



## Council Report

### For the Meeting of April 9, 2026

---

**To:** Council **Date:** March 26, 2026

**From:** Karen Hoese, Director, Planning and Development

**Subject:** **Update for Zone Text Amendment and Development Permit with Variances Application No. 00209 for 257 Belleville Street**

---

### RECOMMENDATION

1. That Council direct that the legal agreement previously required pursuant to the Council minutes of January 23, 2025 pertaining to public realm improvements is no longer necessary because of the City's new Works and Services Bylaw, No. 26-004.
2. That the following bylaw be given first, second and third readings:
  1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1364) No. 26-028.

### PURPOSE

The purpose of this report is to provide Council with an update on a *Zoning Regulation Bylaw* text amendment and a concurrent Development Permit with Variances Application for the property located at 257 Belleville Street. The application site is currently occupied by the Admiral Inn, which would be replaced by a residential building with approximately 35 dwelling units.

### BACKGROUND

Council considered this application at the January 9, 2025 Committee of the Whole Meeting and passed a motion on January 23, 2025 directing staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development subject to preparation of two legal agreements. The intent of the two legal agreements was as follows:

- Remove the “community amenities” within the site-specific zoning and instead, in place of construction of the public plaza, secure a cash payment by amending an existing legal agreement. In addition, the amount to be provided towards the Harbour Pathway was to be increased in the legal agreement.
- Ensure that the public realm improvements are consistent with the Downtown Public Realm Plan and Streetscape Standards, with the further requirement that soil cells and irrigation on the Pendray Street frontage be required for trees provided within the City right of way.

## **UPDATE**

### **Legal Agreement regarding Plaza Construction and Harbour Pathway**

In accordance with Council's resolution, the applicant has prepared and executed a legal agreement, to amend the existing covenant registered as CA2048143 to allow a transfer of cash-in-lieu in the amount of \$121,000 towards the cost of plaza construction, and \$312,000 for further enhancement of the Harbour Pathway.

### **Legal Agreement regarding Public Realm Improvements**

On January 22, 2026 Council adopted the Works & Services Bylaw. Since this bylaw was adopted, the legal agreement for public realm improvements is no longer required because the proposed improvements are now a standard requirement of the new bylaw. The recommended motion has been updated accordingly.

### **Amended Zoning Bylaw**

A Zoning Regulation Amendment Bylaw (No. 26-028) to facilitate the proposed development has also been prepared for Council's review and consideration.

## **CONCLUSIONS**

The recommendation provided for Council's consideration contains the appropriate language to advance the zoning text amendment.

Respectfully submitted,

Rob Bateman  
Senior Planner  
Development Services Division

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. 1364) No. 26-028
- Attachment B January 9, 2025 Committee of the Whole Report
- Attachment C January 23, 2025 Council Meeting Minutes