



Committee of the Whole Report For the Meeting of June 25, 2020

To: Committee of the Whole **Date:** June 11, 2020
From: Karen Hoes, Director, Sustainable Planning and Community Development
Subject: **Update Report for Rezoning Application No. 00672 and Development Permit with Variances Application No. 00097 for 1023 Tolmie Avenue**

RECOMMENDATION

Rezoning Application No. 00672

That first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set for the proposed development outlined in Rezoning Application No. 00672 for 1023 Tolmie Avenue.

Development Permit with Variances No. 00097

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00627, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00097 for 1023 Tolmie Avenue, in accordance with:

1. Plans date stamped April 6, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the front yard setback on the south lot from 6.0m to 4.2m to the building and 3.0m to the deck;
 - ii. reduce the rear yard setback on the south lot from 6.0m to 3.5m;
 - iii. reduce the south side yard setback on the south lot from 2.4m to 1.5m for any portion of a dwelling used for habitable space and which has a habitable window; and
 - iv. reduce the south side yard setback on the north lot from 2.4m to 1.73m for any portion of a dwelling used for habitable space and which has a habitable window.
3. The Development Permit lapsing two years from the date of this resolution.

EXECUTIVE SUMMARY

The purpose of this report is to advance a Rezoning Application and Development Permit with Variances Application for the property located at 1023 Tolmie Avenue back to Committee of the

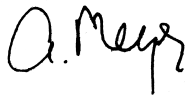
Whole for consideration now that the rezoning information signs have been installed on the subject property in accordance with the *Land Use Procedures Bylaw*.

BACKGROUND

This proposal was presented to Committee of the Whole (COTW) on April 23, 2020 where it was advanced to Public Hearing and Opportunity for Public Comment. However, following the COTW meeting, it was brought to staff's attention that the rezoning information signs were not installed on the property prior to COTW. The *Land Use Procedures Bylaw* requires that the signs be posted on the subject properties for a minimum of 10 days prior to the initial Committee meeting and maintained on-site until the Public Hearing for the application has been held. The signs were instated on June 12, 2020; therefore the proposal is being brought back to COTW to confirm the direction provided by Council on April 23, 2020. No changes have been made to the proposal.

Respectfully submitted,


Michael Angrove
Senior Planner
Development Services Division




Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 18, 2020

List of Attachments

- Attachment A: Committee of the Whole Report dated April 9, 2020.