

E.1 3031 Jackson Street - Rezoning Application No. 00627 and Development Permit with Variances Application No. 00063 (Hillside/Quadra)

Committee received reports dated May 10, 2018 from the Director of Sustainable Planning and Community Development regarding the rezoning of the property located at 3031 Jackson Street to permit the construction of eight, two-storey townhouse units within three buildings. Variances are being requested relating to reduced lot width and front, rear, and side yard setbacks.

Committee discussed:

- *Staff reporting back on the success of introduced Garry Oak Trees*

Moved By Councillor Young

Seconded By Councillor Coleman

3031 Jackson Street - Rezoning Application No. 00627

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00627 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.
2. Proof of an agreement with Modo, to the satisfaction of the Director of Sustainable Planning and Community Development, ensuring eight lifetime share memberships that run with the individual units are provided.

3031 Jackson Street - Development Permit with Variances Application No. 00063

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00627, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00063 for 3031 Jackson Street, in accordance with:

3. Plans date stamped March 29, 2018
4. Development meeting all *Zoning Regulation Bylaw* requirements, excepts for the following variances:
 - i. reduce the lot width from 60.0m to 53.17m

- ii. reduce the separation space between the building with units 1 & 2 and the building with units 3 & 4 from 7.50m to 4.90m
 - iii. reduce the separation space between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 7.50m to 7.30m
 - iv. reduce the distance between the building with units 1 & 2 and the building with units 3 & 4 from 10.0m to 4.90m
 - v. reduce the distance between the building with units 3 & 4 and the building with units 5, 6, 7, & 8 from 10.0m to 6.68m.
5. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that state the 7.0m distance behind visitor parking stalls 3, 12, & 13 does not exceed an 8% grade.
6. The Development permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY