

1979 Brown Street - Development Permit Application (Minor Amendment)

RECOMMENDATION:

That Committee of Council approve a minor amendment to Development Permit DP000320 to extend the existing building at 1979 Brown Street to include an electrical room.

PREVIOUS COUNCIL/COMMITTEE ACTION

On January 16th 2018, Committee approved Development Permit amendment DP000320, which regulates an addition to the existing building, parking and landscaping at 1840 McLean Avenue and 1979 Brown Street.

REPORT SUMMARY

The owners of the Cat and Fiddle Sports Bar and Restaurant (“Cat and Fiddle”) are currently in the process of constructing an addition to the existing restaurant and pub building. They have determined a new electrical room is required to accommodate the addition and have requested an amendment to their Development Permit and a minor variance to the property’s side yard setback to provide for its construction. Staff recommend approval.

BACKGROUND

Proposal: The applicants are constructing an addition to the Cat and Fiddle to provide space for on-site brewing and have determined a new electrical room is required to support the additional brewery use. As this additional space was not included in the approved design, an amendment to the Development Permit is required to accommodate its construction. The proposed location for the electrical room is within the required side yard setback for the property and a variance to the siting requirements for the building is also required.

Policy and Regulations: The site is subject to the OCP’s Commercial Development Permit Area designation, including guidelines that require additions to be architecturally coordinated and consider design compatibility. The OCP also provides for consideration of bylaw variances in implementing DP guidelines.

Site Context: The site, located at the corner of Brown Street and McLean Avenue, is comprised of two large rectangular lots. The building accommodating the bar, restaurant and brewery is located

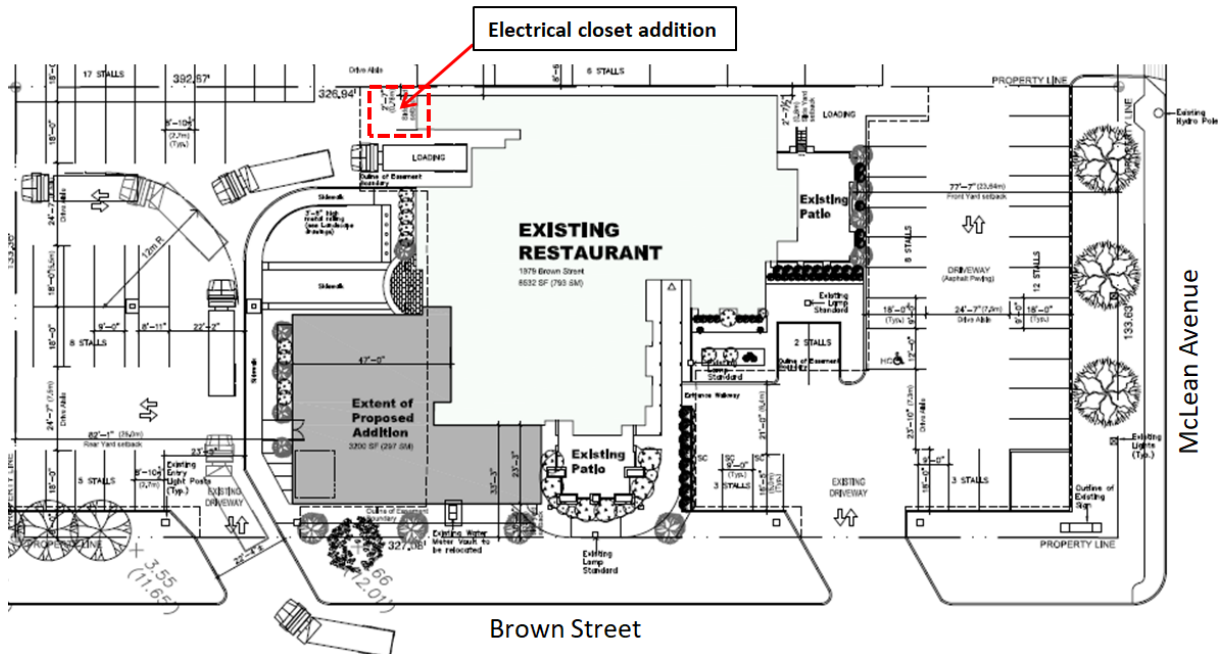


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in the center of the east lot (1799 Brown Street) and surrounded by parking. The remaining parking is provided on the lot to the west at 1940 McLean Avenue.

Project Description: The proposed electrical room will be approximately 4.6 m² (50 ft²) and will be added to the side of the existing restaurant building. The design of the addition will be consistent to the existing old English-style architecture of the Cat and Fiddle.

The Zoning Bylaw requires a 1.8 meter setback to an interior property line. The existing restaurant encroaches 1.08 meters into the setback and the applicants have requested to continue this encroachment for the small electrical room addition.



DISCUSSION

The addition is consistent with the form and character of the existing building and the variance is a continuation of the existing building footprint, which provides for a uniform appearance. It is not anticipated that the small addition will affect parking on-site or have a significant impact to the adjacent neighbourhood. Staff recommend approval.

FINANCIAL IMPLICATIONS

None.

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OPTIONS

(Check = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Approve Development Permit amendment DP000320.
<input type="checkbox"/>	2	Request amendments to the application or additional information prior to a decision.
<input type="checkbox"/>	3	Refuse Development Permit DP000320 amendment, if Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council.

Attachment 1: Draft Development Permit Amendment