



## **Committee of the Whole Report**

### **For the Meeting of March 28, 2019**

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**To:** Committee of the Whole **Date:** March 20, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** **Update Report No. 2 for Rezoning Application No. 00641 and Development Permit with Variances Application 000528 for 430 Parry Street**

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### **RECOMMENDATION**

That Council consider the following motion:

1. To rescind the second reading of Bylaw No. 19-006; amend bylaw 19-006 to delete the text "allocating an additional \$20,000 to the housing reserve fund" from Section 3.124.2.a; and give second reading to the bylaw as amended.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with new information, analysis and recommendations for a Rezoning Application for the property located at 430 Parry Street. The proposal is to rezone from the R-2 Zone, Two-Family Dwelling District, to a site-specific zone in order to construct a four- and five-storey residential building. The proposal is to increase the density and allow multi-unit residential uses at this location.

At the Council meeting of March 14, 2019, Council amended the proposed zoning amendment bylaw for the subject property by adding a contribution to the Housing Reserve Fund of \$20,000. Subsequent to this Council meeting, the applicant has requested that this additional contribution to the Housing Reserve Fund be deleted from the bylaw in order to maintain the feasibility of the project (see attached letter to Mayor and Council).

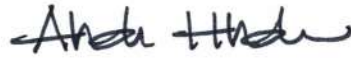
At the Committee of the Whole Meeting of January 10, 2019, the applicant noted that they would be willing to provide a contribution of \$10,000 to a housing relocation firm, or individual, if relocation of the existing house from the subject property was feasible; or \$20,000 if that relocation could occur in James Bay. Upon two third-party reviews (see attached letters), the relocation of the existing dwelling was deemed unfeasible which necessitates that the applicant demolishes the dwelling. Instead of the demolition resulting in a cost savings to the applicant, the demolition will result in additional costs, hence the applicant has made the requested bylaw amendment.

Respectfully submitted,



Miko Betanzo  
Senior Planner – Urban Design  
Development Services Division

JH



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

March 21, 2019

**List of Attachments:**

- Attachment A: Revised Applicant letter dated March 20th, 2019
- Attachment B: Third Party Relocation letter dated March 13<sup>th</sup>, 2019
- Attachment C: Third Party Relocation letter dated March 13<sup>th</sup>, 2019