



Committee of the Whole Report For the Meeting of January 31, 2019

To: Committee of the Whole **Date:** January 17, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Permit Application No. 00082 and Development Variance Permit Application No. 00218 for 931 Redfern Street

RECOMMENDATION

- 1) 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 Variances Application No. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys
 - ii. reduce the minimum front setback from 7.5m to 0.0m
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m
 - iv. reduce the minimum habitable north side building setback from 7.5m to 4.24m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
 3. The Development Permit with Variances lapsing two years from the date of this resolution."
- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, if it is approved, and subject to revisions to reduce the protrusion of the secondary suite stairwell and below-grade outdoor amenity area into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m
 - ii. reduce the minimum rear setback from 9.1m to 3.64m
 - iii. reduce the minimum south side setback from 2.6m to 1.93m
 - iv. reduce the combined side yards setback from 5.4m to 4.53m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

Development Permit with Variances Application (subdivision and panhandle lot)

In accordance with section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

Development Variance Permit Application (front lot)

In accordance with section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for the concurrent Development Permit with Variances and Development Variance Permit Applications for the property located at 931 Redfern Street. The first proposal, a Development Permit with Variances application, is to allow the subdivision of a lot into two separate lots; one regular lot (Lot A) and one panhandle lot (Lot B), and for the development of the panhandle lot (Lot B), which includes alterations to the existing single-family dwelling and to add a secondary suite. The proposed variances are related to an increase in the maximum building height, a reduction in building setbacks, and an increase in the maximum eaves' projection into the setbacks. The concurrent proposal, a Development Variance Permit application, is for the construction of a new single-family dwelling with secondary suite on a regular lot. The proposed variances are related to a reduction in building setbacks and an increase in the maximum eaves' projection into the setbacks.

The following points were considered in assessing these applications:

Development Permit with Variances Application (subdivision and panhandle lot):

- the subdivision and panhandle lot proposal are generally consistent with the *Official Community Plan (OCP)* in terms of providing compatible infill development
- the proposed panhandle lot and single-family dwelling with secondary suite is generally consistent with the design principles of the *Small Lot House Design Guidelines* in responding to the character of the site and neighbourhood

- the development supports the housing objectives articulated in the *Gonzales Neighbourhood Community Plan*
- the requested variances are supportable with consideration that no changes to the footprint or height of the existing house are proposed, that all trees on the property will be preserved, and landscape measures are provided to mitigate development impacts on adjacent properties.

Development Variance Permit Application (front lot):

- the proposal to construct a new single-family dwelling with a secondary suite is generally consistent with the principles for landscape, parking, private outdoor space and entrances in the *Secondary Suite Design Guidelines*, which offer voluntary guidance
- although staff recommend a design improvement related to the front yard setback, as outlined in the recommendation, the requested variances are supportable as the proposed development responds to the site context, all trees are retained, and landscape measures are provided to mitigate development impacts on adjacent properties.

BACKGROUND

Description of Proposal

Development Permit with Variances Application (subdivision and panhandle lot):

The proposal is to subdivide the property to create two lots under the current R1-G Zone, Gonzales Single Family Dwelling District, creating one regular lot and one panhandle lot. The regular lot is approximately 460m² and the panhandle lot is approximately 676m² in size (or 601m² less the panhandle). The existing two-storey, single-family dwelling will be retained on the panhandle lot with some alterations, and a secondary suite added. The proposed alterations to the existing house are to enclose the front porch and to expand the second-floor area over the main floor. No changes to the existing building footprint or building height are proposed. One vehicle parking space is located on the existing driveway, which would be re-surfaced with permeable paving. The existing trees, shrubs and exposed natural bedrock feature on the site are proposed to be retained, as well as the hedge between neighbouring properties on the north and south sides. A new privacy fence would be constructed on the south property line for additional screening at grade.

The proposed variances are related to:

- increasing the maximum building height from 5.0m and one storey to 6.4m and two storeys
- reducing the minimum front setback from 7.5m to 0.0m
- reducing the minimum non-habitable south side building setback from 4.0m to 2.05m, and the habitable south side building setback from 7.5m to 3.08m
- reducing the minimum habitable north side building setback from 7.5m to 4.24m
- increasing the maximum eave projections into setbacks from 0.75m to 1.0m.

