

Erik Wilhelm

From: Corrie Kost <corrie@kost.ca>
Sent: Monday, September 01, 2014 12:23 PM
To: Erik Wilhelm
Cc: Mayor and Council - DNV; Adrian Chaster; Rob Greene; Brian Platts; Corrie Kost; Grigor Cameron; James Walsh; Louise Nagle; Peter Thompson; Ron Johnstone; Susan Hyam; Brian Albinson; Susan Kimm-Jones
Subject: Re: Text email - what do you think.
Attachments: Restaurant Parking Requirements-kost-b.pdf

Hi Erik,

Prior to 2006 the calculations for restaurant parking requirements were calculated as you now describe - a combining of the part for seating, with a different (lower) requirement for the preparation area. However after 2006 the bylaw was amended to aggregate the parking requirement into a single number - applicable for both the seating and the preparation areas. In my opinion, you have erroneously applied pre-2006 principles that were done away with. By the way, calculations using the pre-2006 bylaw in the manner you have done would have yield a deficiency of 15 parking spots!

More details can be found in the attachment. The bottom line is that this proposed restaurant would create a deficiency of 6 parking spots - not the 3 calculated in the report.

Yours truly,

Corrie Kost
tel: 604-988-6615

Erik Wilhelm wrote:

Hi Corrie,

I received your phone message, yet I figured an email would be best given the calculation explanations required. Please see below.

- The proposed restaurant space in question is 1,325 sq. ft. (123 sq. m.) in area. If this unit was to be occupied by a conventional commercial use or take-out restaurant for instance, the parking requirement for this space would be calculated at the rate of 1 stall per 45 sq. m. of Gross Floor Area (GFA). As the space is 123 sq. m., a total of 2.73 stalls would be required (i.e. $123/45 = 2.73$). This would be rounded to the nearest whole number, thus the parking requirement would be rounded to 3 stalls.
- In this instance, the area which comprises the seating area of the restaurant assumes an area of 67.21 square metres. Given the available seating in this area for up to 30 patrons, this portion of the unit was calculated at the zoning bylaw's conventional restaurant parking rate of 1 stall per 15 sq. m. of GFA/. Accordingly, this restaurant seating area would normally require 4.48 parking stalls (i.e. $67.21/15 = 4.48$)
- The remaining 55.79 sq. m. (i.e. $123 - 67.21 = 55.79$) is used for preparation/kitchen space which necessitates less parking. Therefore, parking for this area of the unit was calculated at a rate of 1 stall per 45 sq. m. of GFA (the usual commercial rate as stated in the first bullet point).

Accordingly, this portion of the commercial unit requires 1.24 parking stalls. (i.e. 55.79/45 = 1.24)

- The following table outlines the combined parking required for the Bakehouse Restaurant.

Area	Parking Required
Restaurant Seating Area	4.48
Prep Area	1.24
Total	5.72 (Rounded to 6 stalls)

So in the end, the parking required would normally have been 3 stalls for this unit (as explained in the first point). The table above outlines the parking requirement given the proposed restaurant use. As stated in the staff report, the restaurant creates a deficiency of 3 stalls. To address this deficiency, the text of the CD65 zone within the parking section of the CD65 zone was amended to require parking for a 30 seat restaurant to be calculated at a rate of 1 stall for each 45 sq. m. of GFA (which the building attains).

I hope that clarifies your calculation question.

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360

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Restaurant Parking Requirements (Bylaw 8077)

The total area: 123 sq-m with 67sq-m for seating, and 56sq-m for preparation/storage/etc.

Using the pre 2006 Zoning Bylaw:

67sq-m@1:4.6 → 14.6 parking spaces

56sq-m@1:24 → 2.3 parking space

Total required: 16.9 (supplied for this building 2.7 – see below) – **deficiency would be 15 parking spaces**

Using Current Zoning Bylaw:

123sq-m@1:15 → 8.2 parking spaces (no separation of seating and prep areas calculations allowed!)

Existing (non-restaurant) requirements:

123sq-m@1:45 → 2.7 parking spaces

Post 2006 the **restaurant deficiency** is: $8.2 - 2.7 = 5.5$ parking spaces **(6)**

Note1: Staff report concludes deficiency is 3. This is the result of erroneous use of Gross Floor Area (GFA)

Note2: The existing Bakehouse building has a gross area of 158sq-m and supplies 15 parking spaces.
Prorated to 123sq-m this would be 12 spaces.

Note3: Attached below is a copy of email correspondence with planner Erik Wilhelm

Subject: Text email - what do you think.
From: Erik Wilhelm <WilhelmE@dnv.org>
Date: 17/07/2014 12:29 PM
To: "'corrie@kost.ca'" <corrie@kost.ca>

Hi Corrie,

I received your phone message, yet I figured an email would be best given the calculation explanations required. Please see below.

