

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: February 13, 2023

From: Jackie Teed,
Acting Director of Climate Action,
Planning and Development
File: DVP00701
HA000031
Item #: 2023-71

Subject: **Housing Agreement Bylaw and Development Variance Permit to Vary Residential and Visitor Parking Requirements: 311 Ash Street – Bylaw for Three Readings**

RECOMMENDATION

THAT Council consider Housing Agreement Bylaw No. 8382, 2023 to authorize the City to enter into a Housing Agreement with the property owner to require that all residential units at 311 Ash Street be secured as market rental housing for First, Second and Third Readings.

THAT Council, should the Housing Agreement Bylaw No. 8382, 2023 be adopted, direct the Mayor and Corporate Officer to execute the Housing Agreement.

THAT Council provide notice that it will consider issuance of a Development Variance Permit (DVP00701) to reduce the number of required off-street parking spaces by 34% from the Zoning Bylaw requirements for secured market rental.

THAT Council endorse that fifty-one long-term bicycle parking spaces and six short-term bicycle parking spaces be included as part of the Development Permit application for 311 Ash Street, should the Development Variance Permit (DVP00701) be approved by Council.

PURPOSE

This report is to request that Council: 1) consider Housing Agreement Bylaw No. 8382, 2023 for First, Second and Third Readings; 2) issue notice that Council will consider Development Variance Permit (DVP00701) for a 11 space reduction (34%) to the

required off-street parking provisions; and 3) request endorsement of requiring bicycle parking spaces as part of the Development Permit.

EXECUTIVE SUMMARY

Housing Agreement and Development Variance Permit (DVP) applications have been submitted to allow replacement of ten existing parking spaces with five new residential units and four parking spaces with two storage rooms in an existing 29 unit residential rental building at 311 Ash Street. The Housing Agreement would secure all existing and proposed units (34 units total) within the building as a market rental project for 60 years or the life of the building, whichever is longer. The DVP would reduce required off-street parking by 11 spaces (34%), including one visitor space. Staff considers the variance for parking to be reasonable when accompanied by a commitment to measures that support active travel, and providing adequate bicycle parking spaces.

BACKGROUND

Policy and Regulation Context

The applicant's proposal is consistent with the Official Community Plan land use designation for the site: (RM) Residential – Multiple Unit Buildings. The current zoning is RM-2 Apartment (Low Rise). A summary of related City policies and regulations, which includes the Official Community Plan (OCP) Land Use Designation, Secured Market Rental Housing Policy, Development Permit Area (DPA), and Zoning, is included in Attachment 1.

Site Characteristics and Context

The site is located on the corner of Ash Street and Third Avenue. The current three storey building, which consists of 29 residential rental units, was built in 1979. The site is surrounded by single family houses and older high- and mid-rise buildings, ranging from three to six storeys in height. It is in close proximity to Tipperary Park and the Fraser River Middle School. The site is well serviced by transit and within walking distance of multiple bus stops located along the Eighth and Sixth Street Frequent Transit Network (FTN). More details on proximity to transit service and other sustainable transportation options is included in Attachment 3.

PROJECT DESCRIPTION

The applicant is proposing to replace 14 existing parking spaces with five new residential units and two separated storage areas, within an existing 29-unit residential rental building. All proposed units are one-bedroom ranging between 675.4 and 712.6 sq. ft. (62.7 and 66.2 sq. m.). All existing and proposed rental units (34 units total) would be secured with a Housing Agreement for 60 years or the life of the building, whichever is longer.

The new units would be located within the parking level at the south side of the building, facing Third Avenue. The units would be added in the below-grade portion of the parking area and, due to the sloped nature of the site, the east elevation of the units would be below-grade. Windows and patio wells would be located along the east side of each unit. Each unit would have its own private open space (patio).

The proposal would reduce off-street parking from 35 spaces currently existing (32 spaces required by the Zoning Bylaw) to 21 spaces, including two new parking spaces proposed to be added on the south side of the parking area in place of a portion of the existing driveway, which would no longer be required for access. The proposal would result in 0.7 parking spaces per residential unit and one visitor parking space, and two accessible parking stalls would be provided. Though the additional units have been proposed in areas previously used for parking, no potential vehicle conflicts have been identified.

