



Council Report

For the Meeting of September 6, 2018

To: Council **Date:** August 23, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **UPDATE REPORT: Development Permit Application No. 000502 and Rezoning Application No. 00593 for 930 Fort Street**

RECOMMENDATION

That Council consider first, second and third readings of Housing Agreement (930 Fort Street) Bylaw No. 18-097.

EXECUTIVE SUMMARY

The purpose of this report is to inform Council that, in accordance with Council's motion of August 9, 2018, the Zoning Regulation Amendment Bylaw (No. 1156) No. 18-071 has been amended. In addition, a Housing Agreement ensuring no restrictions on rental has been prepared and executed by the applicant. Attached for Council's initial consideration is a copy of the proposed Housing Agreement Bylaw No. 18-097. If Council passes the motion, as recommended in this report, the two bylaws will be brought before Council to be considered for adoption at a subsequent Council meeting.

The rezoning application received a Public Hearing on August 9, 2018. At the same meeting, Council approved the following resolutions:

Rezoning Application No. 00593 for 930 Fort Street

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1156) No. 18-071

Amendment:

That Schedule 1, section 6.98.2 "Community Amenities" (page 179 of Agenda materials), be amended to specify the following allocation for the community amenity contribution:

- \$103,006.80 ~~\$203,006.80~~ to the Downtown Core Area Public Realm Improvement Fund
- \$100,000.00 to the Housing Reserve
- \$67,668.94 to the Downtown Heritage Buildings Seismic Upgrade Fund.

3rd reading as amended:

Postponed pending registration of a Housing Agreement:

Bylaw Approval

That the following bylaw **be adopted:**

1. ~~Zoning Regulation Bylaw, Amendment Bylaw (No. 1156) No. 18-071~~

Development Permit with Variances Application No. 000502 for 930 Fort Street

That Council authorize the issuance of Development Permit with Variance Application No. 000502 for 930 Fort Street, in accordance with:

1. Plans date stamped June 8, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - reduce the number of parking stalls to 27.
3. Proof of a fully executed car share agreement that includes the purchase of 62 car share memberships, and \$100 driving credit for each of the memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Registration of a covenant on the property's title to secure 62 car share memberships and, \$100 of driving credit for each of the memberships, to the satisfaction of the Director of Sustainable Planning and Community Development, and in a form satisfactory to the City Solicitor.
5. The Development Permit lapsing two years from the date of this resolution.

Respectfully submitted,

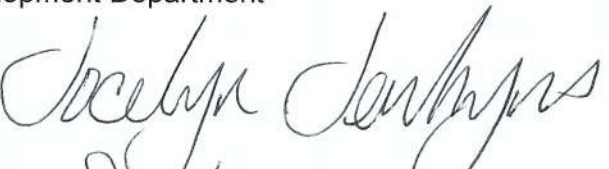


Rob Bateman
Senior Process Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Sept. 5, 2018