Development Variance Permit Application (front lot):

A one-and-a-half-storey, single-family dwelling with secondary suite is proposed to be constructed on the new lot under the existing R1-G Zone. The new house is sited with the intention to minimize the impact on existing mature trees. One Garry Oak tree (#200) was identified in the arborist report as potentially being affected by the development given its proximity to the north-west corner of the proposed house; however, special attention has been paid to its preservation through design revisions. The proposal includes a new driveway crossing for access to a single-vehicle garage. A City boulevard tree in front of the property on

Redfern Street is located between the existing and proposed driveway crossings and will be retained. A separate entrance to the secondary suite is being proposed along the front (west) side facing Redfern Street with a low retaining wall and stairs that lead to the basement level entrance, and a below-grade outdoor living space.

The proposed variances are related to:

- reduce the minimum front yard setback from 7.5m to 3.23m
- reduce the minimum rear yard setback from 9.1m to 3.64m
- reduce the minimum south side setback from 2.6m to 1.93m
- reduce the combined side yards setback from 5.4m to 4.53m
- increase the maximum eave projections into setbacks from 0.75m to 1.1m.

Affordable Housing Impacts

The applicant proposes the creation of three new residential units (one single-family dwelling with a secondary suite, and legalization of an existing secondary suite in the existing house) which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter dated January 5, 2019, the following sustainability features are associated with this application:

- proposed EnerGuide Rating 80 or higher for the new house
- energy efficient heating, low-flow water use fixtures, energy star appliances, and energy efficient window and doors
- retention of existing trees, shrubs and hedges
- permeable paver driveways to reduce storm water runoff
- EV charging stations.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with the Development Permit Applications; however, the applicant is providing a 1.38m highway dedication along Redfern Street, which is required as a condition of subdivision.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The lot is approximately 21.3m x 54.6m (70ft x 179.2ft) and occupied by a two-storey, residential single-family dwelling located in the rear portion of the site. Under the current R1-G Zone, if the existing house was removed, a single-family dwelling with a secondary suite or garden suite could be constructed on the lot.

Data Table for R1-G Lot with New Single-Family Dwelling (Lot A)

The following data table compares the proposal with the existing R1-G Zone, Gonzales Single

Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R1-G
Site area (m ²) - minimum	460.00	460.00
Lot width (m) – minimum average	17.30	15.00
Density (Floor Space Ratio) - maximum	0.36	0.5:1
Total floor area (m ²) - maximum	232.50	300.00
Height (m) - maximum	7.14	7.60
Storeys - maximum	1.5 storeys	1.5 storeys
Site coverage % - maximum	29.5	30
Open site space (area of the lot) % - minimum	68	50
Open site space (front yard) % - minimum	85.1	50
Setbacks (m)		
Front (west) - minimum	3.23*	7.50
- projections into the setback: porch (maximum)	1.34	1.60
- projections into the setback: stairs (maximum)	2.13	2.50
Rear (east) – minimum	3.64*	9.01
Side (north) – minimum	2.60	2.60
Side (south) – minimum	1.93*	2.60
Combined side yards - minimum	4.53*	5.40
Eave projections into setbacks - maximum	1.10*	0.75
Vehicle Parking - minimum	1	1
Bicycle Parking - minimum	0	0

Data Table for Panhandle Lot with Existing Single-Family Dwelling (Lot B):

The following data table compares the proposal with Schedule H – Panhandle Lot Regulations. An asterisk is used to identify where the proposal is less stringent than the existing zone and a double asterisk is used to identify existing conditions

Zoning Criteria	Proposal	Zone Standard Schedule H
Site area (m ²) - minimum	601.00	600.00
Lot width (m) – minimum average	21.30	18.00

Zoning Criteria	Proposal	Zone Standard Schedule H
Total floor area (m ²) - maximum	252.00	280.00
Height (m) - maximum	6.40**	5.00
Storeys - maximum	2**	1
Site coverage % - maximum	24.60	25.00
Setbacks (m)		
Front (west) – minimum	0.00* (habitable)	7.50 (habitable)
Rear (east) – minimum	12.03 (habitable)	7.50 (habitable)
Side (north) – minimum	4.24** (habitable)	7.50 (habitable)
Side (south) – minimum	3.08** (habitable) 2.05** (non-habitable)	7.50 (habitable) 4.00 (non-habitable)
Eave projections into setbacks – maximum	1.00**	0.75
Vehicle Parking - minimum	1	1
Bicycle Parking - minimum	0	0

Relevant History

The existing house at 931 Redfern Street has an illegal secondary suite which is proposed to be legalized.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on July 3, 2018 the application was referred for a 30-day comment period to the Fairfield-Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Official Community Plan

The proposed development is generally consistent with the Gonzales Strategic Directions in the *Official Community Plan* (OCP) which aims to maintain and enhance the neighbourhood character, achieved through the retention of landscape features and infill development that fits with the built form, scale, and setbacks of the street and surrounding neighbourhood.

