



Council Report

For the Meeting of September 8, 2016

To: Council **Date:** August 24, 2016

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

Subject: **Development Permit with Variances Application No. 00004 for 1421 Fairfield Road**

EXECUTIVE SUMMARY

The purpose of this report is to amend the Council motion for Development Permit with Variances Application No. 00004 for 1421 Fairfield Road to state that the authorization be conditional on subdivision approval. Approval of a Development Permit with Variances Application does not imply subdivision approval. The proposed development contemplates subdivision of the property and it would not be supportable otherwise. Therefore, authorization of issuance of the permit should explicitly be made conditional on subdivision of the property. This addition to the motion is highlighted in bold below.

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00004 for Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - Proposed Lot D
 - i. Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
 - ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2.
 - Proposed Lot E
 - i. Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
 - ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2;
 - iii. Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.
3. The Development Permit lapsing two years from the date of this resolution.

This authorization is conditional on the property being subdivided into three strata lots generally in accordance with the subdivision application dated April 29, 2016."

Respectfully submitted,



Rob Bateman
Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:



September 8, 2016