



## **Council Report**

**For the Meeting of July 18, 2019**

---

**To:** Council **Date:** July 11, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** **Update Report for Rezoning Application No. 00649 for 2424 Richmond Road**

---

### **RECOMMENDATION**

#### **Rezoning Application No. 00649**

That Council give first and second reading of Zoning Regulation Bylaw Amendment (No. 1187) No. 19-054 for Rezoning Application No. 00649 for 2424 Richmond Road and first, second and third reading of Housing Agreement (2424 Richmond Road) Bylaw No. 19-055.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with an update regarding Rezoning Application No. 00649 for 2424 Richmond Road. The proposal is to construct a new two-storey single family dwelling and retain the existing house on the same lot.

In accordance with Council's motion of January 17, 2019, included below, the necessary conditions that would authorize the approval of the Rezoning Application have been fulfilled. The motion from the January 17, 2019 Council meeting is as follows:

*That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00649 for 2424 Richmond Road; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and that a Public Hearing date be set once the following conditions are met:*

*Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:*

- 1. registration of a section 219 covenant to secure the design of the proposed single-family dwelling unit, and to ensure that the existing single-family dwelling is upgraded in accordance with the plans approved by Council and to specify the sequencing of construction and landscaping, including retention of a landscape security deposit*
- 2. receipt of an executed Statutory Right-of-Way (SRW) of 4.82m along Richmond Road, to the satisfaction of the Director of Engineering and Public Works.*
- 3. registration of a housing agreement in a form satisfactory to the City Solicitor that prohibits the establishment of strata bylaws that prohibit the rental of the units.*

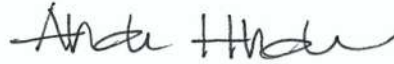
## CONCLUSIONS

With regard to the pre-conditions that Council set in relation to this application, staff can report that the covenant to secure the design for the new single family dwelling and the renovations to the existing house has been registered on title, the covenant to secure a Statutory Right-of-Way (SRW) of 4.82m along Richmond Road has been registered on title, and a Housing Agreement that prohibits the establishment of strata bylaws that prohibit the rental of the units has been executed by the applicant to the satisfaction of City staff. The recommendation provided for Council's consideration contains appropriate language to advance these applications to a Public Hearing.

Respectfully submitted,



Chelsea Medd  
Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
Date: July 12, 2019