Development Permit Area and Design Guidelines

Development Permit with Variances Application (subdivision and panhandle lot):

Development Permit Area 15B: Intensive Residential – Panhandle Lot as identified in the *Official Community Plan* (2012) would apply to the panhandle portion of the proposal. The intent of placing panhandle lots within a development permit area is to provide consideration of impacts to neighbourhood character and privacy resulting from the subdivision of land into panhandle lot configurations. The objectives of this designation are to preserve Traditional Residential character by ensuring the compatible integration of panhandle lots and associated development, and high-quality design to mitigate negative impacts of panhandle lots. In order to achieve these objectives, the *Small Lot Design Guidelines* (2002) are applied to panhandle lots. The proposal is consistent with the *Small Lot Design Guidelines* in the following ways:

- the existing house is retained
- the identified natural features of the landscape, including all trees and the natural rock outcropping, are retained
- the proposal does not significantly alter the existing topography
- the driveway will be re-paved with permeable paving and additional planting and screening provided
- overall, a 'good neighbour' approach has been applied in relation to views, sunlight, landscape, privacy and parking.

The *Small Lot Design Guidelines* outline that the entryways of small lot housing should be apparent and clearly visible from the street, and designed as a welcoming element on the streetscape. Through the subdivision, the front of the existing house on the panhandle lot will largely face the rear yard of the new house on Lot A, rather than the more desirable frontage on a public street. Therefore, the main entrance to the existing house is not clearly visible from the street, and the front-to-rear configuration also creates potential rear yard privacy impacts for the new house on Lot A. Although fronts of buildings facing rear yards is a condition that should generally be avoided, the existing house, located in the rear portion of the site, is proposed to be retained rather than demolished, as encouraged by the Guidelines. The proposed new house, as part of Development Variance Permit Application No. 00218, will front onto Redfern Street.

The Guidelines also outline that, in general, window placement should respect the privacy of the adjacent properties and be oriented away from neighbouring yards and windows; where this is not possible, windows should be positioned to maximize privacy. The front porch enclosure includes new windows on the west elevation facing the rear of Lot A. The new window on the second-floor addition also faces west. Although some overlook onto Lot A will occur, especially given the change in elevation, the applicant is proposing to retain the mature trees and large shrubs on the property to act as a buffer between the houses. Additionally, the new windows are on the front elevation facing in the direction of Redfern Street, and therefore, do not impact the privacy of existing adjacent properties.

Gonzales Neighbourhood Community Plan (2002)

The proposed lot subdivision, retention of the existing detached house, and addition of a secondary suite supports the housing objectives articulated in the *Gonzales Neighbourhood Community Plan*, which aims to retain the existing, viable single-family and detached housing stock; enhance a diversity of housing in Gonzales; and where appropriate, encourage the provision of secondary suites in houses.

Development Variance Permit Application (front lot):

The proposed new residential, single-family dwelling on the front lot (Lot A) is exempt from *Development Permit Area 16: General Form and Character*. The proposed secondary suite is subject to the *Secondary Suite Design Guidelines*; however, these offer voluntary guidance only.

Secondary Suite Design Guidelines

Both applications are consistent with the *Secondary Suite Design Guidelines* in the following ways:

- entrances are clearly delineated with direct pedestrian connections to the street
- private outdoor amenity spaces separate from the principal unit are provided
- landscape is used to define the outdoor amenity spaces of the separate dwelling units
- privacy fencing and landscape is used to screen the outdoor amenity spaces and parking from the neighbouring property to the south
- permeable paving is provided.

Tree Preservation Bylaw and Urban Forest Master Plan

A total of seventeen trees were inventoried by the project arborist to determine construction impacts and mitigation measures that could be taken to retain and protect the trees on the subject property, the immediately adjacent properties, and in the municipal boulevard (Attachment E).

