



Council Report

For the Meeting of February 13, 2020

To: Council **Date:** January 30, 2020

From: Karen Hoesel, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00691 for 514 and 518 Sumas Street

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 20-026 (Amendment No. 1218), and give first, second, and third readings to Housing Agreement (514 and 518 Sumas Street) Bylaw No. 20-027.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the properties located at 514 and 518 Sumas Street. The proposal is to construct up to eight attached dwellings on the property.

In accordance with Council's motion of September 19, 2019, included below, the necessary conditions to advance Rezoning Application No. 00691 to a Public Hearing have been fulfilled. The motion from the September 19, 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. 00691 for 514 and 518 Sumas 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 following conditions are met:

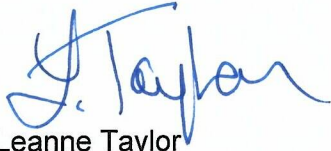
- 1. Prepare and execute a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of dwelling units.*
- 2. Prepare and execute a legal agreement to secure a 1.172m Statutory Right-of-Way along the lane frontage."*

With regard to the motion noted above, the applicant has executed:

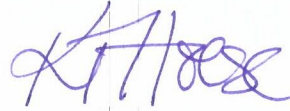
- a Section 219 Covenant to secure a Statutory Right-of-Way of 1.172m along the laneway frontage
- a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of dwelling units in the building.

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

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:

Feb 10, 2020