



Council Report

For the Meeting of September 19, 2019

To: Council **Date:** September 18, 2019
From: C. Coates, City Clerk
Subject: 2220 Cook Street: Rezoning Application No. 00648 and Development Permit with Variances Application No. 00107

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1194) No. 19-068

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

2. Housing Agreement (2220 Cook Street) Bylaw (2019) No. 19-076

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 19-068 and 19-076.

The issue came before Council on May 23, 2019 where the following resolution was approved:

2220 Cook Street: Rezoning Application No. 00684 and Development Permit with Variances Application No. 00107

Rezoning Application No. 00684

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00684 for 2220 Cook 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. Preparation and execution of a Statutory Right-of-Way of 4.91m off Cook Street, to the satisfaction of the City Solicitor.
2. Preparation and execution of a Statutory Right-of-Way and Section 219 Covenant, which secures the northern-most parking stall as a car share stall and provides free access to this stall for public use, to the satisfaction of the City Solicitor.
3. Preparation and execution of an easement that permits shared use between the two lots of the driveway, to the satisfaction of the City Solicitor.
4. Proof of an agreement with a car share organization, to the satisfaction of the Director of Sustainable Planning and Community Development, ensuring eleven lifetime car share memberships (three on the southern lot and eight on the northern lot) that run with the individual units.
5. Preparation of a Housing Agreement to secure the northern property as rental in perpetuity and to ensure that any stratas on the southern property cannot prohibit rental of the units, executed by the applicant to the satisfaction of the City Solicitor and Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 00107

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. 00684, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00107 for 2220 Cook Street, in accordance with:

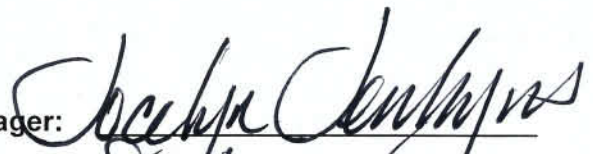
1. Plans date stamped April 18, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of vehicle parking stalls on the north lot from 6 to 3
 - ii. reduce the required number of vehicle parking stalls on the south lot from 4 to 2
 - iii. reduce the landscape area adjacent to a street boundary from 1.0m to 0.60m on the north lot
 - iv. reduce the landscape area adjacent to a residential boundary from 1.0m to 0m on the north and south lots
 - v. eliminate the requirement for a landscape screen adjacent to a residential boundary.
3. 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: Sept. 18, 2019

List of Attachments:

- Bylaw No. 19-068
- Bylaw No. 19-076