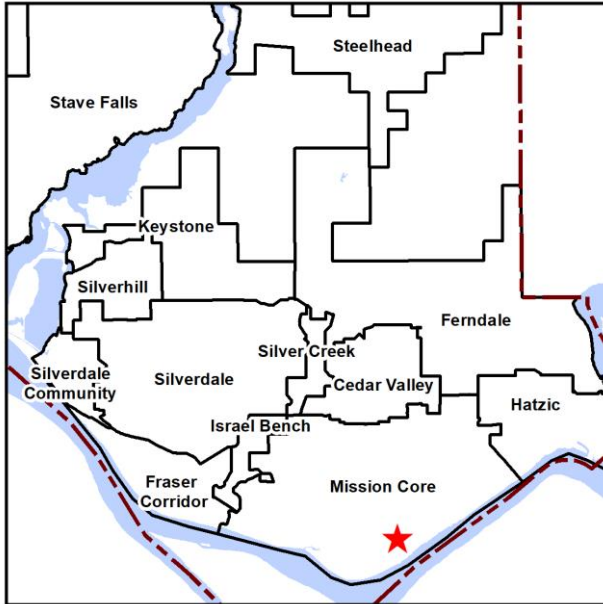


Project: P2022-046
Application Numbers: DV22-014

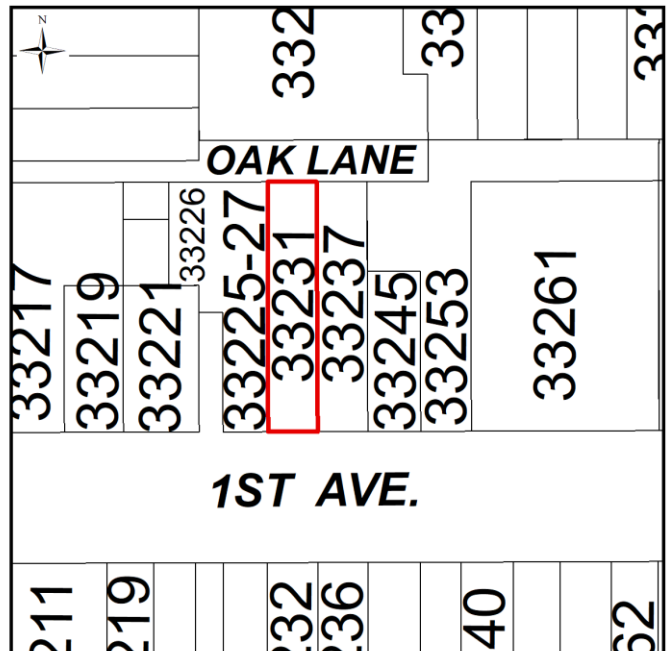
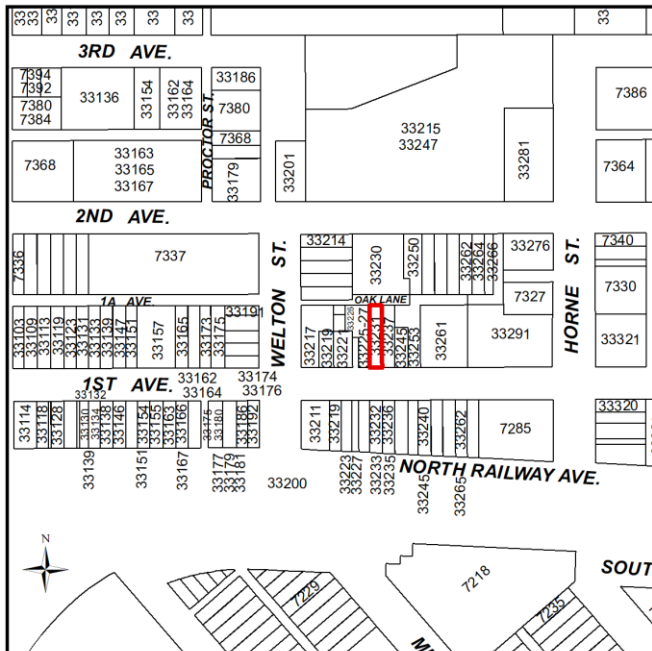
Subject: Development Application – 33231 - 1st Avenue



DATE: June 20, 2022
BYLAW / PERMIT #: DV22-014
PROPERTY ADDRESS: 33231 - 1st Avenue
LOCATION: Mission Core
CURRENT ZONING: Mission City Downtown One Zone (DT1)
PROPOSED ZONING: No change
CURRENT OCP: Mission City Downtown
PROPOSED OCP: No change

PROPOSAL:

A development variance permit to reduce the minimum parking from six spaces to two.



