



Committee of the Whole Report

For the Meeting of June 22, 2017

To: Committee of the Whole **Date:** June 8, 2017

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

Subject: Rezoning Application No. 00554 for 345 Quebec Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement, to the satisfaction of City staff, to secure 219 residential rental units for a minimum of 10 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 345 Quebec Street. The proposal is to rezone the land from the T-1 Zone (Limited Transient Accommodation District) to a site specific zone to add residential uses as a permitted use at this location.

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan (OCP)* in terms of providing residential housing in the area and supplying a range of housing types and tenures

- the proposal exceeds the density limits expressed in the OCP; however, the building is already constructed and no additional floor area is proposed
- the applicant has offered to provide a Housing Agreement to secure the 219 residential units as rental for a minimum of 10 years
- the proposal seeks to reduce the required number of parking spaces from 307 to 179. This reduction in parking is supportable based on the traffic Impact assessment provided and the Housing Agreement to secure the units a rental for 10 years
- the proposal is generally consistent with the *James Bay Neighbourhood Plan* with respect to providing a range of housing opportunities; however, it is not consistent with regard to maintaining the “tourist focus” which is envisioned for this area. However, the OCP provides more current direction for land use and density.

BACKGROUND

Description of Proposal

The proposal is for the conversion of an existing 13-storey hotel into residential apartments. Specific details are identified in association with the concurrent Development Permit Application for this property. The only change from the current zone that is being proposed would be the addition of multi-family residential use.

Affordable Housing Impacts

The applicant proposes the creation of 219 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is proposed which would ensure that future strata bylaws could not prohibit the rental of units and to secure all units as rental for 10 years.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- 219 secure class 1 bike stalls
- interior bicycle repair station for residents.

Public Realm Improvements

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

Land Use Context

The area is characterized by a predominance of Hotels at the edge of the Inner Harbour District and a transition from this area to the multi-family residential areas of James Bay. Neighbouring buildings range from two to ten-storeys with similar building footprints and range in age from the historic Huntingdon Manor to the Oswego Hotel, constructed in 2007.

Immediately adjacent land uses include:

- North - Huntingdon Manor (3-4 storey Hotel)
- South - Oswego Hotel (10-storey) and non-profit multi-family housing (2 to 3-storey)
- East - Multi-family residential housing (4-storey)
- West - Pendray Capital Region Housing Corporation multi-family townhouses.

Existing Site Development and Development Potential

The site is presently occupied by a 13-storey hotel with both underground and surface parking.

Under the current T-1 Zone (Limited Transient Accommodation District), the property could be developed to accommodate a six to seven-storey building, not exceeding 21.5m in height, at a 1.2 to 1.0 floor space ratio and with a maximum site coverage of 20%. Land uses would be limited to transient accommodation or single-family dwellings.

Data Table

The following data table compares the proposal with the existing T-1 Zone. Transient Accommodation. 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 T-1, Limited Transient Accommodation |
|--|-------------------------|---|
| Multi-family residential use | 219 units* | Use not permitted |
| Site area (m ²) - minimum | 3993.80 | 1850 |
| Density (Floor Space Ratio) - maximum | 4.12** | 1.2 |
| Total floor area (m ²) - maximum | 16,450.87** | 4792.56 |
| Height (m) - maximum | 36.60** | 21.50 |
| Storeys - maximum | 13 | N/A |
| Site coverage % - maximum | 69.2** | 20 |
| Open site space % - minimum | 14.9** | 30 |
| Setbacks (m) - minimum: | | |
| Front | 0.02** | 7.5 |
| Rear | 0.1** | 7.5 |
| Side (SE) | 0.01** | 7.5 |
| Side (NW) | 0.3** | 7.5 |
| Parking - minimum | 179* | 307 |
| Bicycle parking stalls (minimum) | 219 Class 1, 18 Class 2 | 18 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 September 14th, 2016. A letter dated September 19th, 2016 is attached to this report.

ANALYSIS

The proposal is consistent with the *Official Community Plan (OCP)* in terms of supporting residential land-uses in this area. The Urban Place Designation for the subject property is Urban Residential, which anticipates building heights up to six-storeys. The status of the existing, legal non-confirming attributes of the building will remain as no changes to them are proposed. These include significant height and density inconsistencies between what is existing on-site, the present T-1 Zone, Limited Transient District, and the OCP policy.

The proposal helps to advance the OCP goal of providing a range of housing types and tenures. Consideration was also given to the OCP economic objectives with the proposed removal of both a tourism facility and employment generator. To this end, the OCP clearly identifies the focus for this area as residential. Further, the repurposing of an existing building helps to advance the OCP objectives around sustainability.

Regulatory Considerations

The proposal does not meet the requirements of Schedule C in the Zoning Bylaw, related to parking, however, this reduction in parking is supportable based on the Traffic Impact Assessment and the Housing Agreement to secure rental units. If Council approve this application to go to a public hearing, the bylaw will be drafted to include a lower parking standard for rental accommodation.

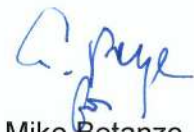
CONCLUSIONS

The proposed conversion of the existing hotel to residential units is consistent with the OCP objective to provide a mix of housing options in the City. The re-purposing of an existing building for this purpose is also in line with aspects of the OCP sustainability objectives. The proposed rezoning to permit residential land-uses is supportable based on advancing the aforementioned OCP objectives. Staff recommend that Council consider supporting this application.

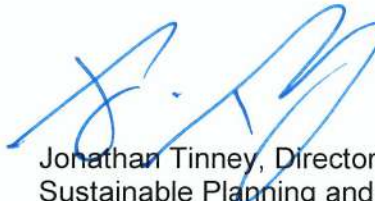
ALTERNATE MOTION

That Council decline Application No. 00554 for the property located at 345 Quebec Street.

Respectfully submitted,



Miko Betanzo, Senior Planner - Urban Design
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development

Report accepted and recommended by the City Manager:



Date: June 16, 2017

List of Attachments

- Subject Map
- Aerial Map
- Plans, dated June 5, 2017
- Letter from applicant to Mayor and Council, dated February 9, 2017
- Community Association Land Use Committee Comments, dated September 19, 2016
- Parking Demand Study, dated August 17, 2016
- Sewage Flow Calculation report, dated April 3, 2017
- Housing Agreement email from Applicant, dated March 6, 2017.