



## Council Report

For the Meeting of September 20, 2018

---

**To:** Council **Date:** September 13, 2018  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00614 for 3103 Washington Avenue – Bylaw Adoption

---

### RECOMMENDATION

That Council give final adoption of the Zoning Regulation Bylaw Amendment (Bylaw No. 18-031).

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 3103 Washington Avenue. The proposal is to construct four single-family dwellings on the lot.

In accordance with Council's motion of July 12, 2018, attached and included below, the necessary condition that would authorize the approval of the rezoning for the subject property has been fulfilled. The motion from the July 12, 2018, Council meeting is as follows:

*"That the following bylaw **be given third reading:***

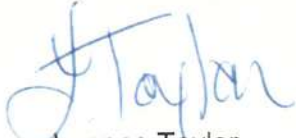
1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1146) No. 18-031*

*And modify the Section 219 Covenant for the landscape plans to include a fence and a hedge along the property line adjacent to 3103 Washington Avenue, to the satisfaction of the Director of Planning."*

### COVENANT MODIFICATION

In accordance with Council's motion above, the applicant amended the landscape plan to include a fence and hedge along the east and west property lines to screen the proposed surface parking. A covenant modification has been registered on title, which includes the updated landscape plan. The recommendation provided for Council's consideration contains the appropriate language to give final adoption of the Zoning Regulation Amendment Bylaw (Bylaw No. 18-031).

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager



Date: Sept. 14, 2018

**List of Attachments**

- Attachment A: Revised landscape plan dated August 10, 2018, deemed November 17, 2017.

