



Council Update Report For the Meeting of January 16, 2025

To: Council **Date:** January 2, 2025

From: Karen Hoese, Director, Planning and Development

Subject: Update on Rezoning Application No. 00810 and associated Development Permit with Variances Application No. 000614 and Heritage Alteration Permit Application No. 00251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street

RECOMMENDATION

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1349), No. 24-080.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an update on a Rezoning Application, a Development Permit with Variances Application, and a Heritage Alteration Permit Application for the property located at 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street. The proposal is to rezone from the R3-2 Zone, Multiple Dwelling District, to increase the density from 1.6:1 floor space ratio (FSR) to 2.45:1 FSR and allow construction of a new six-storey assisted living building. The concurrent Development Permit with Variances Application pertains to the proposed form, character, exterior design, finishes and landscaping, and variances related to height, site coverage, open site space, setbacks, and accessory buildings. The concurrent Heritage Alteration Permit Application is to facilitate the rehabilitation and restoration of the heritage designated house, the Rutland Residence.

Council considered this application at the July 18, 2024 Committee of the Whole Meeting and passed a motion on August 1, 2024 directing staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development subject to specific revisions to the Tenant Assistance Plan.

In accordance with Council's resolution, the applicant has revised the Tenant Assistance Plan and a Zoning Regulation Amendment Bylaw (No. 24-080) to facilitate the proposed development has been prepared for Council's review and consideration.

UPDATE

Tenant Assistance Plan

On August 1, 2024 Council passed a motion directing staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development subject to the following revisions to the Tenant Assistance Plan:

Ensure that the TAP relocation lead time, is 12 months for all tenants and that the relocation and right of first refusal plan minimizes sudden rental increases and accounts for the needs of vulnerable residents, to the satisfaction of the Director of Planning.

The applicant has revised the proposal accordingly and it is now consistent with both the Council motion and the Tenant Assistance Policy. The proposed Zoning Regulation Amendment Bylaw, the July 18, 2024 Committee of the Whole report, the August 1, 2024 Council Meeting minutes, and the revised Tenant Assistance Plan are attached to this report for Council's reference.

CONCLUSIONS

The recommendation provided for Council's consideration contains the appropriate language to advance the Rezoning Application.

Respectfully submitted,

Rob Bateman
Senior Planner
Development Services Division

Alec Johnston, Assistant Director, on behalf of
Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Zoning Regulation Bylaw, Amendment Bylaw (No. 1349) No. 24-080
- Attachment B: July 18, 2024 Committee of the Whole Report
- Attachment C: August 1, 2024 Council Meeting Minutes
- Attachment D: Tenant Assistance Plan dated October 22, 2024.