All units have internal access from the parking and elevator, and street access would also be provided from the east elevation via stairs leading from the partially below-grade patio wells to Third Avenue. To improve the accessibility of the building, a new accessible ramp has been proposed to be added at main entrance on Ash Street.

As part of the renovation and site improvement, a new enclosure has been proposed for the existing garbage area for screening. The proposed renovation plan is provided in Figure 1 below:

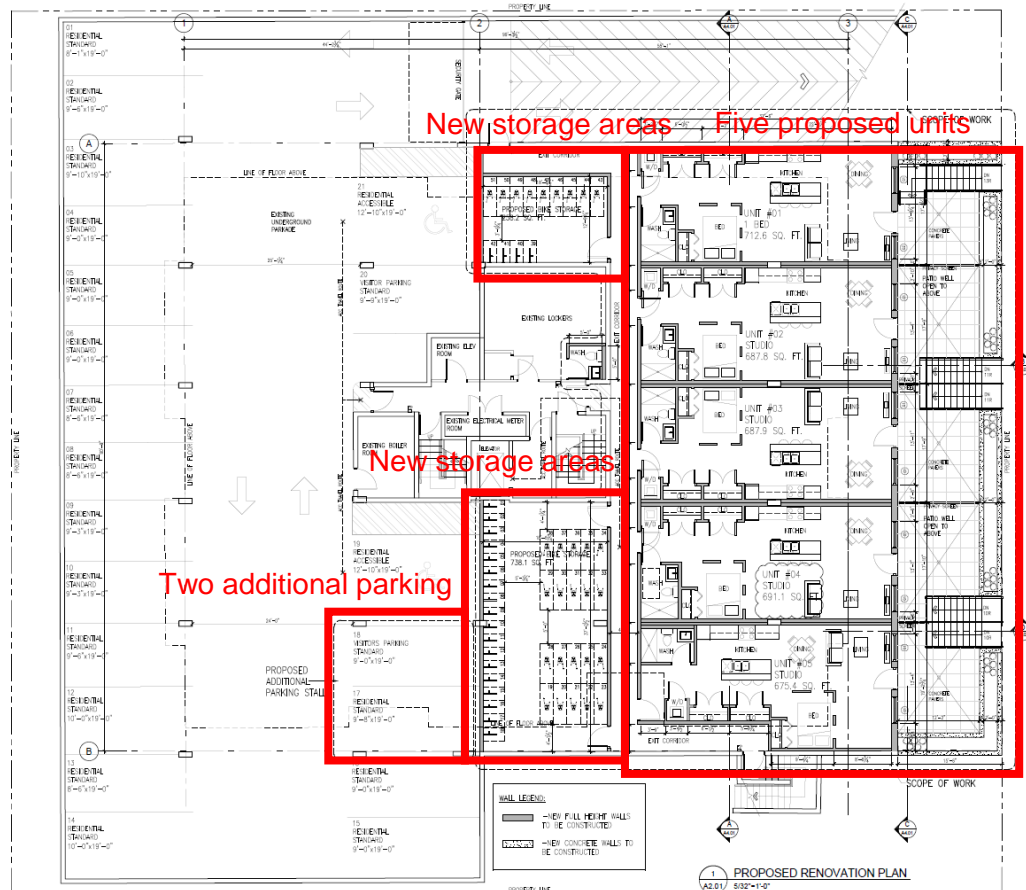


Figure 1: Proposed Renovation Plan

An application for a development permit has also been received to facilitate a form and character review of the proposal and would be considered by the Director of Climate Action, Planning and Development subject to Council approval of the Housing Agreement Bylaw and Development Variance Permit.

DISCUSSION

Requested Variance

The City's Zoning Bylaw does not require additional off-street parking spaces for proposals to add new secured rental residential units to existing buildings. In this application, the proposed removal of 14 residential parking stalls has triggered the need to review parking requirements for the site. Based on that review, a Development Variance Permit to reduce off-street parking by 34% (11 spaces) below the minimum requirements of the Zoning Bylaw for secured market rental units is required to facilitate the proposal. This includes a reduction from three to one required visitor parking space. The applicant proposes to provide all required accessible parking stalls by converting two existing stalls to accessible parking stalls.

