



## Committee of the Whole Report

For the Meeting of January 25, 2018

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**To:** Committee of the Whole **Date:** January 11, 2018

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

**Subject:** Development Permit Application No. 000523 for 323 Skinner Street

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### RECOMMENDATION

That Council, after the Public Hearing for Rezoning Application No. 00608, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000523 for 323 Skinner Street subject to submission of supplementary plans identifying the proposed sustainability features, to the satisfaction of the Director of Sustainable Planning and Community Development, in accordance with:

1. Plans date stamped December 15, 2017.
2. The development meeting all *Zoning Regulation Bylaw* requirements.
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.

### 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 323 Skinner Street. The proposal is to raise and convert an existing single-storey single-family dwelling to create a daycare for up to 32 children.

The following points were considered in assessing this Application:

- the proposal is consistent with the *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial, 2012*
- the applicant should provide supplementary plans identifying the proposed solar panels and electric vehicle charging station.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to raise and convert an existing single-storey single-family dwelling to allow for a daycare that accommodates up to 32 children. Specific details include:

- the existing building would be retained and raised
- the height of the existing dwelling would be increased by a single storey, resulting in a two-storey building
- the building addition (i.e. new ground floor) would be finished with hardi-plank and cedar siding
- new canopies would be added to the exterior and finished with metal flashing.

### **Sustainability Features**

As indicated in the applicant's letter dated November 17, 2017, the following sustainability features are associated with this Application:

- one electric vehicle station
- solar panels
- energy efficient windows
- low VOC paint
- water efficient plumbing fixtures and toilets.

The plans submitted do not indicate the solar panels on the exterior of the building or the location of the electric vehicle station. Staff recommend that Council require that the applicant provide supplementary plans, identifying these features, prior to issuance of the Development Permit to encourage their installation. Appropriate wording has been provided in the recommended motion.

### **Active Transportation Impacts**

The Application proposes the following features which support active transportation:

- secure parking for four bicycles
- parking for four visitor bicycles.

### **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 occupied by a single-storey single-family dwelling.

Under the current R1-B Zone, the property could be developed as a two-storey single-family dwelling with a secondary suite or a garden suite.

A data table comparing the proposal with the R1-B Zone is provided in the report accompanying the concurrent Rezoning Application for this property.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property within Development Permit Area 16: General Form and Character and, therefore, the applicable design guidelines are *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial, 2012*. The proposed development is consistent with the Design Guidelines as follows:

- the proposal to raise and convert the existing house results in a development that is sensitive to the traditional residential context
- trees will be protected during the development and will not be adversely impacted by construction
- the building is designed with building entrances, fenestration and canopies on elevations facing both Skinner Street and Mary Street
- the development provides direct pedestrian access to the public sidewalk
- a variety of building materials are proposed including hardi-plank siding, cedar siding and metal flashing
- parking is provided to the rear of the building
- a secure weather protected area is proposed to accommodate parking for four bicycles.

### Tree Preservation Bylaw and Urban Forest Master Plan

Issues relating to trees are discussed in the report accompanying the concurrent Rezoning Application for this property.

### Resource Impacts

There are no resource impacts identified with this project.

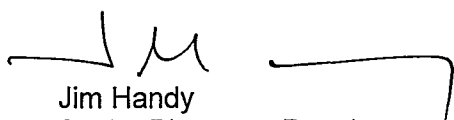
## CONCLUSIONS

The proposal to raise and convert an existing single-storey single-family dwelling to create a two-storey daycare facility is consistent with the applicable Design Guidelines. Subject to approval of the concurrent Rezoning Application, staff recommend that Council consider approving the Development Permit Application.

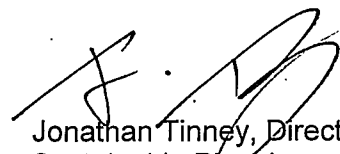
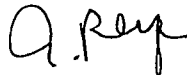
## ALTERNATE MOTION

That Council decline Development Permit Application No. 000523 for the property located at 323 Skinner Street.

Respectfully submitted,



Jim Handy  
Senior Planner – Development Agreements  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager

*Cecelya Denby*

Date:

*Jan 17, 2018*

**List of Attachments:**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 15, 2017
- Attachment D: Letters and supporting information from applicant to Mayor and Council
- Attachment E: Community Association Land Use Committee Comments dated September 27, 2017
- Attachment F: Arborists Report dated November 17, 2017
- Attachment G: Correspondence.