

## **REPORTS OF COMMITTEES**

### **1. Committee of the Whole – February 16, 2017**

#### **8. Rezoning Application No. 00516 and Development Permit with Variances Application No. 00462 for 1120-1128 Burdett Avenue (Fairfield)**

##### **Motion:**

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

##### **Rezoning Application No. 00516**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00516 for 1120-1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revisions to include:
  - a. increasing the rear yard setback, consistent with the zoning requirements;
  - b. elimination of the secondary stair access from the parkade if feasible and if compliant with the BC Building Code;
  - c. clarification of the privacy mitigation measures and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
2. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
  - a. section 219 Covenant to secure sustainability features and construction achieving a minimum of BUILT GREEN® "Bronze" certification;
  - b. Housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - c. ask staff to work with the applicant to place restrictions on the properties to not prohibit occupancy by age.

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, and Thornton-Joe  
**Opposed:** Councillor Isitt, Madoff, and Young

#### **Development Permit with Variances Application No. 00460**

##### **Motion:**

It was moved by Councillor Alto, seconded by Councillor Coleman, 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. 00516, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000462 for 1120-1128 Burdett Avenue, in accordance with:

1. Revised plans as noted in concurrent Rezoning Application No. 000462.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Increase the height from 12m to 13.55m
  - ii. Increase the site coverage from 40% to 57.16%;
  - iii. Reduce the open site space from 50% to 42.06%;
  - iv. Reduce the minimum required front yard setback from 10.5m to 4.51m for the building;
  - v. Reduce the minimum required rear yard setback from 6.77m to 6.73m for the building;
  - vi. Reduce the east side yard setback from 6.77m to 3.75m for the building;
  - vii. Reduce the west side yard setback from 6.77m to 4.22m for the building face and nil for the parkade;
  - viii. Reduce the front yard projection setback for the canopy from 4.5m to 3m;

- ix. Reduce the requirement for open site space adjacent to the street from 6.77m to 1m;
- x. Reduce the required residential parking from 1.2 spaces per dwelling unit to 1.02 space per dwelling unit;
- 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
- 4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m<sup>2</sup> of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
- 5. The Development Permit lapsing two years from the date of this resolution."

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, and Thornton-Joe

**Opposed:** Councillor Isitt, Madoff, and Young



**3.1 Rezoning Application No. 00516 for 1120 – 1128 Burdett Avenue and Development Permit with Variances Application No. 000462 for 1120-1128 Burdett Avenue (Fairfield)**

Committee received a report dated February 2, 2017 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application for the property located at 1120-1128 Burdett Avenue in order to increase density and allow for multi-unit residential uses.

Committee discussed:

- Ensuring housing agreements are in place to prohibit future strata councils from prohibiting children.
- The difference between traditional residential and urban residential.

**Motion:** It was moved by Councillor Alto, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00516 for 1120-1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revisions to include:
  - a. increasing the rear yard setback, consistent with the zoning requirements;
  - b. elimination of the secondary stair access from the parkade if feasible and if compliant with the BC Building Code;
  - c. clarification of the privacy mitigation measures and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
2. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
  - a. section 219 Covenant to secure sustainability features and construction achieving a minimum of BUILT GREEN® "Bronze" certification;
  - b. housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

Committee discussed:

- Finding a compromise between traditional residential and urban residential.

**Amendment:** It was moved by Mayor Helps, seconded by Councillor Madoff, that the motion be amended as follows:

2. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
  - a. section 219 Covenant to secure sustainability features and construction achieving a minimum of BUILT GREEN® "Bronze" certification;
  - b. housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - c. **ask staff to work with the applicant to put a section 219 covenant on the property to not prohibit occupancy by age.**

Committee discussed:

- Ensuring that the units will not allow short term vacation rentals.

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

**Main Motion as amended:**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00516 for 1120-1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revisions to include:
  - a. increasing the rear yard setback, consistent with the zoning requirements;
  - b. elimination of the secondary stair access from the parkade if feasible and if compliant with the BC Building Code;
  - c. clarification of the privacy mitigation measures and any other changes required to ensure accuracy and consistency with plans to the satisfaction of City staff;
2. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
  - a. section 219 Covenant to secure sustainability features and construction achieving a minimum of BUILT GREEN® "Bronze" certification;
  - b. housing Agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - c. ask staff work with the applicant to put a section 219 covenant on the property to not prohibit occupancy by age.

CARRIED 17/COTW

FOR: Mayor Helps, Councillors Alto, Coleman, Lucas, and Thornton-Joe  
AGAINST: Councillors Isitt, Madoff, and Young

**Motion:** It was moved by Councillor Alto, seconded by Councillor Lucas, 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. 00516, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000462 for 1120-1128 Burdett Avenue, in accordance with:

1. Revised plans as noted in concurrent Rezoning Application No. 000462.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Increase the height from 12m to 13.55m
  - ii. Increase the site coverage from 40% to 57.16%;
  - iii. Reduce the open site space from 50% to 42.06%;
  - iv. Reduce the minimum required front yard setback from 10.5m to 4.51m for the building;
  - v. Reduce the minimum required rear yard setback from 6.77m to 6.73m for the building;
  - vi. Reduce the east side yard setback from 6.77m to 3.75m for the building;
  - vii. Reduce the west side yard setback from 6.77m to 4.22m for the building face and nil for the parkade;
  - viii. Reduce the front yard projection setback for the canopy from 4.5m to 3m;



- ix. Reduce the requirement for open site space adjacent to the street from 6.77m to 1m;
- x. Reduce the required residential parking from 1.2 spaces per dwelling unit to 1.02 space per dwelling unit;
- 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
- 4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
- 5. The Development Permit lapsing two years from the date of this resolution."

CARRIED 17/COTW

FOR: Mayor Helps, Councillors Alto, Coleman, Lucas, and Thornton-Joe  
AGAINST: Councillors Isitt, Madoff, and Young



## Committee of the Whole Report

For the Meeting of February 16, 2017

---

**To:** Committee of the Whole **Date:** February 2, 2017

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

**Subject:** Development Permit with Variances Application No. 000462 for 1120 – 1128 Burdett Avenue

---

### 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. 00516, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000462 for 1120-1128 Burdett Avenue, in accordance with:

1. Revised plans as noted in concurrent Rezoning Application No. 000462.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Increase the height from 12m to 13.55m
  - ii. Increase the site coverage from 40% to 57.16%;
  - iii. Reduce the open site space from 50% to 42.06%;
  - iv. Reduce the minimum required front yard setback from 10.5m to 4.51m for the building;
  - v. Reduce the minimum required rear yard setback from 6.77m to 6.73m for the building;
  - vi. Reduce the east side yard setback from 6.77m to 3.75m for the building;
  - vii. Reduce the west side yard setback from 6.77m to 4.22m for the building face and nil for the parkade;
  - viii. Reduce the front yard projection setback for the canopy from 4.5m to 3m;
  - ix. Reduce the requirement for open site space adjacent to the street from 6.77m to 1m;
  - x. Reduce the required residential parking from 1.2 spaces per dwelling unit to 1.02 space per dwelling unit;
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m<sup>2</sup> of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning

- into the public Right-of-Way;
5. 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 *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.

## 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 1120-1128 Burdett Avenue. The proposal is to construct a four-storey multi-unit residential building containing 36 residential units. The variances are related to height, site coverage, open site space, setbacks and parking.

The following points were considered in assessing this application:

- the proposed building is subject to guidelines contained in Development Permit Area 16, General Form and Character, and is consistent with the 'Urban Residential' Place Designation in the Official Community Plan
- the Application is consistent with the *Multi-Unit Residential, Commercial and Industrial* guidelines
- a parking reduction for residential use is being proposed, although recent parking studies of comparable developments indicate the proposed parking rate of one space per unit should satisfy the parking demand generated by this development and therefore the impacts on the surrounding neighbourhood would be minimal.

