



## Committee of the Whole Report For the Meeting of June 7, 2018

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**To:** Committee of the Whole **Date:** May 24, 2018

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** **Rezoning Application No. 000506 and Development Permit with Variance Application No. 000506 for 953 Balmoral Road**

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### RECOMMENDATION

That Council decline Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for the property located at 953 Balmoral Road.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the property located at 953 Balmoral Road. The proposal is to rezone the property from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey, multi-unit building with a density of approximately 1.38:1 floor space ratio (FSR).

Council considered both applications at the Committee of the Whole meeting on April 18, 2018 and passed the following motion:

#### **Rezoning Application No. 00598**

*“That Council direct staff to work with the applicant to refine the proposal to encourage a better fit with the current neighbourhood context and to minimize potential negative impacts associated with a piecemeal approach to development in this area.”*

#### **Development Permit with Variances Application No. 000506**

*“That Council:*

1. *Direct staff to work with the applicant to revise the proposal to comply with the design guidelines and*
  - i. *minimize the impact of the east side yard setback by reducing the requested variance and by introducing additional design interventions to mitigate potential concerns related to privacy and overlook*
  - ii. *reduce the site coverage and increase the open site space in order to provide private open space and high quality soft landscaping.*

- iii. *provide a landscaping strip along the side and rear property lines to screen the parking.*
  - iv. *address Council's issue of the lack of affordability in this application and revisit discussions of entering into a housing agreement.*
2. *Refer the application to the Advisory Design Panel and report back to the Committee of the Whole following a review by the panel."*

## COMMENTS

The applicant has provided a letter dated May 7, 2018 (attached) addressing Council's motion above. The applicant is willing to enter a Housing Agreement ensuring that the proposed 11 dwelling units would remain as rental housing for a 25-year term. In the letter, the applicant has indicated that it is not feasible from their perspective to make any design and onsite landscaping changes to the current proposal as required in Council's motion.

Staff's recommendation is to decline the Rezoning and Development Permit with Variance Applications for the same reasons discussed in the original Committee of the Whole reports (attached). The OCP encourages the logical assembly of development sites to enable the best realization of development potential for the area. Ideally, the subject site would be consolidated with one or both of the properties on either side of it in order to realize a better site plan with fewer impacts to the adjoining properties, while achieving the overall density supported by policy. If developed on its own under the current proposal, it would compromise future redevelopment along this block of Balmoral Road.

Respectfully submitted,

Leanne Taylor  
Senior Planner  
Development Services

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: \_\_\_\_\_

### List of Attachments

- Attachment A: Letter to Mayor and Council
- Attachment B: Committee of the Whole Reports dated April 19, 2018.