The subject property contains nine trees, of which eight are bylaw protected: two Douglas Firs, five Garry Oaks, and one Arbutus. Of the bylaw protected trees, one 79cm diameter at breast height (DBH) Garry Oak (#200) was identified as potentially being significantly impacted by construction of the proposed new house in the Development Variance Permit Application. The proposed excavation would occur approximately 3.0m from the base of the tree where large roots were anticipated to be located. Also, at least four of the Oak limbs, up to 25cm diameter, would have to be removed for building clearance. The applicant made subsequent revisions to the design proposal to reduce potential impacts on the Oak tree roots. The arborist conducted exploratory digging within the critical root zone to determine potential impacts to the Oak tree for its long-term retention. Significant structural roots were not found between the Oak tree and the northwest corner of the proposed building footprint. Therefore, given the size and number of roots encountered in the exploratory dig, the final arborist report does not anticipate that the proposal will have a significant impact on the health of the Garry Oak tree (Attachment F).

A further eight trees on adjacent properties are included in the arborist's inventory, of which four are bylaw protected. One 100cm DBH Weeping Willow (NT9) is located close to the proposed panhandle driveway and privacy fence along the south lot line; however, the arborist report indicates that construction will have little to no impact on this tree (Attachment G). Where the driveway footprint encroaches into the critical root zone, arborist supervision will be required to oversee the excavation, removal, and construction of the new driveway. Any additional measures needed to further protect this tree would be identified as a requirement at the Building Permit stage.

One municipal 45cm DBH Hedge Maple (NT1) located in front of the site is proposed to be retained and preserved. This tree could be impacted by excavation and construction works for the proposed stairs and sunken patio related to the secondary suite of Lot A. A project arborist should be on site when this excavation is underway to oversee any root or crown pruning.

Arborist supervision on site when working within the critical root zones of protected trees would be a requirement of the Building Permit to ensure preservation and tree health.

Regulatory Considerations

Development Permit with Variances Application (subdivision and panhandle lot):

The proposed variances from the R1-G Zone and Schedule H – Panhandle Lot Regulations are related to building height, front setback, north and south side building setbacks, and eave projections into setbacks. The variances were assessed as follows:

With respect to the proposed variance to increase the maximum building height from 5.0m and one storey to 6.4m and two storeys:

- the proposal maintains the existing building height.

With respect to the proposed variance to reduce the minimum front setback from 7.5m to 0.0m:

- although the setback is technically 0.0m, as the lot is an irregular shape, in reality there is a front yard ranging from approximately 1.3m to 7.3m in width, as measured from the front property line to the house
- additionally, to mitigate the front-to-rear facing condition between houses, the proposal retains the existing mature trees and shrubs as a buffer and provides an adequate distance between houses for access to sunlight, sky view and privacy

With respect to the proposed variance to reduce the minimum non-habitable south side building setback from 4.0m to 2.05m, and the habitable south side building setback from 7.5m to 3.08m:

- no alterations are proposed to the existing building footprint
- a second-floor addition is proposed on the south-west portion of the house. The proposed addition does not include any new south facing windows that would overlook the adjacent neighbour to the south
- a new privacy fence is provided along the south lot line for screening at grade.

With respect to the proposed variance to reduce the minimum habitable north side building setback from 7.5m to 4.24m:

- no alterations to the north elevation of the existing house are proposed
- existing trees, stone retaining walls with mature plantings along the north side of the property will be retained.

In summary, the mitigation measures to preserve the privacy of adjacent dwellings include the retention of existing hedging along the north and south property lines, the installation of new privacy fencing on the south property line, and the retention of existing trees and large shrubs on the property.

Development Variances Permit Application (front lot):

The proposed variances related to the addition of a new house on Redfern Street pertain to the front, rear and side yard setbacks and eave projections into setbacks. The requested variances were assessed as follows:

With respect to the proposed variance to reduce the minimum front setback from 7.5m to 3.23m:

- the new house has been sited closer to the street line with the rationale to maintain the existing trees, garden, and retaining walls on the property
- the road dedication increases the requested front setback variance by 1.38m; without the dedication, the setback would be 4.61m

- the front yard includes landscaping to integrate the architecture and outdoor structures into the neighbourhood context
- staff requested that the driveways be consolidated in order to increase the amount of soft landscape in the front yard, and to improve the relationship of the development with the public realm. The applicant did not revise the proposal; however, both the new and existing driveways are proposed with permeable surface texture, associated planting, and the location of the proposed new driveway does not impact municipal street trees
- staff requested that the stairwell and below-grade outdoor space for the secondary suite be relocated to the south side and/or setback further from the front property line in order to increase the distance between the public boulevard and the private dwelling, and to increase the amount of soft landscape in the front yard. The applicant has indicated a preference to keep the stairwell in the proposed location, which is approximately 0.8m from the front property line, and provides barrier hedging in front of the retaining wall as a mitigation measure. The recommendation in this report includes a condition that the stairwell and outdoor space for the secondary suite be revised to decrease its encroachment into the front yard setback.