## BACKGROUND

### Description of Proposal

The proposal is to construct a four-storey multi-residential building containing 36 residential units. The proposed site plan, architecture and landscape design include the following details:

- low-rise building form with four ground-oriented units facing Burdett Avenue
- a mixture of siding, including fibre cement board in a combination of white, light grey and charcoal colours
- thin stone veneer for the ground level along Burdett Avenue
- stained cedar siding as an accent material on the north and south elevations, with cedar soffits on all exposed balconies and the main entrance
- exposed architectural concrete for the retaining wall adjacent to the underground parkade access
- black vinyl windows, with translucent privacy screens in tempered glass
- metal and glass railings with frosted glass for the north elevation
- metal screen for the mechanical penthouse
- replacement of the two existing street trees on Burdett Avenue with two new trees, consistent with City standards
- private patios with planting as shown on the landscape plan for each of the eight units on the ground level; four facing Burdett Avenue and four to the rear
- a 1m wide gravel access path along the east of the proposed building providing access



- to the rear ground level units
- one level of underground parking for 37 stalls, including three stalls for residential visitor use
- 37 class 1 bicycle storage spaces located underground
- one publicly accessible class 2 rack for six bikes located adjacent to the main entrance on Burdett Avenue

The proposed variances are related to:

- increasing the building height
- increasing the site coverage
- reducing the open site space
- reducing the front, rear and side yard setbacks
- reducing the open site space adjacent from the street
- reducing the amount of off-street surface parking.

### **Sustainability Features**

As indicated in the applicant's letter date stamped January 31, 2017 the following sustainability features are associated with this application:

- building constructed to BUILT GREEN® "Bronze" standard
- air tight building envelope
- water-efficient plumbing fixtures
- rooftop and patio stormwater runoff into gravel paths
- reuse or recycling of key components of the existing structures where possible.

### **Active Transportation Impacts**

The Application proposes the following features which support active transportation:

- 37 secure bike racks located underground
- one publicly accessible rack for six bikes located outside the main entrance on Burdett Avenue
- a bike wash station.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit Application.

### **Advisory Design Panel Referral**

The Application was referred to the Advisory Design Panel (ADP) on August 24, 2016. The Panel was asked to comment on the following aspects of the proposal:

- massing, height and transition in relation to the context
- interface on the north and east elevations
- opportunities for greater roof articulation
- rear access path and potential for Crime Prevention Through Environmental Design.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):



*"That the Advisory Design Panel recommend to Council that Development Permit #000462 and Rezoning #00516 for 1120 - 1128 Burdett Avenue be approved with recommendations as proposed:*

- *Refinement of the secondary facades towards a clarified expression of the building form."*

The applicant's detailed response to the Panel's recommendation (dated September 26, 2016) is attached to this report. In summary, the applicant has responded to ADP's recommendation as follows:

- the north and west façade balcony canopies have been lowered on the fourth floor to provide distinction between this element and the continual roof line
- the secondary façade expression has been refined through the extension of cedar panelling on the fourth level on the north elevation and by introducing cedar panelling on the balconies of the west elevation.

In addition to the revisions specifically related to the recommendation from ADP, the applicant has also incorporated the following revisions:

- a replacement boulevard tree previously located in front of the main entrance has been realigned to improve visibility and prominence of the main entrance
- wooden screening has been expanded to the corner balconies on the east elevation to improve privacy impacts on adjacent buildings
- additional planting has been incorporated in the rear patios to the north including five galaxy magnolia trees

The changes to the fourth floor canopy height on the north and west elevation and extension of architectural screening on the east elevation are an improvement and the expanded use of cedar panelling on the west elevation helps to create a more unified building expression as recommended by the panel.

## **ANALYSIS**

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

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Urban Residential, which supports low-rise and mid-rise multi-unit buildings of up to approximately six storeys.

Design guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Guidelines; Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Guidelines for Fences, Gates and Shutters*. As noted below, the Application is generally consistent with the Guidelines.

### **Multi-Unit Residential, Commercial and Industrial Guidelines**

These Guidelines are applicable for multi-unit residential buildings of three or more units with the overall aim to result in design excellence, livability and contribution to sense of place within the Victoria context. Overall, the proposal is consistent with the Guidelines. The use of rich and varied materials, front patios and a flat roof compliment the character of the street and the two-storey bays create a human scale for pedestrians. Low level lighting is detailed on the landscape plan and assists in mitigating the perceived fear of crime along the pedestrian walkway to the east.

