



STAFF REPORT

To: Council

File No.: 3090-20-2302/DVP00044

From: City Manager (CAO)

Date: May 31, 2023

Subject: Development Variance Permit No. 2302 – 2300 Ryan Road

PURPOSE:

The purpose of this report is for Council to consider a Development Variance Permit for 2300 Ryan Road to vary *Section 8.28.6 of Zoning Bylaw No. 2500, 2007* to increase the maximum height from 12.0m to 16.6m to permit higher ceilings in student meeting rooms.

The property is legally described as Section 78, Comox District, Except Parts in Plans 35641, VIP61717, 2117RW and EPP27453

BACKGROUND:

The subject property is located at 2300 Ryan Road, is zoned Public Use and Assembly Three (PA-3) Zone and is occupied by the Comox Valley Sports & Aquatic Centre and the North Island College. The property is approximately 216,737m² (2,332,938 ft²) (*See Figure No. 1*).

The applicant is proposing to construct a two building, 4-storey student housing development (*See Figure No. 2 and 3*). The applicant is requesting a variance to allow for the development to have a maximum of height of 16.6, exceeding the 12.0 m height maximum in the PA-3 zone.

Institutional Uses are exempt from obtaining Development Permits. This proposed student housing development meets the exemption for Form & Character Development Permits.

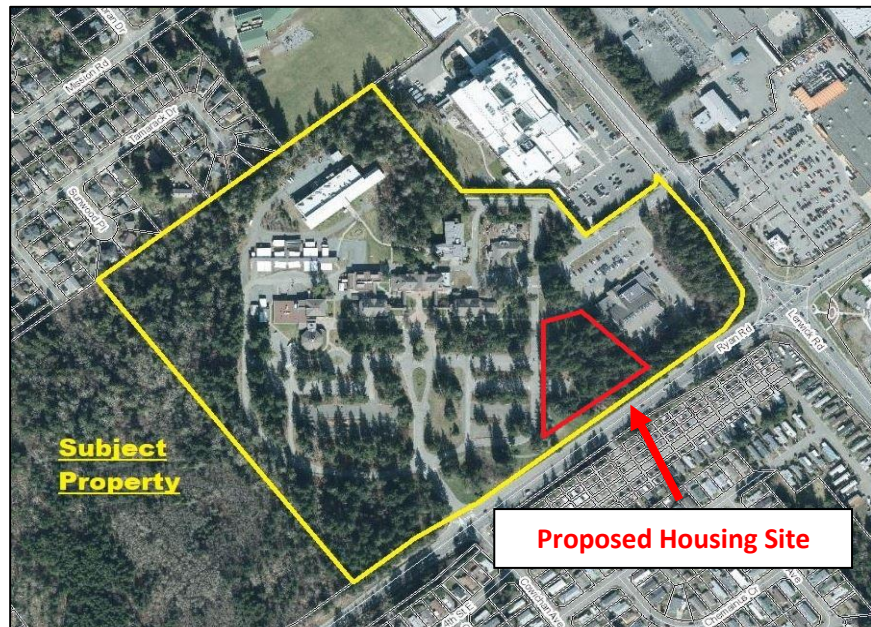


Figure No. 1: Context Map

DISCUSSION:

Variance – Building Height

The applicant wishes to obtain a variance to the maximum height of the building from 12.0 m to 16.6 m (4.6 m increase) in order to develop a two building, 4-storey student housing development that will consist of a total of 217 beds. The height variance will not result in an increase to the number of storeys on the structure and is intended to accommodate architectural roof design features on the ends of the buildings (*See Figure No. 2*). The rationale for the variance is for an increased floor to floor height to accommodate larger scale use and to accommodate student meeting spaces and college community uses (*See Attachment No. 2*).

