



## **Council Report**

### **For the Meeting of June 13, 2019**

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**To:** Council **Date:** May 30, 2019

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

**Subject:** **Rezoning Application No. 00622, Development Permit with Variance Application No. 000521 and Heritage Designation Application for 919 and 923 Caledonia Avenue**

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### **RECOMMENDATION**

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 19-061 (Amendment No. 1192), give first, second, and third readings to Housing Agreement (919 and 923 Caledonia Avenue) Bylaw No. 19-062 and first and second reading of the Heritage Designation Bylaw No. 19-044.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit with Variance Applications for the properties located at 919 and 923 Caledonia Avenue. The proposal is to increase the density from 0.5:1 floor space ratio (FSR) to 1.31:1 FSR to facilitate a multi-unit residential development.

In accordance with Council's motion of April 11, 2019, included below, the necessary conditions that would authorize the approval of the Rezoning Application for the subject properties have been fulfilled. The motion from the April 11, 2019 Council meeting is as follows:

#### **Rezoning Application No. 00622**

*"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00622 for 919 and 923 Caledonia Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:*

- 1. Prepare and execute a housing agreement to ensure that all dwelling units remain rental in perpetuity.*
- 2. Prepare and execute a legal agreement to secure a 2.40m Statutory Right-of-Way on Caledonia Avenue."*

### **Development Permit with Variance Application No. 000521**

*"That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00622, if it is approved, consider the following motion:*

*"That Council authorize the issuance of Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue in accordance with:*

- 1. Plans date stamped March 5, 2019.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
  - i. reduce the required number of residential parking spaces from 12 to 11.*
- 3. The Development Permit lapsing two years from the date of this resolution."*

### **Heritage Designation Application No. 000182**

*"That Council approve the designation of the property located at 919 Caledonia Avenue, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."*

### **COMMENTS**

#### **Public Hearing Conditions**

With regard to the pre-conditions that Council set in relation to these applications, staff can report that the following items have been fulfilled:

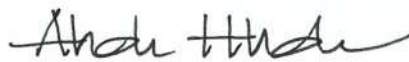
- an executed Housing Agreement was provided to ensure that all dwelling units remain rental in perpetuity
- a Section 219 Covenant to secure a 2.40m Statutory Right-of-Way on Caledonia Avenue was registered on title.

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,

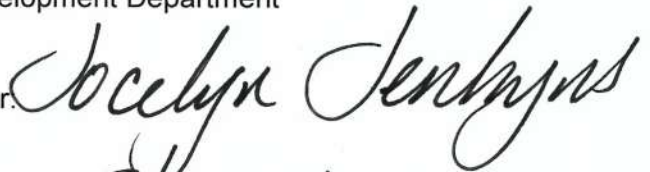
  
Leanne Taylor  
Senior Planner  
Development Services Division





Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager.

  
Date: June 6, 2019