



Council Report
For the Meeting of October 26, 2017

To: Council **Date:** October 12, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **1068 Chamberlain Street Rezoning Application No. 00541 and Development Permit with Variances No. 000488 Update Report**

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 17-114 for Rezoning Application No. 00541 for 1068 Chamberlain Street.

Following consideration of Rezoning Application No. 00541 that Council consider this updated motion with respect to Development Permit with Variances No. 000488:

"That Council authorize the issuance of Development Permit with Variances Application No. 000488 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped July 14, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. allow parking in the front yard
 - ii. reduce the minimum rear yard setback from 12.78m to 10.26m.
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

In accordance with Council's motion of August 3, 2017, the necessary Zoning Regulations Bylaw Amendment that would authorize Rezoning Application No. 00541 (and concurrent Development Permit with Variances Application No. 000488) for the property located at 1068 Chamberlain Street has been prepared and a Public Hearing date has been scheduled.

Development Permit with Variances

The recommendation related to the Development Permit with Variances was revised to accommodate how the new, R2- Zone, Duplex with Secondary Suite (Chamberlain) District, was written. The increase in maximum combined floor area on the first and second floor was written into the new Zone, and therefore, is not required as a variance. This is to embed this regulation in the Zone to run with the property for clarity.

Existing Use Clarification

It should also be clarified that the Committee of the Whole report presented on August 3, 2017 stated that the existing house is a single-family dwelling with a secondary suite, and this proposal would retain that secondary suite as rental; however, it was recently discovered that the existing house does not currently have a secondary suite, although one would be allowed under the current R1-B Zone. This does not impact the staff recommendation.

The preconditions that Council set in relation to these applications have been met and staff recommend for Council's consideration that the application proceed to a Public Hearing.

Respectfully submitted,



Chelsea Medd, Planner
Sustainable Planning and Community
Development Department



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Oct. 19, 2017

List of Attachments:

- Committee of Whole Meeting Minutes, dated August 3, 2017

5.2 Rezoning Application No. 00541 for 1068 Chamberlain Street (Gonzales)

Committee received a report dated July 21, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 1068 Chamberlain Street, in order to allow for a new site specific zone to allow for a duplex with secondary suite through an addition onto the existing single family dwelling.

Motion: It was moved by Councillor Madoff, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

Committee discussed:

- The issues with the proposed design and presentation of the south side of the building to the street.
- Concerns with the transition between traditional single family dwellings to high density dwellings in the area.

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe

Against: Councillor Young