



## Council Report

For the Meeting of December 8, 2016

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**To:** Council **Date:** November 23, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Permit with Variance Application No.00489 for 2035 Stanley Avenue

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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. 00489, if it is approved, consider the following motion:

1. "That Council authorize the issuance of Development Permit Application No. 00489 for 2035 Stanley Avenue in accordance with:

Existing Duplex (Proposed Lot 1)

- a. Part 2.143.4 (a): Increase the height from 7.6m to 7.7m;
- b. Part 2.143.4 (a): Increase the number of storeys from 1.5 with a basement to 2 with a basement;
- c. Part 2.143.5 (a): Reduce the front setback from 7.5m to 6.64m;
- d. Part 2.143.5 (a): Increase the maximum projection for bay windows into the front setback from 0.6m to 1.65m;
- e. Part 2.143.5 (a): Increase the maximum projection for steps into the front setback from 3.5m to 4.5m;
- f. Part 2.143.5 (b): Reduce the rear setback from 10.7m to 1.5m;
- g. Part 2.143.5 (c): Reduce the side setback (south) from 1.52m to 0.30m;
- h. Part 2.143.5 (c): Reduce the side setback (north) from 3m to 1.53m;
- i. **Part 2.143.5 (d): Reduce the combined side yard setback from 4.5m to 1.83m;**
- j. Schedule "C" (4): Reduce the number of parking stalls from 2 to 1.

New Small Lot House (Proposed Lot 2)

- a. Part 1.131.5 (a): Reduce the front setback from 6m to 3.72m;
- b. Part 1.131.5 (b): Reduce the rear setback from 6m to 3.98m (to steps) and 5.08 (to building);
- c. Part 1.131.5 (d): Reduce the side setback (east) from 2.4m to 1.5m;
- d. Schedule "C" (4): Permit parking in the front yard.

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

## EXECUTIVE SUMMARY

The purpose of this report is to amend the Council motion for Development Permit with Variance Application No.00489 for 2035 Stanley Avenue to change the part number references of the Zoning Regulation Bylaw to reflect the numbering of new site-specific zones, and to correct an error in the proposed combined side yard setback for the existing duplex. The proposed variance was originally identified as a reduction of the combined sideyard setbacks from 4.5m to 3m; however, the correct variance is a reduction from 4.5m to 1.83m. The revised combined side yard setback variance is shown in bold text in the amended motion above.

Respectfully submitted,



Alec Johnston  
Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: December 1, 2016