



**Council Report**  
**For the Meeting of April 17, 2025**

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**To:** Council **Date:** April 09, 2025  
**From:** Curt Kingsley, City Clerk  
**Subject:** 1911 and 1913 Belmont Avenue: Rezoning Application No. 00879 and Development Variance Permit No. 00289

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**RECOMMENDATION**

That the following bylaw be given first, second, and third readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1359), No. 25-019

That the following bylaw be adopted:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1359), No. 25-019

Development Variance Permit Application

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Variance Permit (DVP) No. 00289 for 1911/1913 Belmont Avenue, in accordance with plans submitted to the Planning and Development department on January 16, 2024, subject to:
  - a. Proposed development meeting all City Zoning Regulation Bylaw requirements, except for the following variances:
    - i. allow roof decks
    - ii. increase the maximum height of the house from 7.60m to 7.82m Committee of the Whole Report January 23, 2025 Rezoning Application No. 00879 and Development Variance Permit No. 00289 for 1911/1913 Belmont Avenue Page 2 of 6
    - iii. reduce the rear yard setback from 7.82m to 5.66m (to the deck) iv. reduce the side yard setback (north) from 3.00m to 0.49m (to the stairs)
    - iv. reduce the side yard setback (south) from 1.50m to 0.34m (to the deck)
    - v. reduce the combined side yards setback from 4.50m to 0.83m
    - vi. increase the maximum site coverage from 40 percent to 42 percent
2. That the Development Variance Permit, if issued, lapses two years from the date of this resolution.

**BACKGROUND**

Attached for Council's consideration is a copy of the proposed Bylaw No. 25-019.

The issue came before Council on February 13, 2025 where the following resolution was approved:

**1911 and 1913 Belmont Avenue: Rezoning Application No. 00879 and Development Variance Permit No. 00289 (Fernwood)**

**Rezoning Application**

1. *That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated January 23, 2025, for 1911/1913 Belmont Avenue.*
2. *That, after publication of notification in accordance with section 467 of the Local Government Act, first, second, third and final reading of the zoning. regulation bylaw amendment be considered by Council.*
3. *That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

**Development Variance Permit**

*That Council, after giving notice, consider the following motion:*

1. *That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Variance Permit (DVP) No. 00289 for 1911/1913 Belmont Avenue, in accordance with plans submitted to the Planning and Development department on January 16, 2024, subject to:*
  - a. *Proposed development meeting all City Zoning Regulation Bylaw requirements, except for the following variances:*
    - i. *allow roof decks*
    - ii. *increase the maximum height of the house from 7.60m to 7.82m*  
*Committee of the Whole Report January 23, 2025 Rezoning Application No. 00879 and Development Variance Permit No. 00289 for 1911/1913 Belmont Avenue Page 2 of 6*
    - iii. *reduce the rear yard setback from 7.82m to 5.66m (to the deck)*
    - iv. *reduce the side yard setback (north) from 3.00m to 0.49m (to the stairs)*
    - v. *reduce the side yard setback (south) from 1.50m to 0.34m (to the deck)*
    - v. *reduce the combined side yards setback from 4.50m to 0.83m*
    - vi. *increase the maximum site coverage from 40 percent to 42 percent*
2. *That the Development Variance Permit, if issued, lapses two years from the date of this resolution.*

Respectfully submitted,

Curt Kingsley  
City Clerk

**Report accepted and recommended by the City Manager**

**List of Attachments:**

- Bylaw No. 25-019