

E.1 956 Heywood Avenue - Development Permit with Variances Application No. 00126 (Fairfield)

Committee received a report dated July 9, 2020 from the Director of Sustainable Planning and Community Development regarding a Development Permit with Variances Application to allow for the construction of a four-storey building with six dwelling units located at 956 Heywood Avenue. The variances are related to reduced setbacks, parking, increase site coverage and height.

Committee discussed:

- *How setbacks are measured.*
- *How the applicants took the ADP motion into account.*
- *Concerns with the amount of density on this size of site.*
- *Concerns with neighbours not receiving notice of the CALUC meeting.*
- *The threshold for staff not supporting an application.*

Moved By Councillor Potts
Seconded By Mayor Helps

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

1. A Housing Agreement to ensure a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
2. A Section 219 Covenant to secure a car-share membership for each unit, to the satisfaction of the Director of Engineering and Public Works.

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. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
 - b. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - c. reduce the front setback from 10.50 metres to 6.63 metres;
 - d. reduce the rear setback from 7.71 metres to 1.52 metres;
 - e. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
 - f. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property’s title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.
5. The Development Permit lapsing two years from the date of this resolution.”

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Dubow

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (6 to 2)