The Guidelines encourage multi-unit residential development to provide an appropriate transition to lower density building forms, which is often three storeys or lower. The proposed building is surrounded by four-storey buildings on the north, east and west boundaries. A four-storey residential building also exists across the street to the south of Burdett Avenue. Further east along Burdett Avenue is a mixture of two and three-storey residential buildings including two heritage designated buildings at 1139 and 1143/1145 Burdett Avenue. In summary, the predominant height characteristic of the immediate context is that of four-storey buildings and the proposal is therefore considered an appropriate fit with the surrounding context.

### **Advisory Design Guidelines for Buildings, Signs and Awnings**

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on the solution to these general aspects: design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, street relationship and landscape plan. The Application is consistent with these Guidelines.

### **Guidelines for Fences, Gates and Shutters**

These Guidelines state that fences, gates and shutters must compliment the character of the street and not result in a fortress-like appearance, must integrate with building design, architectural finishes and materials for a cohesive effect, and not be the dominant feature of the building façade. The Application is consistent with these guidelines.

### **Regulatory Considerations**

The R3-A1 Zone, Low Profile Multiple Dwelling District, is being proposed to be used as a base zone to create a new zone with an increased density allowance of 1.83:1 FSR that is not contingent on a minimum provision of 50% open site space or 40% site coverage; as a result, a number of variances are proposed as part of this Application. This approach is recommended to ensure that reduced siting requirements are not entrenched in a new custom zone and that any future alternative development proposals would need to again apply to Council to achieve these or different variances. These are discussed in more detail below.

#### Building Height

Although the proposed height is slightly higher than the maximum allowance of the adjacent zones, staff are generally supportive of the proposed height given the OCP policy direction and the minimal impact this additional height will have on the immediate context, which predominantly consists of four-storey multi-residential buildings. In addition, articulation of the front façade has been incorporated through the use of two-storey projections and changes in materials that serve to emphasize the ground-oriented units which help to create a human-scaled design at the street level. Staff therefore recommend that Council consider supporting this variance.

#### Site Coverage

The site coverage for the proposal is 57.16%, while the Zone standard is 40% (when eligible for bonus density of 1.6:1 FSR). The additional site coverage does create a larger building mass, which results in the request to reduce the minimum front, side and rear yard setback



requirements; however, the building has been positioned on the lot to maintain similar front yard setbacks as the adjacent building to the east. Staff recommend that Council consider supporting this variance.

### Open Site Space

Although the proposal does not meet the minimum 50% open site space requirement as it relates to the bonus density regulations, at 42.06% it does meet the 30% requirement for open site space. In response to comments from staff, the applicant has included additional landscaping in the rear yard which will help to soften the appearance of the building from the rear and provide an appropriate balance through landscaping. Staff recommend for Council's consideration that the open site space variance be supported.

### Proposed Setback Variances

The proposal requests the following setback variances:

- reduce the minimum required front yard setback from 10.5m to 4.51m
- reduce the minimum required rear yard setback from 6.77m to 6.73m
- reduce the east side yard setback from 6.77m to 3.75m
- reduce the west side yard setback from 6.77m to 4.22m for the building face and 0m for the parkade
- reduce the front yard projection setback for the canopy from 4.50m to 3m
- reduce the requirement for open site space adjacent to the street from 6.77m to 1m.

A request to reduce the minimum front yard setback from 10.5m to 4.51m is being proposed. This projection would not interrupt the rhythm of the streetscape as the proposed building would be positioned similar to the adjacent buildings to the east, which is setback approximately 6.5m from the front property line. In addition, the 4.51m distance relates to the closest part of the building face, which is the columns in front of the main entrance. The majority of the building façade is located further back at 7.2m from the property line.

A small variance to the rear yard setback is being proposed from 6.77m to 6.73m (based on half the height of the building); however, the design was based on previous calculations of building height and it is the applicant's intent to meet this requirement with balconies projecting into this by no more than 2m.

The side yard setbacks are required to be half the height of the building, which is 6.77m. In the event that the proposal was for a lower height building, this in turn would result in reduced setback requirements. The potential impacts on the west boundary are considered to be minimal as the adjacent four-storey building is located 9.4m from the property line and 13.6m from the proposed building face with balconies projecting into this by 2m. In addition, wooden screening architectural features have been incorporated which helps to minimize the privacy impacts on the adjacent building to the west. On the east side the requested setback variance is greater, with a request to reduce this to 3.75m; however, mature planting provides a visual buffer in this location and the supporting arborist report includes measures to ensure the retention of these trees. In addition, a window placement analysis has been provided to demonstrate the offsetting of proposed windows, which have been reduced in size in this location. The applicant also intends to include obscure glass in the lower portion of the windows although further clarity on the drawings is required and the staff recommendation includes wording to this effect. Given the additional measures that have been incorporated in the side elevations, staff recommend Council consider supporting the side yard variances.



