



Council Report For the Meeting of June 25, 2020

To: Council **Date:** June 18, 2020
From: C. Coates, City Clerk
Subject: 359, 363, & 369 Tyee Road: Development Permit Application No. 00550

RECOMMENDATION

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

1. Housing Agreement (359, 363 & 369 Tyee Road) Bylaw (2020) No. 20-045
2. Housing Agreement (359, 363 & 369 Tyee Road) Bylaw (2020) No. 20-046

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 20-045 and No. 20-046.

The issue came before Council on February 27, 2020 where the following resolution was approved:

359, 363, & 369 Tyee Road: Development Permit Application No. 00550

That Council authorize the issuance of Development Permit Application No. 000550 for 359-369 Tyee Road, in accordance with:

1. Plans date stamped January 29, 2020.
2. Development meeting all *Zoning Regulation Bylaw*
3. The terms of the Master Development Agreement registered on title to the property, including:
 - i. Registration of Section 219 Covenant on the on the property's title requiring that noise reduction measures are incorporated into the design of the buildings and that the owner, or future owners, are prohibited from removing any noise reduction building components; and
 - ii. Registration of an easement over the proposed interim condition areas to ensure that the owner of the adjacent property has the legal right and authority to enter the land to complete any unfinished public amenities.
4. Preparation and execution of the appropriate legal agreements, in a form to the satisfaction of staff, in order to secure the following:
 - i. That future strata corporations cannot pass bylaws that would prohibit or restrict the rental of units to non-owners; and
 - ii. That all of the dwelling units in the proposed rental tower will be rental tenure only for a period of not less than 25 years.
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: June 18, 2020

List of Attachments:

- Bylaw No. 20-045
- Bylaw No. 20-046