

**K. BYLAWS**

**K.2 Bylaws for 514-518 Sumas Street: Rezoning Application No. 00691**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1218) No. 20-026

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (514 and 518 Sumas Street) Bylaw (2020) No. 20-027

**CARRIED UNANIMOUSLY**



## **Council Report**

**For the Meeting of February 13, 2020**

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

**From:** Karen Hoesse, Director, Sustainable Planning and Community Development

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

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### **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:*

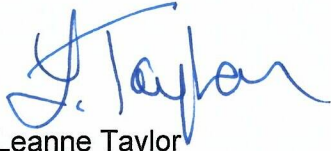
- 1. Prepare and execute a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of dwelling units.*
- 2. Prepare and execute a legal agreement to secure a 1.172m Statutory Right-of-Way along the lane frontage."*

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

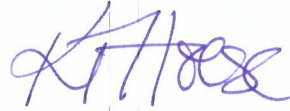
- a Section 219 Covenant to secure a Statutory Right-of-Way of 1.172m along the laneway frontage
- a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of dwelling units in the building.

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