

Request for Decision



To: Committee of the Whole

From: **Development, Engineering and Planning**

Date: December 10, 2018

Subject: Development Variance Permit application to reduce the parking requirements for a proposed supportive residential housing development at 7382 2nd Street

Recommendation: **THAT the Committee of the Whole authorizes staff to proceed with the neighbourhood notification requirements in respect of the Development Variance Permit application to reduce the parking requirements from 38 parking spaces to 11 parking spaces in connection with a proposed 4-storey, 34 unit residential building at 7382 2nd Street; and further,**

THAT the Development Variance Permit application be referred to the January 14, 2018 Regular Meeting of Council for decision.

Background

Proposal

The City has received a Development Variance Permit (“DVP”) application for a relaxation in the parking requirements (Zoning Bylaw No. 2039) for a proposed 34-unit supportive housing (with main floor commercial) development downtown on the southeast corner of Central Avenue and 2nd Street. Details of the application/site and a location map are in Appendix I.

The proposed reduction in parking is from the required 38 parking spaces (1 per residential unit and 1 per 60 square metres of commercial/office space) to 11 parking spaces, all located at the rear of the building as shown on the conceptual site plan in Appendix II.

It is noted that this is an application for a variance only, and that a full Development Permit (“DP”) application for the building, landscaping and site development is expected to be submitted at a later date. The applicant advises that the parking requirements will help determine the configuration of the building on the site, which is why the DVP application is being made in advance of a DP application.

The proponent has submitted a report outlining the details and rationale for the parking variance. This report is contained in Appendix III.

Summary of Rationale

Justification for the proposed reduction in parking, as provided by the applicant, may be summarized as follows:

Occupancy Rationale:

- The prospective tenants in the proposed building will not own cars, but use bicycles and scooters. Provision for bicycle and scooter parking is provided on site.
- BC Housing Regional Operations advises that in similar projects around the Province, about 1 in 50 of the tenants own a vehicle, therefore parking is not required for 34 units, but for employees and visitors only.
- The 11 parking spaces proposed (including 1 accessible space) are adequate to accommodate the estimated 2 staff members and support staff that may visit throughout the day. The remaining 8 spaces will accommodate residents and visitors.
- The residential format of the proposed building would be more similar to a “congregate care” classification of land use rather than “regular” dwelling units. The Zoning Bylaw requires that congregate care facilities have 1 space for every 3 bedrooms and 1 space per employee (for a total of 12 spaces in this case).
- There are at least four precedent projects in BC where similar parking reductions have occurred and where no operational or parking issues have been evident (see proponent’s report in Appendix III, page 2).

Operational Rationale:

- There are about 260 on-street parking spaces within a 2-minute walk (200 metres) of the site.
- There is a city parking lot immediately south of the site with a capacity of about 21 parking spaces.
- Parking/storage options for cycling and walking will be accommodated on site and supported for the residents.

Public Notification

If authorized to move forward, notice of the DVP application will be sent/delivered to all property owners/tenants within 30 metres of the site (as per the Local Government Act and City policy). The results of this notification and any comments received from the public will be transmitted to City Council prior to the DVP being considered for approval.

Time Schedule

If the DVP application is authorized to move forward, the next steps in the process are:

Approximate Timing	Activity
December 10, 2018 to January 11, 2019	Staff conducts neighbourhood notification process and receives comments from the public.
January 14, 2018 Regular Council meeting	Council considers the DVP for approval/issuance.

Approximate Timing	Activity
Early 2019	Applicant finalizes plans and drawings for proposed building/site development.
Early 2019	Development Permit application submitted and reviewed for form and character compliance with OCP guidelines.
Early 2019	Development Permit application initially considered by Committee of the Whole (with presentation from proponents).
Spring 2019	Development Permit considered at Regular Council meeting.
Spring 2019	If approved, building permits, site servicing agreements, etc. can commence.

Benefits or Impacts

General

- Proceeding with neighbourhood notification will allow the public to view and comment on the parking proposal and help inform Council's decision on the application.
- The DVP will facilitate the next steps toward siting and designing a building, which will eventually provide support and rental housing to Grand Forks residents in need of appropriate places to live.
- Accommodating affordable and alternative housing options is a key City policy directive recently added to and articulated in the Official Community Plan (Section 4.3).

Strategic Impact



Community Engagement

- The community will have the opportunity to provide input into the parking proposal until January 11th. The public will also be engaged if and when a Development Permit for the site is received in 2019.



Community Livability

- The DVP is the first step toward achieving alternative housing options in the City and may alleviate housing barriers for some Grand Fork's residents.



Economic Growth

- Stable housing promotes a stable work force and more housing in the downtown may provide access to additional workers for local merchants/businesses.



Fiscal Responsibility

- The DVP is the first step toward accommodating a provincially funded project in the City. City funds are not required to ultimately accomplish the project.

Policy/Legislation

The Local Government Act, Official Community Plan, Zoning Bylaw.

Attachments

Appendix I: Applicant and site information.

Appendix II: Conceptual Site and parking plan.

Appendix III: Rationale for parking reduction – proponent's report submission.

Recommendation

THAT the Committee of the Whole authorizes staff to proceed with the neighbourhood notification requirements in respect of the Development Variance Permit application to reduce the parking requirements from 38 parking spaces to 11 parking spaces in connection with a proposed 4-storey, 34 unit residential building at 7382 2nd Street; and further,

THAT the Development Variance Permit application be referred to the January 14, 2018 Regular Meeting of Council for decision.