



## **Council Report**

**For the Meeting of May 18, 2017**

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**To:** Council **Date:** May 11, 2017  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Permit with Variance Application No. 00039 for 710 Belton Avenue

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### **RECOMMENDATION**

"That Council authorize the issuance of Development Permit Application No. 00039 for 710 Belton Avenue in accordance with:

1. Plans date stamped February 28, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Schedule M, Section 2.d: reduce the separation space between a garden suite and a single-family dwelling from 2.40m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

### **EXECUTIVE SUMMARY**

At the Council Meeting on May 11, 2017, Council approved a variance to reduce the separation space between a proposed garden suite and the existing single family dwelling from 2.40m to 2.10m at 710 Belton Avenue. The Council motion was:

*"That Council authorize the issuance of Development Permit Application No. 00039 for 710 Belton Avenue in accordance with:*


4. *Plans date stamped February 28, 2017.*
5. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
  - ii. *Part 1.108, Section 1.108.4(d): reduce the separation space between a garden suite and a single-family dwelling from 2.40m to 2.10m.*
6. *The Development Permit lapsing two years from the date of this resolution."*

Following the Council meeting, it was discovered that the motion referenced the R1-B-GS Zone, Single Family Dwelling with a Garden Suite District; however, the variance should have referred the new Schedule M – Garden Suites.

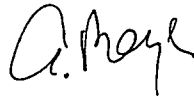
## COMMENTS

At the Council meeting on April 13, 2017, Council adopted changes to the *Zoning Regulation Bylaw* to allow garden suites in single-family residential zones consistent with the Garden Suite Policy and based on the *Zoning Regulation Bylaw's* Schedule M - Garden Suites. The property located at 710 Belton Avenue is zoned R1-B, Single Family Dwelling District, and a garden suite is permitted subject to Schedule M. Accordingly, the proposed variance to reduce the separation distance between the proposed garden suite and the existing single family dwelling distance applies to Schedule M.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 17, 2017