



Council Report

For the Meeting of May 11, 2017

To: Council **Date:** April 27, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00543 and Development Permit with Variance
Application No. 00039 for 710 Belton Avenue

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. 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.
3. The Development Permit lapsing two years from the date of this resolution.

EXECUTIVE SUMMARY

At the Committee of the Whole (COTW) meeting on April 13, 2017, Council considered a Rezoning and Development Permit with Variance Application for the property located at 710 Belton Avenue. The proposal is to construct a garden suite. The motion from the April 13, 2017 COTW meeting was:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00543 for 710 Belton Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

AND

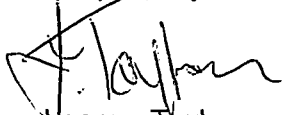
That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00543, if it is approved, consider the following motion:

'That Council authorize the issuance of Development Permit Application No. 00543 for 710 Belton Avenue in accordance with:

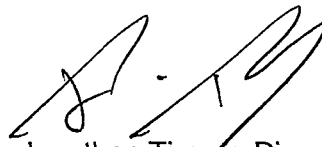
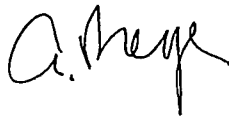
- 1. Plans date stamped February 28, 2017.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. Part 1.108, Section 1.108.4(d): reduce the separation space between a garden suite and a single-family dwelling from 2.40m to 2.10m.*
- 3. The Development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

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. As a result of these recent amendments, a rezoning is no longer required for 710 Belton Avenue. A garden suite would be permitted on the subject property, which is currently in the R1-B Zone, Single Family Dwelling District; however, a variance to reduce the separation space between the garden suite and the single-family dwelling is still required and subject to Council's consideration and approval.

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 2, 2017