

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).

Council Report
Rezoning Application No. 00614 for 3103 Washington Avenue

September 13, 2018

Respectfully submitted,

Leanne Taylor Senior Planner

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

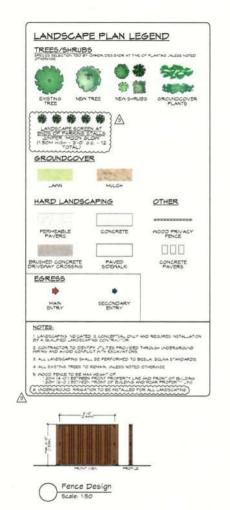
Report accepted and recommended by the City Manager

Date:

List of Attachments

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





Landscape Plan Scale: 1:100

EV NO	NO DESCRIPTION DATE		LANDSCAPE PLAN	
1	REMOVE BASEMENTS FROM STD 1112 ADJUST CANDRICATE FLAN TO SUT NORTH TO SUBJECT OF TRIBER OF DISCASSION REMOVED AND BASE RACKS, REDUCED	SDF, 2071 NOV 1871		
	CEL IN FIGURE FLOOR PLOOR WICHARDS AROUND FAIR TO ST. HE BED STANS ON STE PLAN TO SUT ON THE STAND STEEL STAND STEEL STAND STEEL STAND STEEL STAND STEEL STAND STEEL STAND STAND STEEL STAND ST		Revision:	DP 4.1
	OF PARKING STALLS SPECTED ON LESSING INCOMESAND AREASTON ADDRESS ON LOTTER	AUX 9/18	A8.55/6	Proj No. TED

RE-ISSUED FOR REZONING & DP AUG. 8, 2018



Draun By: KKOSHMAN Date: Sept. 06, 2017 Scale: AS NOTED

Project: PROPOSED 4 SFD'S @ 3103 WASHINGTON AVE.