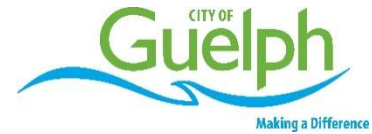


Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-43/20
Location: 1886 Gordon Street
Hearing Date: October 29, 2020
(Deferred from the October 8, 2020 hearing)
Owner: Tricar Properties Ltd.
Agent: Astrid Clos, Astrid J. Clos Planning
Official Plan Designation: High Density Residential
Zoning: Specialized High Density Apartment (R.4B-20) Zone

Request: The applicant is seeking relief from the By-Law requirements to permit a recreation centre (fitness centre) as an additional permitted use within the building labelled as "Building 5".

By-Law Requirements: The By-Law permits a variety of uses in the R.4B-20 zone, but does not permit a recreation centre.

Recreation centre means a place used for participatory athletic, recreational, physical fitness, leisure or social activity and includes a health centre, fitness centre, ice, hockey or roller skating rink, curling rink, racquet court, swimming pool, billiard parlour, gymnasium, training room, auditorium, bowling alley or arena, but does not include a parlour, adult entertainment, amusement arcade or an amusement park or a gaming establishment.

Staff Recommendation

Approval with Conditions

Recommended Conditions

Planning Services

1. That the Owner demonstrate to the satisfaction of the General Manager of Planning and Building Services where on the subject lands a total of 39 off-street parking spaces for Building 5 will be accommodated, prior to the issuance of any building permits for a recreation centre.
2. That the Owner show where a total of 39 off-street parking spaces will be permanently accommodated on Site Plan SP20-015, prior to the issuance of site plan approval.

3. That a recreation centre be limited to a total of 201 square metres in gross floor area in Building 5 (municipally known as 1886 Gordon Street) and as generally shown on the 'Floor Sketch' accompanying minor variance application A-43/20.
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Comments

Planning Services

The subject lands are designated "High Density Residential" in the Official Plan. The subject lands also have a site specific policy in the Official Plan to permit a building height range between 2 and 14 storeys and a net density range between 100 and 175 units per hectare. The "High Density Residential" land use designation permits multiple unit residential buildings generally in the form of apartments. In addition, the Official Plan permits non-residential uses in residential designations, provided they are small-scale, complimentary to and serve the needs of surrounding residential neighbourhoods.

The subject lands are zoned "Specialized High Density Apartment" (R.4B-20) according to Zoning By-law (1995)-14864 as amended. In addition to apartment buildings and townhouses, a bake shop, personal service establishment, office and take-out restaurant are also permitted, up to a total gross floor area of 1,476 square metres in a dedicated non-residential building. The applicant is requesting to add a recreation centre (fitness centre) as an additional permitted non-residential use on the subject lands, specifically in Building 5 (the non-residential building). The recreation centre is proposed to be 201 square metres.

When the specialized R.4B-20 zoning was passed and approved in 2018, a limited range of small scale commercial uses were included in the permitted uses to serve the needs of residents living on and within close proximity to the subject lands. These uses were to be located in a dedicated non-residential building on the subject lands that was also to include a private indoor common amenity space for the exclusive use of residents of the high density residential development. This private amenity space was envisioned to include an indoor pool and fitness space.

In discussions with the applicant, Planning staff understand that the developer would now like to include common fitness amenities in each of the apartment buildings on the subject lands and change the private amenity space in Building 5 that was to contain a pool and fitness space to a public recreation centre specializing in fitness classes at specific scheduled times. The recreation centre space would be leased to a private operator.

Planning staff have reviewed the proposed recreation centre as an additional permitted commercial use on the site and feel that it will also be complimentary to the residential units and offer additional appropriate commercial uses for residents. The additional commercial use will also further the appeal of the subject lands and area as a complete community with public and private amenities. The recreation centre will be accommodated within the previously approved floor area of Building 5. Planning staff are of the opinion that the application is minor in nature, desirable for the appropriate use of the land and meets the general intent and purpose of the Official Plan and Zoning By-law.

In the site specific R.4B-20 zoning, the non-residential uses on the lands have a combined off-street parking requirement of 1 parking space per 45 square metres of gross floor area. This current blended parking ratio is intended to serve the approved small scale commercial uses on the site such as a personal service establishment, office, bake shop and take-out restaurant. The rate was not intended to serve other commercial uses that have higher parking demands such as a recreation centre.

As part of the ongoing City's Comprehensive Zoning By-law Review, a parking analysis (discussion paper) was completed in September 2019 for all contemplated land uses in the Zoning By-law. For a recreation centre, the discussion paper recommended a rate of 1 parking space per 20 square metres of floor area. Considering the proposed recreation centre floor area of 201 square metres, this would require 10 parking spaces.

As part of the application, Planning staff requested the applicant prepare a parking brief for the proposed recreation centre in part to review parking impacts and assist in recommending an updated and appropriate commercial parking rate. City staff have reviewed the parking brief submitted by the applicant and have taken the recommendations into consideration.

Building 5 has a total gross floor area of 1,476 square metres. Subtracting the 201 square metres for the proposed recreation centre, the building has 1,275 square metres of floor area remaining for the other permitted commercial uses in the R.4B-20 zoning. Applying the 1 parking space per 45 square metres of gross floor area, the remaining space in the building would require 29 parking spaces. 10 parking spaces for the proposed recreation centre plus the 29 parking spaces for the remaining commercial space results in a total of 39 parking spaces. Considering the addition of the recreation centre use, Planning staff are of the opinion that this is the most appropriate number of parking spaces required. This updated minimum parking rate will support the range of permitted commercial uses without any adverse impacts on the subject lands or the surrounding area.

Since the initial site plan approval in March 2019, the developer has submitted a new site plan application (File SP20-015) to combine two of the apartment buildings and modify the parking arrangements on the subject lands. The latest site plan submitted to the City shows 33 parking spaces on the subject lands dedicated for non-residential uses. This site plan is still under review and a decision has not been made on the requested changes. The site plan should be updated and revised accordingly to show an additional 6 dedicated commercial parking spaces (for a total of 39) prior to approval.

Planning staff recommend the Committee approve the application, subject to the above noted conditions.

Engineering Services

Engineering Services has no concerns with the request of seeking relief from the By-law requirements to permit a recreation centre (fitness centre) as an additional permitted use within the building labelled as "Building 5".

We agree with recommendations made by the Planning and Building staff.

Building Services

This property is located in the Specialized Residential R.4B-20 High Density Apartment zone. The applicant is seeking an additional use of a Recreation Centre on the property.

Building Services does not object to this application to permit the additional use. Building Services agrees with the conditions proposed by Planning for this application.

Comments from the Public

None

Contact Information

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