



Council Report

For the Meeting of August 8, 2019

To: Council **Date:** July 25, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00640 for 1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 19-013 (Amendment No. 1172).

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the properties located at 1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road. The proposal is to rezone from the C-1 Zone, Limited Commercial District, to the new CR-F Zone, Fernwood Commercial Residential District, in order to allow live-work units on the ground level of the existing heritage-designated building.

In accordance with Council's motion of September 20, 2018, included below, the necessary condition that would authorize the approval of the Rezoning Application for the subject properties has been fulfilled. The motion from the September 20, 2018 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. 00640 for 1284-1298 Gladstone Avenue and 2000-2004 Fernwood Road; 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 of a legal agreement to secure a statutory right-of-way of 3.90m on Fernwood Road, and executed by the applicant to the satisfaction of City Staff.*

COMMENTS

Public Hearing Conditions

With regard to the pre-condition that Council set in relation to these applications, staff can report that a Section 219 Covenant to secure a 3.90m statutory right-of-way on Fernwood Road was registered on title.

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

Respectfully submitted,

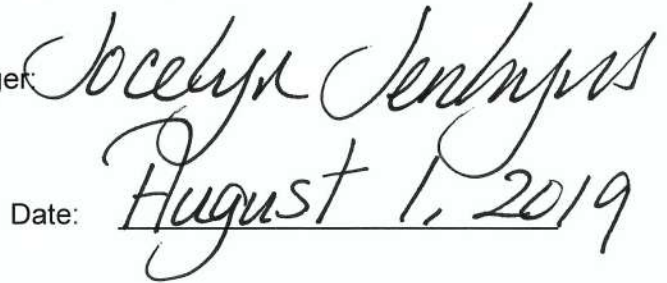


Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager:


Date: August 1, 2019