



Committee of the Whole Report

For the Meeting of September 6, 2018

To: Committee of the Whole **Date:** August 23, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for 953 Balmoral Road

RECOMMENDATION

That Council decline Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for the property located at 953 Balmoral Road.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update on the Rezoning and Development Permit with Variance Applications for the property located at 953 Balmoral Road. The proposal is to rezone the subject property from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey, multi-unit residential building with a density of approximately 1.38:1 floor space ratio (FSR).

Council reconsidered both applications at the Committee of the Whole meeting on June 7, 2018 and passed the following motion:

Postpone consideration of the application for 2 months and request the applicant to meet with the adjoining neighbours to explore possible consolidation of the adjoining lots.

The applicant has informed staff that an arrangement with the adjoining neighbours is not feasible and as a result, the applicant would like to proceed with the original proposal for Council's consideration (letter attached).

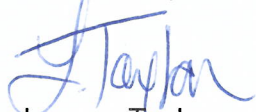
COMMENTS

The applicant has provided a letter dated August 17, 2018 (attached) addressing Council's motion above. The applicant has informed staff that an arrangement with the adjoining neighbours is not feasible and as a result, the applicant would like to proceed with the original proposal of a four-storey, multi-unit residential building for Council's consideration.

Staff's recommendation is to decline the Rezoning and Development Permit with Variance Applications for the same reasons discussed in the original Committee of the Whole reports (attached). The Official Community Plan encourages the logical assembly of development sites

to enable the best realization of development potential for the area. Ideally, the subject site would be consolidated with one or both of the properties on either side of it in order to realize a better site plan with fewer impacts to the adjoining properties, while achieving the overall density supported by policy. If developed on its own under the current proposal, it would compromise future redevelopment along this block of Balmoral Road.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division

JH .



For
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Aug 28, 2018

List of Attachments

- Attachment A: Letter to Mayor and Council dated August 17, 2018
- Attachment B: Committee of the Whole Report dated May 24, 2018
- Attachment C: Committee of the Whole Report dated April 19, 2018
- Attachment D: Minutes from the Committee of the Whole meeting dated June 7, 2018
- Attachment E: Minutes from the Council meeting dated April 26, 2018.