



Council Report

For the Meeting of October 13, 2016

To: Council **Date:** September 22, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Update Report for Rezoning Application No. 00493 and Development Permit with Variances Application No. 000441 for 1016 Southgate Street**

RECOMMENDATION

That Council replace the previous motion from the Committee of the Whole meeting of July 21, 2016 with the following motion (variances updated to reflect the new zone):

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. 00493, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000441 for 1016 Southgate Street, in accordance with:

1. Plans date stamped June 21, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the site coverage from 33% to 38.70%;
 - ii. reduce the minimum site area from 920m² to 668.50m²;
 - iii. reduce the minimum required front yard setback from 7.50m to 5.67m;
 - iv. reduce the east side yard setback from 3m to 1.09m for the bike storage locker;
 - v. reduce the west side yard setback from 3m to 1.09m for the bike storage locker;
 - vi. reduce the front yard projection setback for the steps from 3m to 2.34m;
 - vii. required residential parking reduced from 1.2 spaces per dwelling unit to 1 space per dwelling unit;
 - viii. Schedule C, Section 7.2(b) – reduce the distance of an off-street parking space from the street boundary (rear lane) from 1.0m to 0.64m;
 - ix. Schedule C, Section 7.2(h) – reduce the landscape strip along the side yard from 0.60m to 0.50m;
 - x. Schedule F, Section 4(d) – reduce the separation space between an accessory building and the principal building from 2.40m to 1.37m.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
4. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of July 21, 2016, the necessary Zoning Regulation Bylaw Amendment that would authorize Rezoning Application No. 00493 (and concurrent Development Permit Application No. 000441) for the property located at 1016 Southgate Street has been prepared. With regard to the preconditions that Council set in relation to these Applications, staff can report that legal agreements have been completed to secure a Statutory Right-of-Way of 3.35m along the Southgate Street frontage and 0.64m for the rear lane access along Harling Lane, and to ensure that future strata bylaws cannot prohibit owners from renting residential strata units. Additionally, one typographical error from the previous motion has been corrected to clarify the site area is proposed to be reduced from 920m² to 668.50m², not 920m² to 678m².

BACKGROUND

The proposal is to construct a three-storey multi-unit residential building containing six units.

In the report presented to Committee of the Whole on July 21, 2016, side yard setback variances were identified for the principle building (a reduction from 5.20m to 3.04m). This variance was a result of utilizing the R3-A1 Zone (Low Profile Multiple Dwelling District) as a comparable base zone. In the creation of the new zone, this regulation has been simplified to eliminate the requirement for side yard setback to be one half the building's height. A minimum setback of 3m is included in the new zone which the principle building complies with. The motion has been updated to remove this variance and to correct a typographical error.

Respectfully submitted,

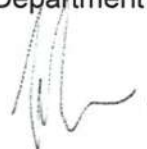


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Report accepted and recommended by the City Manager:



Date: October 5, 2016