

H.4 1035 Joan Crescent: Development Permit with Variance Application No. 00129 (Rockland)

Committee received a report dated May 7, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Permit with Variance Application for 1035 Joan Crescent in order to construct a semi-attached dwelling.

Committee discussed the following:

- *Duplex common use areas*
- *Common roof line shared between units*
- *CALUC's comments on design guidelines*

Moved By Mayor Helps
Seconded By Councillor Alto

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. 00129 for 1035 Joan Crescent, in accordance with:

1. Plans date stamped January 7, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the front yard setback from 10.50 metres to 3.22 metres.
3. The Development Permit lapsing two years from the date of this resolution."

Motion to refer:

Moved By Councillor Isitt
Seconded By Councillor Young

That the matter be referred back to staff to work with the applicant to ensure greater consistency with the spirit and letter of the duplex guidelines.

FOR (6): Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

OPPOSED (2): Mayor Helps, Councillor Alto

CARRIED (6 to 2)