



## Council Report For the Meeting of October 8, 2020

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**To:** Committee of the Whole **Date:** September 17, 2020  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** **Update on Rezoning Application No.000674 and Development Permit with Variance Application No. 00101 for 334 Dallas Road**

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### RECOMMENDATION

#### Rezoning Application No. 000674

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 20-068 and give first, second and third reading of Housing Agreement (334 Dallas Road) Bylaw No. 20-069.

#### Development Permit with Variances Application No. 00101 – Revised Motion

That Council, after giving notice and allowing an opportunity for public comment and after a Public Hearing for the Rezoning Application, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application with Variances No. 000101 for 334 Dallas Road, in accordance with:

1. Plans, date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the maximum height for a dwelling to 7.92m;
  - ii. increase the maximum height for an accessory building to 3.96m;
  - iii. reduce the vehicular parking requirements from 4 stalls to 3 stalls;
  - iv. reduce the rear yard open site space from 33% to 13%.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Development Permit with Variances lapsing two years from the date of this resolution.”

### EXECUTIVE SUMMARY

The purpose of this report is present Council with an update regarding a rezoning application and a development permit with variances for property located at 334 Dallas Road. The proposal is to rezone from the Two Family Dwelling District, R-2 Zone, to a site-specific zone in order to permit

construction of a building comprising of three dwelling units. Two of the dwelling units will be secured as market rental for a ten-year period.

In accordance with Council's motion of February 27, 2020, included below, the necessary conditions that would authorize the approval of Rezoning No. 00674 have been fulfilled:

### **Rezoning Application No. 00674 for 334 Dallas Road**

*That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00674 for 334 Dallas Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:*

- 1. Landscape plan be amended to provide more detail as described in the Development Permit Application Report.*
- 2. Preparation and execution of legal agreements to require a 10-year rental period (market rental), for the two basement units to the satisfaction of the Director of Sustainable Planning and Community Development.*

### **Development Permit with Variances Application No. 00101 for 334 Dallas Road**

*That subject to revisions to the landscape plan to include permeable paving in the rear yard, installation of a six stall bike rack, inclusion of more plant materials (including native, pollinator and edible plants), details of fencing and opportunities to include plantings along the fence to the satisfaction of the Director of Sustainable Planning and Community Development, 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. 00674, if it is approved, consider the following motion:*

*"That Council authorize the issuance of Development Permit with Variance Application No. 00101 for 334 Dallas Road, in accordance with:*

- 1. Plans date stamped August 26, 2019.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
  - i. increase the maximum height for a dwelling to 7.92 m;*
  - ii. increase the maximum height for an accessory building to 3.96 m;*
  - iii. reduce the vehicular parking requirements from 4 stalls to 3 stalls;*
  - iv. reduce the rear yard open site space from 33% to 13%.*
- 3. The Development Permit lapsing two years from the date of this resolution."*

### **PUBLIC HEARING CONDITIONS UPDATE**

With regard to the pre-conditions set by Council in relation to the Rezoning Application, staff can report that the following items have been fulfilled:

#### **Housing Agreement**

An executed Housing Agreement was provided to secure two dwelling units as market rental for ten years.

## Revised plans

The applicant has submitted plans showing revisions to the proposed on-site landscaping, to the satisfaction of the Director of Sustainable Planning and Community Development. These landscape revisions can be summarized as follows:

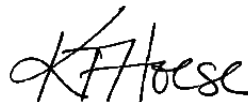
- permeable pavers replace concrete in the rear yard improving the rainwater management of the site
- two raised planter beds have been introduced in the rear yard providing an opportunity for growing food
- a planting area has been introduced at the end of the driveway to soften the appearance of the development
- the location of bike rack has been indicated
- details of fence panels have been provided
- an increase in the number of on-site trees and shrubs and perennials is proposed.

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

Respectfully submitted,



Chloe Tunis  
Planner  
Development Services



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: September 22, 2020

## List of Attachments

- Attachment A: Revised plans with landscape changes dated May 26, 2020
- Attachment B: Committee of the Whole report and attachments from the meeting of February 6, 2020.