A variance is also being requested to reduce the setback for the canopy adjacent to a street boundary from 4.5m to 3m. The Guidelines encourage prominent entrances from the street and the 3m setback is considered appropriate in this location. In addition, a setback variance is being requested for open site space adjacent to a street, which relates to the transformer on the east of the subject property. As this area is proposed to be landscaped, staff recommend that Council consider supporting this variance.

#### Parking Reduction

The applicant is proposing a parking ratio of 1.02 stalls per unit, resulting in a parking variance of six stalls when compared to the R3-A1 Zone (Low Profile Multiple Dwelling District), which requires 1.2 stalls per unit. A parking study was not considered necessary for this specific variance as recent parking studies of comparable developments indicate this proposed parking rate of one space per unit should satisfy the parking demand generated by this development. The applicant has also oversupplied bicycle parking by one stall and is located in an area supported by active transportation options which may reduce automobile ownership rates.

#### **Tree Preservation Bylaw**

A bylaw protected Douglas fir tree is located on the adjacent property at 1149 Rockland Avenue. The accompanying arborist report notes that efforts have been made to limit damage to the mature trees along the east boundary of the subject properties by pulling the underground parkade back from the property line, although, a stair access to the parkade may impact the critical root zone of the Douglas Fir. Provided alternative secondary egress from the parkade can be met in accordance with BC Building Code requirements (by means of an emergency door on the overhead parkade gate along the access ramp) the stair access would not be necessary. As a precondition for setting a Public Hearing, staff are recommending plan revisions to mitigate the impacts to the adjacent tree if possible, and appropriate wording is included for Council's consideration in the staff recommendation in the accompanying report for Rezoning Application No. 00516.

#### **Encroachment Agreements**

With any project of this scale that has small setbacks and requires significant excavation, construction methods often require a form of underpinning which can result in material being left in the public Right-of-Way. The resulting material (typically rock anchors) presents no concerns to the public interest and do not impact the underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The staff recommendation provided for Council's consideration includes direction to allow staff to enter into such an agreement, if the Rezoning Application is approved by Council and if it is deemed necessary to facilitate the construction of the project.

#### **CONCLUSIONS**

The proposal for a 36 unit multi-residential development is generally consistent with the applicable guidelines and includes high-quality building materials and landscape finishes. The contemporary design is supportable and complimentary to the existing character along Burdett Avenue. The variances related to building height, siting and setbacks are supportable through appropriate building articulation and the provision of obscure glazing and architectural screening on the east and west elevations, which mitigate any privacy impacts on adjacent buildings. The proposed parking variance is supportable based on comparable data for vehicle ownership and demand within the surrounding area. Staff, therefore, recommend for Council's consideration



that Council support the Application.

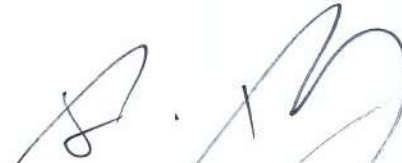
### ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000462 for the properties located at 1120 – 1128 Burdett Avenue.

Respectfully submitted,

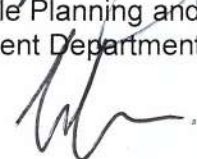


Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: February 8, 2017

### List of Attachments:

- Aerial photo
- Zoning map
- Letter from applicant, date stamped January 31, 2017
- Arborist letter, date stamped September 2, 2016
- Letter from Fairfield Gonzales Community Association CALUC date stamped April 21, 2016
- Staff report and associated plans to Advisory Design Panel, dated August 10, 2016
- Minutes of August 24, 2016 Advisory Design Panel meeting
- Letter from applicant in response to Advisory Design Panel, dated September 26, 2016
- Plans for Rezoning Application No. 00516 and Development Permit Application No. 000462, dated December 5, 2016.