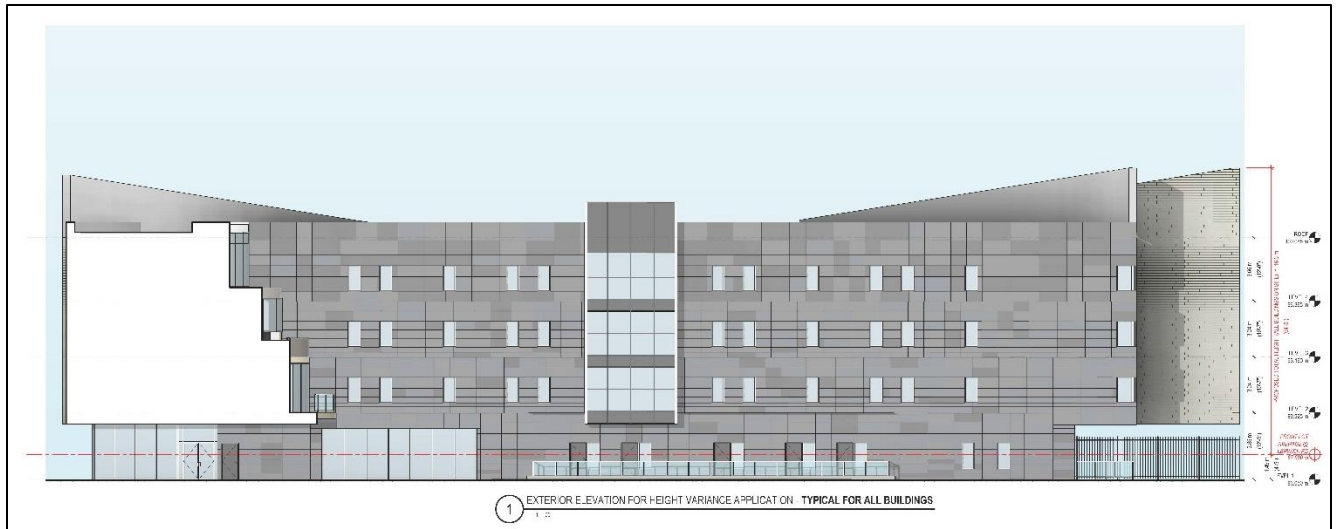


Figure No. 2: Exterior Elevation

As summarized in **Table No. 1**, the proposed development requires a variance to the Public Use and Assembly Three Zone (PA-3).

Table No. 1: Bylaw Requirements and Proposed Specifications

Zoning Bylaw 2500, 2007	Attribute	Requirement	Proposed
Section 8.28.6	Maximum Height	12.0 m	16.6 m

