

## REPORTS OF COMMITTEES

### **2. Committee of the Whole – May 11, 2017**

#### **1. Rezoning and Development Permit Application No. 00553 for 1757 Newton Street (Jubilee)**

##### **Motion:**

It was moved by Councillor Alto, seconded by Councillor Lucas:

##### **Rezoning Application No. 00553**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00553 for 1757 Newton Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

##### **Development Permit Application No. 00553**

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. 00553, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for 1757 Newton Street, in accordance with:

1. Permit date stamped April 21, 2017.
2. Development meeting all Zoning Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

**Carried Unanimously**

### **3.3 Rezoning Application No. 00553 for 1757 Newton Street (Jubilee)**

Committee received a report dated April 20, 2017 from the Director of Sustainable Planning and Community Development providing information regarding the rezoning application for the property located at 1757 Newton Street in order to rezone the property from the current R1-B Zone to the proposed R-2 Zone to allow for construction of a duplex dwelling.

**Motion:** It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00553 for 1757 Newton Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 17/COTW



## Committee of the Whole Report

For the Meeting of May 11, 2017

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**To:** Committee of the Whole **Date:** April 21, 2017

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Permit Application for 1757 Newton Street

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### RECOMMENDATION

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. 00553, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for 1757 Newton Street, in accordance with:

1. Plans date stamped April 21, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1757 Newton Street. The proposal is to construct a duplex dwelling.

The following points were considered in assessing this application:

- the proposal is consistent with the objectives for sensitive infill in Development Permit Area 15D: Intensive Residential - Duplex of the *Official Community Plan 2012 (OCP)*
- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct a duplex dwelling. Specific details include:

- two-storey building with a pitched roofline
- both units oriented towards the street in a side-by-side manner
- the exterior materials include stone veneer, fibre cement board siding and fibre cement board shingles, and asphalt shingles.

There are no variances being proposed from the R-2 Zone.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **Existing Site Development and Development Potential**

The site is presently a one-storey single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling up to a maximum height of 7.6m and two storeys.

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the North Jubilee CALUC at Community Meetings held on December 6, 2016 and February 7, 2017. A letter dated March 21, 2017 is attached to this report.

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15D: Intensive Residential - Duplex.

The proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*. The applicant has taken into consideration comments from both the North Jubilee CALUC and Staff and subsequently revised the design from a front-to-back duplex to a side-by-side duplex, which provides for an improved relationship with the street. In addition, the pitched roof is in keeping with the existing street context; as well, the pitched roof elements above the entrances along with the choice of door colours aid in minimizing the prominence of the garages while making the entryways more prominent.

## Local Area Plans

The property is located within the Residential designation in the *Jubilee Neighbourhood Plan*. New housing in this designation should fit with the form of established housing and provide at-grade entrances facing the street. This proposal is in keeping with these objectives.

## Regulatory Considerations

The application is consistent with the R-2 Zone, Two Family Dwelling District. No variances from the R-2 Zone are being proposed.

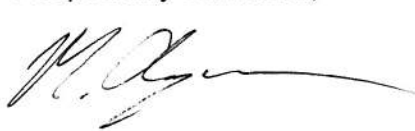
## CONCLUSIONS

The proposal to construct a duplex is consistent with Development Permit Area 15D: Intensive Residential – Duplex. Staff recommend for Council's consideration that Council consider supporting the application.

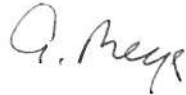
## ALTERNATE MOTION

That Council decline a Development Permit for the property located at 1757 Newton Street.

Respectfully submitted,



Michael Angrove  
Planner  
Development Services



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

April 25, 2017

## List of Attachments:

- Subject Map
- Aerial Map
- Plans dated/date stamped April 21, 2017
- Letter from applicant to Mayor and Council dated March 27, 2017
- Community Association Land Use Committee Comments dated March 21, 2017.