



## Council Report

### For the Meeting of July 23, 2020

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**To:** Council **Date:** July 9, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Development Permit with Variances Application No. 00040 and Heritage Alteration Permit with Variance No. 00015 for 2251 Lydia Street**

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### RECOMMENDATIONS

#### Development Permit with Variances Application No. 00040

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. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

#### Heritage Alteration Permit with Variance Application No. 00015

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 Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. reduce the minimum side yard setback from 1.5m to 0.6m

3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Development Permit with Variances (DPV) Application for the property located at 2251 Lydia Street. The proposal is for the design and construction of two small lot single family dwellings in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. Associated with this DPV Application is a separate Heritage Alteration Permit with Variance Application for the existing house. These applications will be considered together.

On September 5, 2019, Council passed a motion that included the following direction:

### Development Permit with Variances Application No. 00040

*That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:*

- 1. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and**
- 2. revise the design of Lot 3 to create more consistency with the Small Lot House Design Guidelines.**

*Then 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. 00040 for 2251 Lydia Street, in accordance with:*

1. Plans date stamped May 14, 2019
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

### Heritage Alteration Permit with Variance Application No. 00015

*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 Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:*

1. Plans, date stamped June 24, 2019.

2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:*
  - i. *Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m*
3. **Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.**
4. *Heritage Alteration Permit lapsing two years from the date of this resolution."*

Revisions have been made to the proposed houses to better meet the Small Lot House Design Guidelines and to respond to the recommendations of the Heritage Advisory Panel (see bold in motion).

In summary, the design changes to the new Lydia Street house establish a better street relationship by emphasizing the porch (closer to the street, changing the pitch of the porch roof and adding soffit lighting) and simplifying the materials and palette. Living room windows on the south elevation will be obscured glass to address potential privacy issues.

The Denman Street house revisions create a better contextual fit and better street relationship. This has been achieved by simplifying the materials, introducing double dormers and design details to the entrance gable. Changes to the colour palette emphasize the architectural features of this house and are complementary to the adjacent dwellings.

The Heritage Advisory Panel recommended approval subject to the trim board feature on the house being continued along the top of the garage to better visually tie in with the house. This change has been incorporated into the building permit plans for this addition.

The recommendation provided for Council's consideration contains appropriate language to advance these applications to an Opportunity for Public Comment.

Respectfully submitted,



Lucina Baryluk  
Senior Planner  
Development Services Division




Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: July 16, 2020

### List of Attachments

- Attachment A: Revised plans dated June 2, 2020
- Attachment B: Revised material boards.