Recommendation(s)

That Development Variance Permit DV22-014 for 33231 - 1st Avenue to vary Zoning Bylaw 5949-2020 by reducing the required number of parking spaces in the Mission City Downtown Zone (DT1) from six spaces to two be denied.

Rationale of Recommendation(s)

The intent of the DT1 Zone is to allow mixed-use, mid-rise buildings typically associated with a downtown area on a lot designated Mission City Downtown. The proposed development defined as *Apartments* is permitted within the DT1 Zone.

The subject property being located within the Mission City Downtown area is subject to the Mission City Downtown Incentive Program which has the following purpose:

- to promote development and stimulate the downtown economy; and
- to create a positive environment for private investment.

The Mission City Downtown Incentive Program provides multiple incentives to enable development within the downtown area including a reduction in the required parking for residential dwelling units.

The applicant has indicated that they wish to apply the parking rates as per the Mission City Downtown Incentive program and as such, a rate of one space per unit is applicable. Per the rates applicable under the incentive three parking spaces would be required for the residential component of the proposed development.

The proposed development also includes two commercial units on the ground floor.

Pursuant to Zoning Bylaw 5949-2020 Section 109 – Off Street Motor Vehicle Parking Regulations, two spaces per 100 sq m of floor space are required. A total of three spaces are required for the commercial component of the proposed development.

In consideration of both documents, the total number of required parking spaces would be six spaces. The proposed development provides two parking spaces for all uses resulting in a shortfall of four spaces.

Given the intensity of the residential portion of the development containing two, two-bedroom units and an additional studio unit, the parking shortfall is considered to result in an unacceptable planning outcome.

It is noted that the proposal also includes a Development Permit (DP22-054) for consideration which will be completed and presented to Council subject to the outcome of this variance.

Background

The subject property recently suffered a fire resulting in a total loss of the building along with the adjacent building to the east. The historical building consisted of a commercial building that was a single storey structure adjacent to 1st Avenue and transitioned to include a 2-storey building adjacent to the lane. The historical structure did not provide any parking.

Purpose

To accommodate the construction of a mixed-use building.

Site Characteristics and Context

Applicant

- Sernur Dogar, Arcus Consulting

Property Size

- 33231 - 1st Avenue is approximately 558 sq m (6,006.26 sq ft) in area.

Neighbourhood Character

- The subject property is located within the Mission Core neighbourhood. There are commercial buildings directly abutting the subject site with residential buildings to the rear of the site. While a mixed-use development is consistent with the context of the surrounding properties and the desired future character of the area, the proposed parking shortfall is considered to represent an overdevelopment of the site.

Development Considerations

Conditions/Rationale of Development Variance Permit

To ensure that the proposed use of the land conforms to City and provincial legislation, conditions have been included within the draft permit (Attachment A).

The applicants rationale is that the previous structure did not provide any parking, and as such, the provision of 2 parking should be adequate for the new proposed building.

As proposed, development would increase the intensity of development of this property by replacing the lost commercial space and adding 3 dwelling units, the provision of 2 parking stalls is not sufficient based on the parking requirements of the Zoning Bylaw. The applicant has been encouraged to work with the neighbor to redevelop jointly or reduce the intensity of the proposed development.

Transit

The proposed development is approximately 100 m from a transit stop.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- A Notice of Development Variance Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 81 mailouts.

Attachments

Attachment A: Draft Development Variance Permit

Attachment B: Parking Plan

Sign-Offs



Rob Publow, Manager of Planning

EL / sh

Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer