

E.1.a.f 1905 Lee Avenue: Rezoning Application No.00710 and Development Permit with Variances Application No. 000563 (South Jubilee)

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the application be referred back to staff to work with the applicant to try to meet Development Permit Option 1 motion:

Development Permit with Variances Application No. 000563 for 1905 Lee Avenue

That the applicant works with staff to revise the design and provide more information and return to Committee of the Whole:

1. Provide a shadow study for the proposed house in context with neighbouring properties.
2. Revisions to the plans to address the following, to the satisfaction of the Director of Sustainable Planning and Community Development:

Proposed new house:

1. Step back the second storey on the north elevation
2. Reduce potential privacy impacts from bedroom windows
3. Provide landscaping around the above grade deck
4. Identify materials of pathway to house
5. Show basement window wells on plans, and revise landscape plan to reflect this change
6. Make the entry more prominent by having an overhang
7. Show the proposed location of the utility pole, and that the pole relocation has been approved. Proposed location must comply with the Highway Access Bylaw and not impact existing trees or impede future planting of boulevard trees.

Existing House

1. Provide a usable outdoor space for the existing house
2. Once design revisions are made, discuss plans and repetition immediate neighbours as per the Small Lot Policy.

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 TO 1)