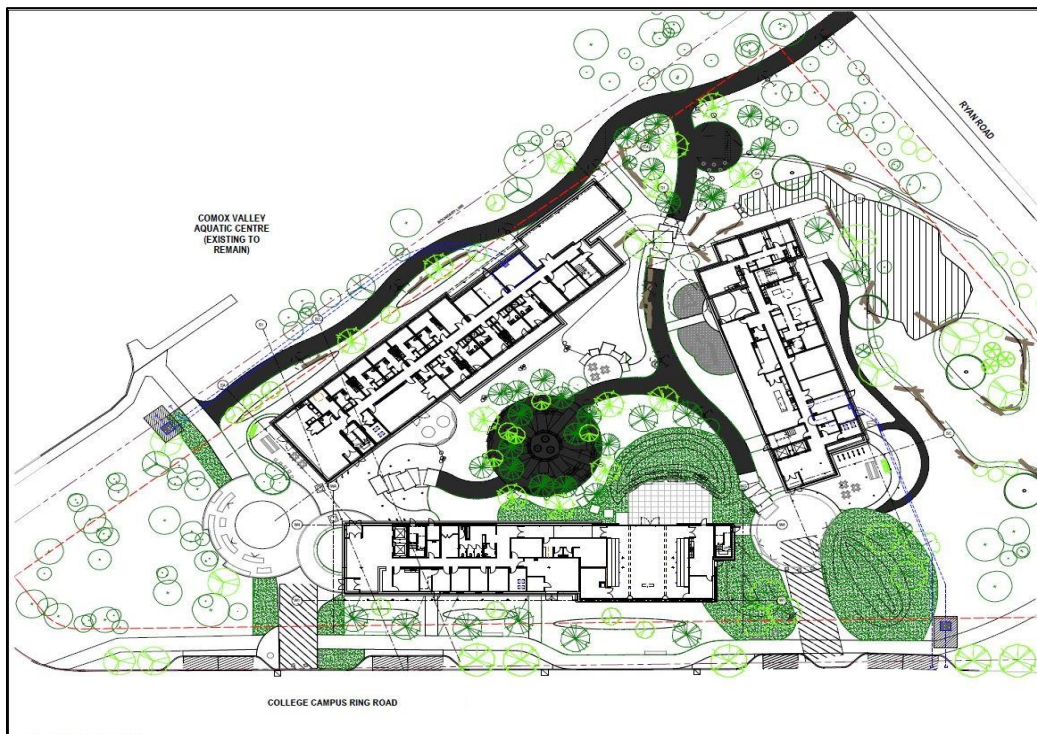


Figure No. 3: Proposed Site Plan

ADMINISTRATIVE IMPLICATIONS:

The processing of development variance applications is included in the current work plan as a statutory component.

FINANCIAL IMPLICATIONS:

There are no direct financial implications related to the processing of this Development Variance Permit application. The fee for the Development Variance Permit to vary the Zoning Bylaw is \$1500.00.

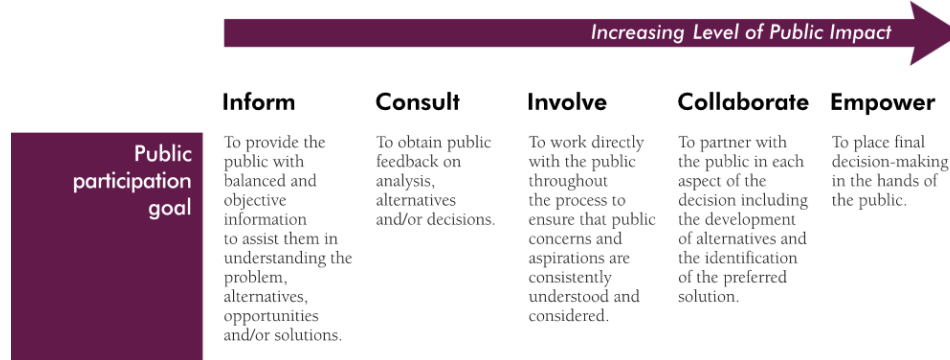
STRATEGIC PRIORITIES REFERENCE:

This initiative addresses the following strategic priorities:

- Affordable Housing - Explore approaches to develop affordable housing: Clarify municipal role in housing affordability
- Good Governance - Continue building partnerships with key agencies: Include SD71, 19 Wing Comox, and other significant Comox Valley employers in housing discussions

PUBLIC ENGAGEMENT:

Staff **informed** and **consulted** the public based on the IAP2 Spectrum of Public Participation.



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Staff distributed public notification (**See Attachment No. 3**) to twenty-two (22) property owners and occupants within a 30 metre area on May 17, 2023. Zero (0) public comments have been received at time of writing this report. Comments received after this report will be presented to Council at the regular council meeting.

OPTIONS:

OPTION 1 (RECOMMENDED):

1. THAT Council, issue Development Variance Permit No. 2302.

OPTION 2:

2. THAT Council, not issue Development Variance Permit No. 2302.

Prepared by: Devin Croin, Planner 1 – Development Planning
Reviewed by: Dave Pady, RPP, MCIP, Manager of Development Planning
Reviewed by: Marianne Wade, RPP, MCIP, Director of Development Services
Concurrence: Geoff Garbutt, M.Pl., MCIP, RPP, City Manager (CAO)

ATTACHMENTS:

- Attachment No. 1: Draft Development Variance Permit No. 2302
- Attachment No. 2: Rationale for Variance Request
- Attachment No. 3: Public Notification Distributed on May 17, 2023