



Council Report
For the Meeting of January 16, 2025

To: Council **Date:** January 09, 2025
From: Curt Kingsley, City Clerk
Subject: 515 Foul Bay Road: Housing Agreement

RECOMMENDATION

That the following bylaw be given first, second and third readings:

1. Housing Agreement (515 Foul Bay Road) Bylaw (2025), No. 25-012

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 25-012.

The issue came before Council on May 9, 2024 where the following resolution was approved:

515 Foul Bay Road: Rezoning Application No. 00807, Development Permit with Variances Application No. 00255 and Heritage Designation Application No. 00163 (Fairfield)

Rezoning Application

1. *That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff reports dated October 10, 2023 and April 3, 2024 for 515 Foul Bay Road.*
2. *That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council.*
3. *That following the third reading of the zoning amendment bylaw, the applicant prepare and execute legal agreements securing the following, with form satisfactory to the City Solicitor prior to adoption of the bylaw:*
 - a. *provision of a 1.6m wide statutory right-of-way for highway purposes along the Foul Bay Road frontage, with terms to the satisfaction of the Director of Engineering and Public Works*
 - b. *provision of a detailed design, supply and installation of a new Rectangular Rapid Flashing Beacon (RRFB) pedestrian crossing of Foul Bay Road at its intersection with Chandler Avenue, including a curb extension at the west side of Foul Bay Road, wheelchair ramps, tactile indicators and all associated infrastructure, to the satisfaction of the Director of Engineering and Public Works*

- c. *protection, restoration and maintenance of the existing greenspace with a site area of approximately 1,468 m² in accordance with the plans date stamped by Planning on February 26, 2024, which includes provision of a bee colony in the conservation area for a period of at least two years and ensuring that design and construction in the area follows the recommendations in the February 23, 2024 arborist report from Gye & Associates to minimize impacts to trees, to the satisfaction of the Director of Parks, Recreation and Facilities*
 - d. *a minimum of five units in the existing multiple dwelling as rental units for the life of the building as outlined in the report dated April 3, 2024, with contents satisfactory to the Director of Sustainable Planning and Community Development*
 - e. *provision of no less than one adaptable unit, in accordance with the standards in the British Columbia Building Code and BC's Building Accessibility Handbook, to the satisfaction of the Director of Sustainable Planning and Community Development; and*
 - f. *provision of transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works, including:*
 - i. *two over-sized long-term bicycle parking spaces;*
 - ii. *50% of required long-term bicycle parking with access to an electrical outlet;*
 - iii. *bicycle wash and maintenance facility.*
4. *That adoption of the zoning bylaw amendment will not take place until:*
- a. *third reading of an associated heritage designation bylaw to designate the property known as 515 Foul Bay Road, as described in the Statement of Significance attached as Attachment F, pursuant to Section 611 of the Local Government Act, to the satisfaction of the Director of Sustainable Planning and Community Development,*
 - b. *all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.*
5. *That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

Development Permit with Variances Application

That Council, after giving notice, consider the following motion:

1. *That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00255 for 515 Foul Bay Road, by plans submitted to the Planning department and date stamped by Planning on February 26, 2024, in accordance with the following:*
- a. *Subject to submission of revised plans to align architectural site plans and landscape plans, to the satisfaction of the Director of Sustainable Planning and Community Development.*
 - b. *Subject to the proposed development meeting all City zoning and subdivision and development servicing bylaw requirements, except for the following variances:*
 - i. *reduce minimum front yard setback from 6.00m to 0.41m*
 - ii. *reduce minimum side yard setback (north) from 4.00m to 3.08m*
 - iii. *increase maximum eave projection from 0.75m to 0.79m*
 - iv. *permit vehicle parking in the front yard*
 - v. *reduce short-term bicycle storage from 18 spaces to 10 spaces*
 - vi. *increase maximum drive aisle slope from 8.00% to 11.36%*
 - vii. *reduce minimum two-way drive aisle width from 6.00m to 4.00m*
 - viii. *increase maximum accessory building height from 3.50m to 4.00m*

- ix. *permit above-ground electrical, telecommunication and cable television services.*
- c. *That pursuant to section 512(2) of the Local Government Act, Council exempts the existing property at 515 Foul Bay Road as well as the new proposed lot to be created by subdivision, as generally shown in the plans submitted to the Planning department and date stamped by Planning on February 26, 2024 from the minimum frontage requirements of section 512(1) at the time of subdivision.*
- 2. *That the Development Permit with Variances, if issued, expires two years from the date of this resolution.*

Heritage Designation Application No. 000163

That Council:

- 1. *Instruct staff to prepare a heritage designation bylaw to designate the property at 515 Foul Bay Road, that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set.*
- 2. *Approve the Statement of Significance for 515 Foul Bay Road attached as Attachment F to this report recognizing the building exterior as the historic features of the property.*

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 25-012