



## Council Report For the Meeting of January 17, 2019

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**To:** Council **Date:** January 10, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Development Permit with Variances Application No. 00066 for 1501 and 1503 Haultain Street – Update Report

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### EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Development Permit with Variances Application for the property located at 1501 and 1503 Haultain Street. The proposal is to expand and renovate the exterior of the building and construct a third residential storey. The variances are related to parking and setbacks.

In accordance with Council's motion of July 26, 2018, included below, the necessary condition that would authorize the approval of the Development Permit with Variances Application for the subject property has been fulfilled. The motion from the July 26, 2018, Council Meeting states:

*"That, subject to the preparation and execution of legal agreements to secure a transportation demand management program, to the satisfaction of the Director of Sustainable Planning and Community Development, which would include:*

- purchase of one car share vehicle*
- dedication of a car share parking space onsite*
- provision of five car share memberships (one for each residential unit)*
- provision of car share usage credits in the amount of \$100 towards each car share membership.*
- car share membership for each residential unit*
- provision of each resident with a \$400 contribution towards the purchase of a bicycle.*

*That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:*

*That Council authorize the issuance of Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street, subject to registration of the required legal agreements, to the satisfaction of the City Solicitor, and in accordance with:*

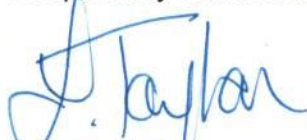
- 1. Plans date stamped July 10, 2018.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
  - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.*

- ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only
  - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
  - iv. Decrease the required number of parking spaces from 14 to 3.
3. Provide a sketch of the proposed gate to be installed adjacent to the staircase on the north side of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
  4. The Development Permit lapsing two years from the date of this resolution."

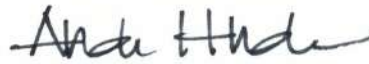
## CONCLUSIONS

With regard to the pre-conditions that Council set in relation to this application, staff can report that a Section 219 covenant to secure a car share program on-site has been filled for registration at Land Titles Office.

Respectfully submitted,

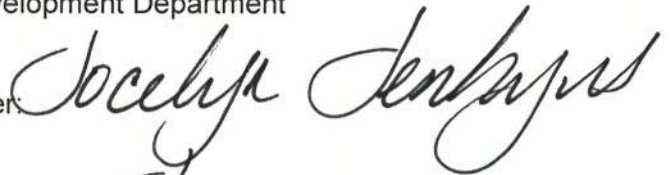


Leanne Taylor  
Senior Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Jan 11, 2019

### List of Attachments:

- Attachment A: Committee of the Whole Minutes dated July 26, 2018
- Attachment B: Council minutes dated July 26, 2018

F. LAND USE MATTERS

F.1 Update Report: 1501 Haultain Street - Development Variance Permit Application No. 00066 (Fernwood)

Committee received a report dated July 12, 2018, from the Director of Sustainable Planning and Community Development regarding an update on an application to expand and renovate the exterior of the building and construct a third residential storey.

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That, subject to the preparation and execution of legal agreements to secure a transportation demand management program, to the satisfaction of the Director of Sustainable Planning and Community Development, which would include:

- purchase of one car share vehicle
- dedication of a car share parking space onsite
- provision of five car share memberships (one for each residential unit)
- provision of car share usage credits in the amount of \$100 towards each car share membership.
- car share membership for each residential unit
- provision of each resident with a \$400 contribution towards the purchase of a bicycle.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street, subject to registration of the required legal agreements, to the satisfaction of the City Solicitor, and in accordance with:

1. Plans date stamped July 10, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
  - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.
  - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
  - iv. Decrease the required number of parking spaces from 14 to 3.
3. Provide a sketch of the proposed gate to be installed adjacent to the staircase on the north side of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

*Committee discussed:*

- *The applicant's response to concerns raised previously.*

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe

OPPOSED (2): Councillor Madoff, and Councillor Young

**CARRIED (6 to 2)**

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.b Report from the July 26, 2018 COTW Meeting

H.1.b.c Update Report: 1501 Haultain Street - Development Variance Permit Application No. 00066 (Fernwood)

**Moved By** Councillor Coleman  
**Seconded By** Councillor Lucas

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- building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe  
OPPOSED (2): Councillor Isitt, and Councillor Young

**CARRIED (7 to 2)**

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