



## Council Report For the Meeting of January 23, 2020

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**To:** Council **Date:** January 9, 2020  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00703 for 1442 Elford Street

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### RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 20-005 (Amendment No. 1212) and Heritage Designation Bylaw No. 20-004, and give first, second, and third readings to Housing Agreement (1442 Elford Street) Bylaw No. 20-006.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 1442 Elford Street. The proposal is to heritage-designate and convert the existing single-family dwelling into a multi-unit residential building consisting of approximately five ground-oriented dwelling units.

In accordance with Council's motion of November 14, 2019, included below, the necessary condition that would authorize the approval of the Rezoning Application for the subject property has been fulfilled. The motion from the November 14, 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. 00703 for 1442 Elford Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the applicant prepares and executes a legal agreement ensuring that future Strata Bylaws cannot prohibit the rental of dwelling units.*

### COMMENTS

With regard to the motion noted above in relation to this application, staff can report that the applicant executed a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of dwelling units in the building.

The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

 *Leanne Taylor*

Leanne Taylor  
Senior Planner  
Development Services Division

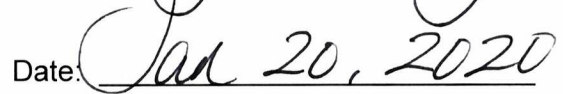
 *Karen Hoese*

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

 *Jocelyn Jenkins*

Date:

 *Jan 20, 2020*