



RPT 20-248

TITLE: Development Permit Application for Parking at Grade at 132 8th Street East

DATE: June 15, 2020

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

That the Discretionary Use Development Permit Application for Parking at Grade, to be located at 132 8th Street East, legally described as Lot 22, Block B, Plan D3848, be approved, subject to:

1. The submission of a final site plan to be approved by the Department of Planning and Development Services, and the Department of Public Works.

TOPIC & PURPOSE:

The purpose of this report is to approve a Development Permit Application for Parking at Grade, to be located at 132 8th Street East.

BACKGROUND:

The Department of Planning and Development Services is in receipt of a Discretionary Use Development Permit Application for the construction of a parking lot at 132 8th Street East. See the attached location plans. The subject property is located in the C1 – Downtown Commercial Zoning District and the purpose of this zoning district is to:

“...provide a diverse mixture of commercial, institutional and residential uses. The Central Business District prioritizes pedestrian mobility and is served by multiple modes of transportation. As an active, 24-hour street environment, the Central Business District is the cultural, economic and entertainment hub of the city.”

As per subsection 14.1 of the Zoning Bylaw, Parking at Grade is defined as:

“means the use of land, or a portion thereof, for the short term parking of vehicles at grade.”

Parking at Grade is considered a Discretionary Use – Council, which requires the approval of City Council.

PROPOSED APPROACH AND RATIONALE:

The Cooperative Health Centre has proposed the development of a parking lot at the above noted address in order to provide additional, off street parking. See the site plan attached.

The review of this permit application is underway and the Department of Public Works has requested additional information from the applicant in order to ensure that the development does not contribute to existing water pooling in the area. Therefore, as a condition of approval, the applicant is required to submit a final site plan to be approved by the Departments of Planning and Development Services and Public Works.

CONSULTATIONS:

Administration has worked with the applicant throughout the permit review process, ensuring that they are aware of the necessary development requirements and answering any questions that arose.

The Development Permit Application has been referred to the Departments of Public Works, Community Services, Financial Services, and Fire and Emergency Services. Public Works requested additional clarity regarding drainage, and there were no other concerns or objections noted.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The applicant will be notified in writing of City Council's decision and Administration will continue to work with them on this project as it unfolds.

Planning and Development Services will forward the updated site plan to the Department of Public Works for review, once received.

STRATEGIC PLAN:

The proposed development supports the Strategic Goal and Strategic Priority of Sustainable Growth through developing vacant land.

OFFICIAL COMMUNITY PLAN:

As per Section 6.6 of the Official Community Plan,

“Support the expansion of health facilities to meet the changing needs of the community;”

PUBLIC NOTICE:

Public Notice is required for consideration of this matter, pursuant to Section 10 of Public Notice Bylaw No. 24 of 2015. The following notice was given:

1. Public Notice was issued on June 16th, 2020 to all property owners within 75 metres of the subject property.

ATTACHMENTS:

1. 132 8th St E - Location Plan
2. 132 8th St E - Location Plan w Aerial
3. 132 8th St E - Site Plan
4. 132 8th St E - Public Notice

Written by: Luke Brossart, Planner 1

Approved by: Director of Planning and Development Services & City Manager