2
Site area (m <sup>2</sup> ) - minimum	741.00**	920.00
Number of units - maximum	9	n/a
Density (Floor Space Ratio) – maximum	0.53	0.60
Total floor area (m <sup>2</sup> ) - maximum	389.73	n/a
Unit size (m <sup>2</sup> ) - minimum	46.73	33.00
Lot width (m) - minimum	15	n/a
Height (m) - maximum	8.50	12.00
Storeys - maximum	2 and basement	4
Site coverage of main building % - maximum	32.80**	30.00
Open site space % - minimum	30.10	30.00
<b>Setbacks (m) – minimum:</b>		
Front	3.56**	7.5
Rear	20.00 (approx.)	4.26
Side (East)	1.54**	4.26
Side (West)	1.01**	4.26
Parking - minimum	6*	10 (existing use) 12 (proposed use)
Bicycle parking stalls (minimum)		
Class 1	-	n/a
Class 2	10 space rack	n/a



Zoning Criteria	Proposal	Zone Standard R3-AM-2
<b>Accessory Bicycle Parking Structure</b>		
Location	Side yard	Not in front yard
Separation space main building and accessory building (m) - minimum	<b>1.51*</b>	2.4
Height (m) - maximum	3.00	3.50
Setback from street (m) – minimum	<b>6.47*</b>	7.50
Side yard setback (East) (m) – minimum	1.46	0.6
Site Coverage (%) – maximum	1.12 (approx.)	10.00

### Relevant History

A Development Permit with Variance for the same proposal was previously approved by Council on September 14<sup>th</sup>, 2014. This previous Development Permit expired before work on the project began. The only change between the previously approved permit and the current proposal involves minor differences to the bicycle parking area.

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 27<sup>th</sup>, 2017 the application was referred for a 30-day comment period to the Rockland 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

### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area: 7B (HC), Corridors Heritage. The proposal is consistent with the policies and design guidelines within this designation. The proposal supports the Development Permit Area vision of intensification of multi-family development along the Fort Street corridor, with low-to-medium level density that supports transit-oriented development. The proposal supports the OCP neighbourhood strategic direction to support the maintenance of existing buildings.

The proposed bicycle shelter, which is an accessory structure, and the new landscaping are subject to DPA: 7B Corridors Heritage. In DPA 7B, the form, character, finishes and landscaping details for new development are controlled and regulated in relation to the *Advisory*

*Design Guidelines for Buildings, Signs and Awnings 1981.* Staff have no concerns about the appearance or siting of the bike shelter and the new landscaping would improve the current site conditions.

### Local Area Plans

The proposal is consistent with the *Rockland Neighbourhood Plan* which supports the retention of existing buildings.

### Tree Preservation Bylaw and Urban Forest Master Plan

There are no protected trees or any public trees affected by this application.


### CONCLUSIONS

The proposed addition of one unit to an existing eight unit multiple-dwelling building is generally consistent with the relevant policy and design guidelines. The proposed parking variance is considered supportable based on the additional Class 2 bicycle parking provided, as well as the location of the property along a major transportation corridor. The variances for the bike structure are supportable given that it adds to bicycle parking options and has minimal visual impact on the streetscape and neighbouring properties. Staff recommend that Council consider supporting this application.

### ALTERNATE MOTION

That Council decline DPV Application No. 00036 for the property located at 1479 Fort Street.

Respectfully submitted,



Chloe Tunis  
Planning Technician  
Sustainable Planning and Community  
Development Department



Jonathan Tinney, Director  
Sustainable Planning and Community  
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Report accepted and recommended by the City Manager:



Date: July 12, 2017

### List of Attachments

- Subject Map
- Aerial Map
- Plans dated June 8<sup>th</sup>, 2017
- Letter from applicant to Mayor and Council dated June 8<sup>th</sup>, 2017