



ADMINISTRATIVE REPORT

Report Date: August 27, 2019
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Meeting Date: September 11, 2019

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Planning, Urban Design and Sustainability in
consultation with the General Manager of Engineering Services

SUBJECT: 5805 Wales Street: Amendment to Parking By-law

RECOMMENDATION

THAT Council approve an amendment to Schedule C of the Parking By-law to remove the provisions for 5805 Wales Street, CD-1 (619);

FURTHER THAT, if Council approves the amendment, the Director of Legal Services be instructed to bring forward the necessary amending by-law generally in accordance with Appendix A.

REPORT SUMMARY

This report recommends an amendment to Schedule C of the Parking By-law for 5805 Wales Street, CD-1 (619) to remove the requirement on this site to provide one Class A and one class B loading space, and to remove reference to the Parking By-law requirements of September 15, 2015. The development will be required to meet the current requirements of the Parking By-law for which no loading spaces are required for this 54-unit residential development.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Parking By-law No. 6059, Schedule C
- CD-1 (619) By-law No. 11343 for 5805 Wales Street, enacted September 15, 2015

REPORT

Background/Context

Some CD-1 districts have additional provisions to the Parking By-law which are contained in Schedule C of the Parking By-law. Any changes to CD-1 parking requirements listed in Schedule C require Council approval at a Regular Meeting. A public hearing is not required to change the Parking By-law.

Strategic Analysis

The rezoning for CD-1 (619) for 5805 Wales Street (Avalon Dairy) was approved at public hearing July 10, 2014 and enacted September 15, 2015. It permits construction of a three-storey residential development comprised of 54 townhouses, and the restoration and rehabilitation of the heritage “A” listed Avalon Dairy farmhouse.

An amendment to the Parking By-law to add the CD-1 for 5805 Wales Street to Schedule C was also enacted on September 15, 2015. It states,

“Parking, loading and bicycle spaces are to be provided in accordance with by-law requirements on September 15, 2015 except that:

- (a) Class A loading spaces are required at a rate of 0.01 spaces per dwelling unit up to and including 300 units, and at a rate of 0.008 spaces per dwelling unit for any number of units over 300; and
- (b) a minimum of 1 Class B loading space is required.”

Under this provision, one Class A and one Class B loading space are required for the development. The intention in 2014 for the added loading spaces was to provide convenient at-grade loading spaces for residents from their vehicles to the townhouse units.

A building permit was issued November 30, 2015 to allow construction of one level of underground parking for all townhouse units. At the time of building completion the building grades were identified as substantially out-of-grade, precluding the provision of loading spaces at-grade off of the lane as intended. The underground parkade ceiling is too low to accommodate the loading below-grade and no other at-grade design solutions are available primarily due to retention of mature trees.

Staff have re-evaluated the need for loading on the site and support removing the loading provisions. The Schedule C loading requirements for this site are more stringent than the regular Parking By-law requirements. Therefore, after removing the requirements contained in Schedule C, the project would meet the current Parking By-law, as there is no requirement of either Class A or Class B loading for developments with less than 100 dwelling units.

Staff also recommend removal of the reference to the Parking By-law as of September 15, 2015. As the project would meet the current Parking By-law, it is not necessary.

As a result, the reference to 5805 Wales Street would be struck from Schedule C of the Parking By-law, as shown in Appendix A.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

This report addresses an amendment to Schedule C of Parking By-law for 5805 Wales Street, CD-1(619) to remove the requirement of one Class A and one class B loading space due to unforeseen structural issues encountered at the development permit stage. The General Manager of Planning, Urban Design and Sustainability and the General Manager of Engineering Services both recommend approval.

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**AMENDMENT TO SCHEDULE C OF PARKING BY-LAW 6059
REGARDING 5805 WALES STREET, CD-1 (619)**

1. This by-law amends the indicated provisions of the Parking By-law no. 6059.
2. In Schedule C (CD-1 Districts Parking Requirements), Council strikes out:

“

5805 Wales Street	11342	(619)	Parking, loading and bicycle spaces are to be provided in accordance with by-law requirements on September 15, 2015 except that: (a) Class A loading spaces are required at a rate of 0.01 spaces per dwelling unit up to and including 300 units, and at a rate of 0.008 spaces per dwelling unit for any number of units over 300; and (b) a minimum of 1 Class B loading space is required.
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