

**PLANNING & LAND USE COMMITTEE REPORT**  
**FROM THE MEETING HELD OCTOBER 1, 2015**

For the Council Meeting of October 1, 2015, the Committee recommends the following:

1. **Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards)**: That after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

That Council authorize the issuance of Development Permit Application No. 000404 for 701 Tyee Road, in accordance with:

1. Plans date stamped August 24, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Reduce the north setback (Gaudin Road) from 3.5m to nil;
  - b. Reduce the south setback from 4m to nil for Phases 1 and 2;
  - c. Reduce the south setback from 4m to 3.5m;
  - d. Increase the height in DA-H from 24m to 25.49m for Phase 2;
  - e. Increase the height in DA-J from 31m to 33m for Phase 3;
  - f. Reduce parking from 50 stalls to 49 stalls for Phase 1;
  - g. Reduce parking from 185 stalls to 178 stalls; and
  - h. Reduce the bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1.
3. The Development Permit lapsing two years from the date of this resolution.
4. Revised plans to the satisfaction of staff that:
  - a. Either enclose or screen the proposed garbage enclosure adjacent to Gaudin Road;
  - b. Provide further details of the proposed grass pave finish;
  - c. Provide comprehensive details relating to landscaping for Phases 1 and 2; and
  - d. Provide reduced annual landscaping maintenance costs within Bridges Park and along Tyee Road.
5. Referral to the Advisory Design Panel for a comprehensive review and with particular attention to the following issues:
  - a. The design of building entrances facing Tyee Road;
  - b. The design and appearance of the "Sky Home" end units; and
  - c. The treatment of parkade walls that project above grade.
6. An amendment to the Railyards Master Development Agreement, to the satisfaction of staff, to:
  - a. Address proposed revisions to the public parking required in conjunction with Bridges Park and the path from Tyee Road to Central Spur Road; and
  - b. Secure cost estimates for all required on-site services, off-site services and public amenities prior to any building in proposed Phase 1 being occupied.
7. A Public Access Easement registered on title, to the satisfaction of staff, to secure public access through the site from Tyee Road to Central Spur Road.
8. A Statutory Right-of-Way registered on title, to the satisfaction of staff, to secure public access to the Victoria West Entry Park and public pathways located on private land adjacent to Tyee Road.
9. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m<sup>2</sup> of exposed shored face during construction, in a form satisfactory to staff.

2. **Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards):** That Council direct that staff report back to Council after the application is reviewed by the Advisory Design Panel, on the feasibility of retaining the provision in the Master Development Agreement of the City acquiring ownership title to the public access from Tyee Road to Central Spur Road, including the legal mechanism and pros and cons.

3. **Development Permit with Variances Application Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane:**

That Council consider the following motion:

That Council authorize the issuance of Development Permit Application Nos. 000431, 000432 and 000433 for 1032, 1038 and 1044 Harling Lane in accordance with:

1. Plans date stamped June 17, 2015, with revisions to the fence to the satisfaction of staff.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

4. **Heritage Alteration Permit with Variances Application No. 00205 for 226 Dallas Road:**

- A. That Council advance Heritage Alteration Permit Application No. 00205 with Variances for 226 Dallas Road, for consideration at a Public Hearing."
- B. Following consideration at the Public Hearing of Heritage Alteration Permit Application No. 00205 for 226 Dallas Road, that Council consider the following motion:

That Council authorize the issuance of Heritage Alteration Permit Application No. 00205 for 226 Dallas Road, subject to the completion of the following prior to the issuance of a Building Permit and in accordance with:

1. Revised plans date stamped August 18, 2015.
2. The provision of:
  - a. Plan, elevation and section details for the front porch;
  - b. A post-relocation condition assessment of the existing wood siding/shingles;
  - c. Woodwork, roof, exterior doors and windows;
  - d. Rehabilitation details confirming the scope of work arising from the condition of the historic fabric; and
  - e. An exterior door and window rehabilitation schedule.
3. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Section 1.2.4.a - Height relaxed from 7.6m to 8.8m;
  - b. Section 1.2.5.a - Front setback relaxed from 7.5m to 6.15m for main building, from 5.0m to 4.83m for stairs;
  - c. Section 1.2.5.c - Side yard setback (east) relaxed from 3.0m to 1.20m and side yard setback (west) relaxed from 1.5m to 1.04m; and
  - d. Section 1.2.5.d - Combined side yard setbacks relaxed from 4.5m to 2.24m.
4. The Heritage Alteration Permit lapsing two years from the date of this resolution.
5. Final plans to be generally in accordance with the plans identified above as amended to the satisfaction of the Director of Sustainable Planning and Community Development.

5. **Heritage Alteration Permit with Variances Application No. 00206 for 222 Dallas Road:**

- A. That Council advance Heritage Alteration Permit Application No. 00206 with Variances for 222 Dallas Road, for consideration at a Public Hearing."
- B. Following consideration at the Public Hearing of Heritage Alteration Permit Application No. 00206 for 222 Dallas Road, that Council consider the following motion.

That Council authorize the issuance of Heritage Alteration Permit Application No. 00206 for 222 Dallas Road, subject to the completion of the following prior to the issuance of a Building Permit and in accordance with:

- 1. Revised plans date stamped August 18, 2015.
- 2. The provision of:
  - a. Plan, elevation and section details for the front porch;
  - b. A post-relocation condition assessment of the existing wood siding/shingles, Woodwork, roof, exterior doors and windows;
  - c. Rehabilitation details confirming the scope of work arising from the condition of the historic fabric;
  - d. An exterior door and window rehabilitation schedule.
- 3. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Section 1.2.4.a - Height relaxed from 7.6m to 9.9m and number of storeys from 2 to 2.5;
  - b. Section 1.2.5.a - Front setback relaxed from 7.5m to 6.45m for main building, from 5.9m to 4.94m for porch, from 5.0m to 3.91m for stairs;
  - c. Section 1,2.5.c - Side yard setback (east) relaxed from 1.5m to 1.36m;
  - d. Section 1,2.5.d - Combined side yard setbacks relaxed from 4.5m to 2.68m; and
  - e. Section 1.2.5.e - Flanking street (Dock) setback relaxed from 3.5m to 1.32m.
- 4. The Heritage Alteration Permit lapsing two years from the date of this resolution.
- 5. Final plans to be generally in accordance with plans identified above as amended to the satisfaction of the Director of Sustainable Planning and Community Development.