



Council Report

For the Meeting of November 21, 2024

To: Council **Date:** November 7, 2024

From: Karen Hoesel, Director, Planning and Development

Subject: **Update report for Rezoning Application No. 00860 and Development Permit with Variances Application No. 00249 for 1276/1278 Gladstone Avenue**

RECOMMENDATIONS

Rezoning Application

That the following bylaw be given first, second and third readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1347), No. 24-071.

Development Permit with Variances

That Council, after giving notice, consider the following motion:

“1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00249 for 1276/1278 Gladstone Avenue, in accordance with plans submitted to the Planning and Development department and date stamped on **September 12, 2024**, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the minimum rear lot line setback from 6.00m to **3.90m** for the main face of the building and to 1.00m for the first storey and patio
 - ii. reduce the minimum side (east) lot line setback from 3.50m to 2.09m for the building, to **1.25m** for the balconies, and to **0.00m** for the steps
 - iii. reduce the minimum side (west) lot line setback from 3.50m to 2.08m for the main face of the building, to **1.20m** for the balconies, and to 0.00m for the first storey and patio
 - iv. reduce the number of residential parking spaces from 18 spaces to 0 spaces
 - v. reduce the number of commercial parking spaces from 8 spaces to 0 spaces
 - vi. reduce the number of visitor parking spaces from 2 spaces to 0 spaces
 - vii. reduce the number of accessible parking spaces from 1 space to 0 spaces

- viii. reduce the number of van accessible parking spaces from 1 space to 0 space
- ix. increase the maximum height of a building from 12m to **13.9m**
- x. increase the maximum number of storeys from four storeys to five storeys.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to bring forward introductory bylaw readings and to provide for Council’s consideration an updated motion related to the Development Permit with Variances Application for the property located at 1276/1278 Gladstone Avenue.

UPDATE

Council advanced Rezoning Application No. 00860 and the associated Development Permit with Variances Application No. 00249 at the Council meeting on July 4, 2024. The proposal is to facilitate the development of a new 19-unit mixed use apartment building consisting of 18 residential market rental units and one commercial unit on the subject property.

The applicant has since fulfilled the conditions set by Council by providing the following:

- Revisions to the landscape plan achieving the siting and soil volume requirements of the Tree Protection Bylaw for the proposed replacement tree in the front yard to the satisfaction of the Director of Parks, Recreation and Facilities.
- Revisions to the frontage design to include a ramp access as part of the proposed on-street loading zone design, to the satisfaction of the Director of Engineering and Public Works.

These changes are reflected on the proposed plans date stamped September 12, 2024, and are included as an attachment to this report.

Therefore, in accordance with Council’s resolution, Zoning Regulation Amendment Bylaw (No. 1347) to facilitate the proposed development has been prepared and brought forward to Council for review and consideration of first, second and third reading.

In addition, minor changes to the proposed setback and height variances are required to accommodate mechanical equipment throughout the building.

The proposed Zoning Regulation Amendment Bylaw, revised plans date stamped September 12, 2024, revised Letter to Mayor and Council dated October 10, 2024, the Committee of the Whole report dated June 20, 2024, and the CTFCOTW minutes from July 4, 2024, are attached for Council’s reference.

Variances

Minor revisions have been made to the proposed setbacks and height of the building to accommodate mechanical equipment throughout the building. The motion has been updated to include the updated

variance requirements which are highlighted in bold text and shown below in comparison to the variances presented at COTW:

- reduce the minimum rear lot line setback from 6.00m to ~~3.95m~~ **3.90m** for the main face of the building and to 1.00m for the first storey and patio
- reduce the minimum side (east) lot line setback from 3.50m to 2.09m for the building, to ~~1.44m~~ **1.25m** for the balconies, and to ~~0.06m~~ **0.00m** for the steps
- reduce the minimum side (west) lot line setback from 3.50m to 2.08m for the main face of the building, to ~~1.36m~~ **1.20m** for the balconies, and to 0.00m for the first storey and patio
- increase the maximum height of a building from 12m to ~~13.56m~~ **13.9m**.

These changes have little effect on the plans as previously presented to Council and are considered supportable.

CONCLUSION

The applicant has generally fulfilled the conditions set by Council. The updated recommendation provided for Council's consideration contains the appropriate language to advance the Rezoning Application and consider approval of the Development Permit with Variances application subject to approval of the associated Rezoning Application.

Respectfully submitted,

Kasha Janota-Bzowska
Planner
Development Services Division

Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Updated Plans date stamped September 12, 2024
- Attachment B: Updated Letter to Mayor and Council dated October 10, 2024
- Attachment C: Zoning Regulation Bylaw, Amendment Bylaw (No. 1347), No. 24-071
- Attachment D: Committee of the Whole Report dated June 20, 2024
- Attachment E: CTCOTW Minutes dated July 4, 2024