

Discretionary Use Application – Parking Station – 112 Avenue L South

APPLICATION SUMMARY

JT Investments Inc. submitted a Discretionary Use Application requesting approval to develop a Parking Station at 112 Avenue L South in the Pleasant Hill neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by JT Investments Inc. requesting approval to develop a Parking Station at 112 Avenue L South, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences; and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

BACKGROUND

112 Ave L South site is zoned R2A – Low Density Residential Infill District, under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) as shown in Appendix 1. This zoning district provides for residential development in the form of one and two-unit dwellings, while facilitating certain small scale conversions and infill developments, as well as related community uses.

The subject property currently contains a one-unit dwelling owned by the applicant. Demolition of the existing dwelling will be required to accommodate the proposed Parking Station.

112 Avenue L South will provide eight hard surfaced parking spaces for TJ's Pizza located directly north of the subject site. These parking spaces will be accessed by the existing paved lane and screened from the adjacent residential properties with a one metre high fence.

DISCUSSION

Zoning Bylaw Requirements

The Zoning Bylaw defines a "Parking Station" as a site used for the parking of private passenger vehicles when such parking is ancillary to a permitted principal use located on an adjacent or nearby site.

As per Zoning Bylaw regulations, the portion of the parking station boundary that is adjacent to a residential district or use shall:

- a) have a solid boundary wall or fence at least 1.0 metres in height; and

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- b) have a strip of land at least 1.5 metres in width running parallel to the common site boundary, landscaped and planted to the satisfaction of the Development Officer.

The site plan submitted in support of this application meets these zoning provisions and all other applicable Zoning Bylaw requirements (see Appendix 2).

Comments from other divisions

No comments were received from other divisions that would preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In May 2020, notice of this application was posted on the City's website and sent to the Ward Councillor, the Pleasant Hill Community Association and to property owners within approximately 150 metres of the site. Two residents responded; one resident emailed to indicate their support and other called to clarify details of the application. At the time of writing this report no further comments have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date, by mail, to property owners within at least 75 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 112 Avenue L South
2. Site Plan – 112 Avenue L South

REPORT APPROVAL

Written by: Tanner Halonen, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC/DUA – 112 Ave L S/pg