- The proposed restaurant space in question is 1,325 sq. ft. (123 sq. m.) in area. If this unit was to be occupied by a conventional commercial use or take-out restaurant for instance, the parking requirement for this space would be calculated at the rate of 1 stall per 45 sq. m. of Gross Floor Area (GFA). As the space is 123 sq. m., a total of 2.73 stalls would be required (i.e. $123/45 = 2.73$). This would be rounded to the nearest whole number, thus the parking requirement would be rounded to 3 stalls.
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- The following table outlines the combined parking required for the Bakehouse Restaurant.

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I hope that clarifies your calculation question.

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360

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DIGBY
LEIGH &
COMPANY

BARRISTERS & SOLICITORS

PROFESSIONAL LAW CORPORATION



email: dleigh@leighco.ca
direct line: 604.988.7163
www.leighco.ca

File No. N/A

September 12, 2014

VIA EMAIL

District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Attention: Erik Wilhelm

Dear Sirs/Mesdames:

Re: 3153 Edgemont Village Restaurant Rezoning

I am the owner of Digby Leigh & Company and have been operating a law firm in the Edgemont Village for over 17 years and for the last 26 years I have lived 100 steps from the Village. I will also be a future tenant of the subject building, Edgemont Commons. I would like to express my support for the rezoning of the retail space to allow for a restaurant. I believe a restaurant use would be great for this building. I don't believe this will negatively impact on parking in the Village.

Yours truly,

DIGBY LEIGH & COMPANY

Per:

A handwritten signature in dark ink, appearing to be 'DRL'.

Digby R. Leigh

DRL/wa

{ZWAA-LTS-00284565-1}

Jennifer Janetka

m: Erik Wilhelm
sent: Monday, September 15, 2014 3:08 PM
To: Louise Simkin
Subject: FW: Edgemont Village Public Hearing

Hi Louise,

Please see the email below for the rezoning application at 3053 Edgemont Blvd.

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360

From: Delany's Coffeehouse [<mailto:delanyscoffee@shaw.ca>]
Sent: Monday, September 15, 2014 1:28 PM
To: Erik Wilhelm
Subject: Re: Edgemont Village Public Hearing

Mayor and Council

I am opposed to Kevington Properties request to relax the parking requirement to allow for a 30 seat restaurant. In light of the redevelopments planned for our community it sets an unmanageable precedent. I speak for myself alone. The Village Merchants did not have time to formulate an executive position.

Respectfully,
Robin Delany

From: Erik Wilhelm <WilhelmE@dnv.org>
Date: Friday, September 12, 2014 12:38 PM
To: Delany's Coffeehouse <delanyscoffee@shaw.ca>
Subject: Test Email from Erik Wilhelm Planner

Jennifer Janetka

m: Erik Wilhelm
Sent: Monday, September 15, 2014 3:10 PM
To: Louise Simkin
Subject: 3rd Email - 3053 Edgemont Blvd Restaurant Rezone

Hello again,

Please see the email below for the rezoning application at 3053 Edgemont Blvd.

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360

From: Jason Boudreau [<mailto:velawealth@gmail.com>]
Sent: Friday, September 12, 2014 5:03 PM
To: Erik Wilhelm
Subject: 3153 Edgemont Blvd Restaurant Rezone

Whom it May Concern,

I am a resident of the area (920 Montroyal Blvd.) and both my wife and I, along with our two young sons, frequent Edgemont Village regularly. We love the area and enjoy seeing people we know when we are down there utilizing the many amenities and shops the village has to offer.

We feel that the new building at Edgemont and Queens will be a fantastic addition to the Village. That said, we would both like to see more food options in the Village and would like to see a restaurant located in the building. It is something we talk about regularly as the restaurant options in the village are quite limited. We do not have trouble parking in or near the village and with the additional underground parking provided by the new building, we are not concerned that this one small restaurant would cause any noticeable difference in parking or traffic. In fact, it would be a welcome addition.

Sincerely,

Jason Boudreau

Jennifer Janetka

m: Erik Wilhelm
Sent: Monday, September 15, 2014 3:11 PM
To: Louise Simkin
Subject: 4th Email - Proposed Restaurant (Edgemont & Queens)

Hello,

Please see the email below for the rezoning application at 3053 Edgemont Blvd.

Yours truly,

Erik Wilhelm
Planner – Development Services
District of North Vancouver
604-990-2360

From: Diran Horozian (GBL Architects) [<mailto:dbh@gblarchitects.com>]
Sent: Friday, September 12, 2014 2:46 PM
To: Erik Wilhelm
Cc: nhorozian@shaw.ca
Subject: Proposed Restaurant (Edgemont & Queens)

To Whom It May Concern:

Sir/Madam,

My wife and I live at 4091 Lions Avenue (off Highland Boulevard) which is a one minute drive from Edgemont Village. We support the rezoning application for the proposed restaurant to be located in the building at the corner of Edgemont Boulevard and Queens Road.

The subject building, currently under construction is a gem of an addition to the Village, and we feel that the introduction of a restaurant would be a welcome addition to the area.

Having lived in the Edgemont Village area for the past 40 years, we believe that parking is not an issue, as the restaurant will probably cater to the local populace who already live and shop in the area.

There is adequate parking on Edgemont, Queens and Highland in addition to the building having an underground two-level parking area.

Diran B. Horozian