



## Council Report

### For the Meeting of October 10, 2019

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**To:** Council **Date:** October 3, 2019  
**From:** C. Coates, City Clerk  
**Subject:** 2708 Graham Street and 1050-1054 Hillside Avenue: Development Permit with Variances Application No. 00043

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### RECOMMENDATION

That the following bylaw be given first, second, and third readings:

1. Housing Agreement (2708 Graham and 1050-1054 Hillside Avenue) Bylaw (2019) No. 19-039

### BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 19-039.

The issue came before Council on March 14, 2019 where the following resolution was approved:

2708 Graham Street and 1050-1054 Hillside Avenue: Development Permit with Variances Application No. 00043

That, subject to the preparation and execution of a Statutory Right-of-Way for 3.57m off Hillside Avenue and a Housing Agreement to ensure a future strata cannot restrict the rental of the units, to the satisfaction of the City Solicitor and Director of Sustainable Planning and Community Development, 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. 00043 for 2708 Graham Street and 1050-1054 Hillside Avenue, in accordance with:

1. Plans date stamped December 17, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the number of buildings from one to two
  - ii. decrease the site area from 920.0m<sup>2</sup> to 911.93m<sup>2</sup>
  - iii. decrease the rear (north) yard setback from 4.57m to 2.31m
  - iv. decrease the side (east) yard setback from the building from 4.57m to 2.42m
  - v. decrease the side (east) yard setback from the stairs from 3.0m to 0.0m
  - vi. increase the site coverage from 40.0% to 48.4%
  - vii. decrease the open site space from 60.0% to 51.6%.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, to add canopies above the townhouse front doors, change the horizontal metal siding to wood, amend the landscape plan bicycle parking to be consistent with site plan, and change the garage door to wood.
4. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Chris Coates  
City Clerk

Report accepted and recommended by the City Manager:



Date: Oct 3, 2019

**List of Attachments:**

- Bylaw No. 19-039