With respect to the proposed variance to reduce the minimum rear setback from 9.1m to 3.64m:

- when the rear yard is measured from the nearest point of the building to the rear lot line, the closest distance is only 3.64m; however because the lot is an irregular shape, when measured at the deepest point, the rear yard distance is approximately 17.0m
- the new development preserves existing trees and garden features, including those located in the rear yard area of Lot A
- the amount of glazing on the rear elevation of the proposed new house is minimized
- the distances between the dwelling units on Lots A and B allow for adequate access to sunlight, sky view and privacy for residents.

With respect to the proposed variances to reduce the minimum south side setback from 2.6m to 1.93m and reduce the combined side yards setback from 5.4m to 4.53m:

- immediately adjacent to the south is the existing driveway for the panhandle lot which, at a width of approximately four meters, provides adequate separation from the adjacent property
- the existing cedar hedge along the south lot line will be maintained and a new privacy fence installed for additional screening.

CONCLUSIONS

The Development Permit with Variances Application proposal for subdivision and alterations to the existing house on the panhandle lot is generally consistent with the *Gonzales Strategic Directions*, the *Small Lot House Design Guidelines*, and the *Gonzales Neighbourhood Community Plan*. The variances are supportable as no change is proposed to the footprint or height of the existing house on the property, the trees and natural rock outcropping will be preserved, and mitigation measures have been provided to reduce the potential privacy concerns associated with intensification.

The concurrent Development Variance Permit Application to construct a new single-family dwelling with a secondary suite on the front lot is generally consistent with relevant policies. The variances are supportable as the development proposal is compatible with the site context, all trees will be preserved, and mitigation measures have been provided to reduce potential privacy concerns associated with intensification. Staff recommend for Council's consideration that the applicant be required to revise the plans to reduce the encroachment of the secondary suite stairwell and outdoor space into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development Department, and that the application

proceed to an opportunity for public comment. If Council would like to advance the application without changes to the front lot, Option 1, as outlined below would provide the appropriate direction.

ALTERNATE MOTION

Option 1 (advance application without revisions):

- 1) 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 Variances Application No. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys;
 - ii. reduce the minimum front setback from 7.5m to 0.0m;
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m;
 - iv. 7.5m to 3.08m;
 - v. reduce the minimum habitable north side building setback from 7.5m to 4.24m;
 - vi. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
3. The Development Permit with Variances lapsing two years from the date of this resolution."

- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, and if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m;
 - ii. reduce the minimum rear setback from 9.1m to 3.64m;
 - iii. reduce the minimum south side setback from 2.6m to 1.93m;
 - iv. reduce the combined side yards setback from 5.4m to 4.53m;
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
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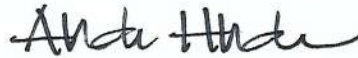
Option 2 (decline application):

- 1) That Council decline Development Permit with Variances Permit Application No. 00082 and Development Variance Permit Application No. 00218 for 931 Redfern Street.

Respectfully submitted,

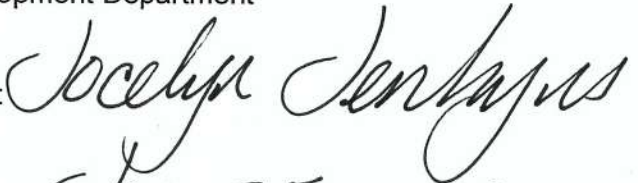


Moira Wilson
Senior Planner - Urban Design
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Jan 25, 2019

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped December 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated January 5, 2019
- Attachment E: Construction Impact Assessment & Tree Preservation Plan issued June 7, 2018 and received dated June 15, 2018
- Attachment F: Exploratory Excavation Memo within Root Zone of Garry Oak #200 dated July 16, 2018 and received dated September 26, 2018
- Attachment G: Supplementary Memo on Driveway and Fence Construction at 931 Redfern Street dated November 6, 2018 and received dated November 28, 2018