The applicant has requested the reduced parking rate be supported given the proximity to the Frequent Transit Network (FTN) and the low usage of the existing parking supply. The proposed 0.7 parking spaces per unit are higher than the requirements under the same Bylaw for secured market rental sites located within the Downtown neighbourhood (i.e., 0.6 space per unit for bachelor and one-bedroom units). The applicant states that, upon a survey conducted in August 2022, only 20 stalls are in use by residents and 15 stalls remain vacant due to the proximity to the Frequent Transit Network (FTN).

Below is a calculation of existing, required and proposed parking stalls, calculated based on section 140 Zoning Bylaw; Off-street Parking:

	Existing	Required	Proposed
Resident vehicle	35 (0 Accessible)	29 (2 Accessible)	19 (2 Accessible)
Visitor vehicle	0*	3	2
Short-term bike	0	6	6
Long-term bike	0	51	51

*When the building was built, all of the parking spaces would have been considered "residential."

ANALYSIS

Off-Street Parking Reduction

Given the proximity to transit staff considers the requested variance for parking, to a rate higher to those used in Downtown, to be reasonable if accompanied by a commitment to measures that support active travel. Specifically, staff have recommended the provision of six short-term bicycle parking stalls. The applicant has agreed to provide a minimum of six short-term spaces, with the design of these spaces to be reviewed as part of the development permit process. The applicant would also be required to comply with the long-term bike parking requirements of the Zoning Bylaw for all units (1.25 spaces per unit). The applicant has proposed fifty-one long-term bike parking stalls in satisfaction of this requirement.

Secured Market Rental Housing Agreement

The site is currently zoned RM-2 Apartment (Low Rise). Under Section 190.49 – Amenity Density Bonus of the City's Zoning Bylaw, density can be increased to a maximum of 1.8 FSR if an amenity contribution is made. Projects that propose secured rental residential units are exempt from the requirements of a density bonus contribution.

The current density of 1.2 floor space ratio (FSR) would be increased to 1.38 FSR with the addition of the five units. The applicant has agreed to extend the Housing Agreement to cover all 34 rental units within the project and would therefore be exempt from a density bonus amenity contribution. The Housing Agreement Amendment Bylaw is included in Attachment 4.

The principles included in Attachment 5 to this report have been used (and agreed to by the owner/developer) for structuring the Housing Agreement Bylaw, and are consistent with the principles used for similar secured market rental housing proposals. The signed letter from the developer/owner agreeing to these principles is also included in Attachment 5 to this report.

REVIEW PROCESS

The review steps for this application are:

1. Report to Council for First, Second and Third Readings of the Housing Agreement Bylaw No. 8382, 2023 and to request that Council issue notice that it will consider issuance of a Development Variance Permit for the proposed parking (**WE ARE HERE**);
2. Council consideration of Adoption of Housing Agreement Bylaw;
3. Finalization and Registration of the Housing Agreement at the Land Titles Office;
4. Council consideration of the Development Variance Permit;
5. Consideration of Development Permit application and issuance by the Director of Climate Action, Planning and Development.

Consultation

Notices would be sent to surrounding residents by the City Clerk's Office (Legislative Services Department) to provide an opportunity for written feedback prior to Council consideration of the Development Variance Permit.

INTERDEPARTMENTAL LIAISON

This report was written with input from the Engineering Department (Transportation).

OPTIONS

The following options are provided for Council's consideration:

1. That Council consider Housing Agreement Bylaw 8382, 2023 for first, second, and third reading in order to require all residential units to be secured market rental housing;
2. That Council, should the Housing Agreement Bylaw No. 8382, 2023 be adopted, direct the Mayor and Corporate Officer to execute the Housing Agreement.
3. That Council provide notice that it will consider issuance of a Development Variance Permit (DVP00701) to reduce the number of required off-street parking spaces by 34% from the Zoning Bylaw requirements for secured market rental.;

4. That Council endorse that fifty-one long-term bicycle parking spaces and six short-term bicycle parking spaces be included as part of the Development Permit application for 311 Ash Street, should the Development Variance Permit (DVP00701) be approved by Council;
5. That Council provide staff with alternative feedback.

Staff recommends Options 1, 2, 3 and 4.

ATTACHMENTS

Attachment 1: Policy and Regulations
Attachment 2: Rationale Letter and Project Drawings
Attachment 3: Site Context and Project Statistics
Attachment 4: Housing Agreement Bylaw 8382, 2023
Attachment 5: Housing Agreement Principles Letter

APPROVALS

This report was prepared by:
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This report was reviewed by:
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This report was approved by:
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