



Council Report

For the Meeting of September 19, 2019

To: Council
From: C. Coates, City Clerk
Subject: 561 and 565 Toronto Street: Development Permit with Variances Application No. 00091
Date: September 13, 2019

RECOMMENDATION

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

1. Housing Agreement (561 & 565 Toronto Street) Bylaw (2019) No. 19-073

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 19-073.

The issue came before Council on June 13, 2019 where the following resolution was approved:

561 and 565 Toronto Street: Development Permit with Variances Application No. 00091

That, subject to the preparation and execution of the related legal agreements, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00091 for 561 and 565 Toronto Street, in accordance with:

1. Plans date stamped April 26, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the street boundary setback from 10.5m to 4.6m;
 - b. reduce the rear yard setback from 6.99m to 3.9m;
 - c. reduce the West side yard setback from 6.99m to 4.39m;
 - d. reduce the East side yard setback from 6.99m to 0m;
 - e. reduce the distance from property line to centre line from 7.5m to 5.0m;
 - f. increase the site coverage from 40% to 46%;
3. Registration of legal agreements on the property's title to secure:
 - a. a statutory right of way, to the satisfaction of the Director of Engineering;
 - b. a housing agreement to restrict Strata Bylaws from prohibiting rental units; and
 - c. the provision of electrical conduits to all parking stalls to allow for future electric vehicle changing infrastructure.
4. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works reduce the open site space from 60% to 54%.
5. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,

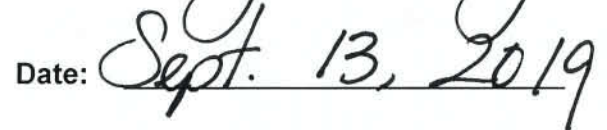


Chris Coates
City Clerk

Report accepted and recommended by the City Manager:



Date:



List of Attachments:

- Bylaw No. 19-073