

# REQUEST FOR DECISION

## — REGULAR MEETING —



**To:** Mayor and Council

**From:** Manager of Development and Engineering Services

**Date:** June 19, 2017

**Subject:** 7716 Donaldson Development Variance Permit

**Recommendation:** RESOLVED THAT Council approve the Development Variance Permit application by allowing an increase in the residential portion from 30% to 50% floor area in a building zoned Neighbourhood Commercial at 7716 Donaldson Drive, legally described as Lot B DL 520 SDYD Plan KAP86374.

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### BACKGROUND:

- The owners of 7716 Donaldson Drive, legally described as Lot B DL 520 SDYD Plan KAP86374, wish to **increase the residential portion of the building** from the 30% maximum in the Neighbourhood Commercial (SD, Zoning Bylaw 1606) to 50% to accommodate additional suites.
- The building has approximately 653 m<sup>2</sup> (7031 sf) of interior space on three stories. About 195 m<sup>2</sup> (2100 sf) is currently designated for residential purposes and the owners propose to increase the dwelling area for an additional suite to 326.55 m<sup>2</sup> / 3515 sf, enabling two suites on the main floor, two suites upstairs, and accessory use for the owner's suite (storage, office, guest room) in the basement. Future commercial space would include the front portion of the main floor as well as accessory use of a portion of the basement.
- **Offstreet parking** requirements in the Zoning Bylaw for the proposed use would be two spaces for the main dwelling unit and one space per suite, for a total of five parking spaces. Parking requirements for the future commercial use will depend on the configuration and specific class of building/use. For example, convenience stores require one space for every 45 m<sup>2</sup> of retail floor space plus one space for each employee per shift. The 0.281 hectare (0.696 acre) parcel has sufficient space on the south, north and east of the building for all parking spaces potentially required (see map)
- The property is located in the Donaldson Drive Transition District Development Permit Area (DPA) in the Sustainable Community Plan (SCP). The proposed use does not affect the outward character of the building or lot so it **does not require a Development Permit**.
- At this time a site profile does not need to be submitted because, under section 4(7) of the Contaminated Sites Regulation of the Environmental Management Act, "An applicant for a development permit or a development variance permit is exempt from the duty to provide a site profile under section 40 (1) (b) (ii) of the Act if the activity which the permit allows does not involve any disturbance or excavation of soil."



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### **Benefits or Impacts of the Recommendation:**

#### **Strategic Impact:**

-  Supports development and utilization of unused commercial space for rental suite purposes
-  DVP process provides for engagement with affected parties and stakeholders
-  Increases number of rental suites available in the City, while still accommodating commercial use as zoned.

**Policy/Legislation:** Grand Forks Zoning Bylaw No. 1606

**Attachments:** Parcel Report; Site Plan showing proposed development overlaid on orthophotograph; Google Street View; excerpt from Zoning Bylaw – NC

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- OPTIONS:**
1. Council could choose to support the recommendation.
  2. Council could choose to not support the recommendation.
  3. Council could choose to refer the report back to staff for more information.
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## Report Approval Details

Document Title:	7716 Donaldson DVP Decision.docx
Attachments:	- 7716 Donaldson DVP Attachments.pdf
Final Approval Date:	Jun 7, 2017

This report and all of its attachments were approved and signed as outlined below:

**Dolores Sheets - Jun 6, 2017 - 3:28 PM**

**Diane Heinrich - Jun 7, 2017 - 9:44 AM**



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