



# Staff Report to the Planning, Zoning and Affordable Housing Committee

---

**DATE: Monday, January 17, 2022**

**DEPARTMENT: Planning**

**APPLICATION NO.: Z21-0026**

**SUBJECT: Addendum Report - Bylaw No. 1999 - Application to Rezone 2762, 2768, and 2774 Winster Road from R2 (One-and Two-Family Residential) to CC1 (City Centre) to Allow for a Six-Storey, 68-Unit Apartment Building.**

---

## **BACKGROUND:**

Ben Gulbrandsen of Pacific Viking Group Properties Inc. has applied on behalf of Jill Moores, Barry Moores, Janis Bayley, Lamar Grube, Patricia Van Buskirk, Peter Van Buskirk, and Peter Lasell to rezone 2762, 2768, and 2774 Winster Road from R2 (One-and Two-Family Residential) to CC1 (City Centre) to allow for a six-storey, 68-unit apartment building. The original staff report is attached to this report.

On August 16<sup>th</sup>, 2021, Council resolved to refer the application back to staff until a Traffic Impact Assessment was completed to the satisfaction of the Director of Engineering, and that the proposed density was supported by the traffic study.

## **COMMENTARY:**

The Director of Engineering has received and approved the Traffic Impact Assessment, completed by Watt Consulting, dated November 9, 2021. The assessment confirms that the addition of a 68-unit apartment building at 2762, 2768, and 2774 Winster Road will not significantly impact traffic operations at either the Hoffman and Veterans Memorial Parkway intersection, or the Hoffman and Winster intersection in the short or long term. As part of their assessment, Watt recommended as part of this development that the building driveway be located at least 30 m south of the stop line on Winster Road and that sidewalk be provided in front of the site.

Council may wish to note that the developer has made changes to their site plan, switching the site access from the north to the south to allow more than 30 m to the stop line on Winster, and that sidewalks will be provided with the frontage works.

Given this, Council may wish to proceed with First Reading of Bylaw No. 1999 as drafted and demonstrated on August 16<sup>th</sup>, 2021.

**OPTIONS:**

**Option 1**

THAT the Planning, Zoning, and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 1999 to amend the zoning designation of 2762, 2768, and 2774 Winster Road from the R2 (One-and Two-Family Residential) to CC1 (City Centre) subject to the following terms and conditions:
  - a. That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to the issuance of a building permit:
    - i. \$750 towards the Affordable Housing Reserve Fund; and
    - ii. \$2,850 towards the General Amenity Reserve Fund.

Subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.
  - b. That the applicant provides, **prior to Public Hearing**, a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - c. That the applicant provides, **prior to bylaw adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    - i. That the developer registers a strata plan, prior to the issuance of an occupancy permit, that creates individual strata titles for each residential unit;
    - ii. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building(s) that ensures parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
    - iii. That the following are provided to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit:
      1. Frontage improvements;
      2. A storm water management plan; and
      3. A construction parking and traffic management plan;

- iv. That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space; and
  1. Energized outlets shall be labelled for the use of electric vehicle charging;
  2. Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and
  3. The owner is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council may not prevent an owner, occupant, or tenant from installing the EV charging equipment.
2. Authorize the Director of Planning to issue a variance to reduce the northern interior side lot line setback from the required 3m to 1.5m for a stairwell within the Form and Character Development Permit for 2762, 2768, and 2774 Winster Road:

**OR Option 2**

THAT the Planning, Zoning, and Affordable Housing Committee recommend that Council:

1. Take no action at this time with respect to Bylaw No. 1999.

**SUBMITTED BY: Julia Buckingham, Planner II**

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

**Concurrence:** Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Acting Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer