

Memo

To: Mayor and Council File: 2870-30 Salsbury
From: Angila Bains, Director of Legislative and Protective Services/Corporate Officer
Date: October 4, 2024
Subject: **0 and 3353 Salsbury Way – Final Reading**

At a Council meeting held April 15, 2024, Council gave second and third readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10009” to rezone 0 and 3353 Salsbury Way from the RS-6 (Single Family Dwelling) Zone to the RS-1 (Single Family Dwelling) Zone to subdivide to create five additional lots (two fee simple and four strata lots), for six lots total for single-family dwelling use.

Final Reading of the Zoning Bylaw Amendment and ratification of Development Variance Permit DVP00497 were withheld pending the registration of a covenant to secure the following:

- That proposed building, landscape, driveway, and servicing designs for Lots A and B and Strata Lot 1 be designed to facilitate the retention of tree #68.
- That proposed building, landscape, driveway, and servicing designs for Strata Lot 3 be designed to facilitate the retention of trees #48, 50 and 51. Additionally, any proposed building design must be constructed so as not to conflict with the stem or canopy of tree #51 or require its alteration as defined in the Tree Bylaw. This may require that the house height be restricted on a portion of the lot to avoid conflict with the stem or canopy of tree #51 (per the recommendations of the applicant’s arborist report).
- That any necessary buildings proposed on the subdivided Lots A and B and Strata Lots 1-4 be designed in a fashion to facilitate the retention of on-site, shared ownership, or off-site Garry Oak trees.

The above-mentioned is secured, so Council is requested to give final reading to the Zoning Bylaw Amendment and approve and issue the Development Variance Permit. This item is scheduled for the Council meeting of October 28, 2024.



Angila Bains, B.A., MMC
Director of Legislative and Protective Services/Corporate Officer

/tds

cc: Brent Reems, CAO
Lindsay Chase, Director of Planning
Harley Machielse, Director of Engineering