

F. **BYLAWS**

F.2 **Bylaw for 1302 Finlayson Street: Rezoning Application No. 00687 and Development Permit with Variances Application No. 000546**

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. 1224) No. 20-051

CARRIED UNANIMOUSLY



Council Report

For the Meeting of June 25, 2020

To: Council **Date:** June 18, 2020
From: C. Coates, City Clerk
Subject: 1302 Finlayson Street: Rezoning Application No. 00687 and Development Permit with Variances Application No. 000546

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1224) No. 20-051

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 20-051.

The issue came before Council on November 28, 2019 where the following resolution was approved:

1302 Finlayson Street: Rezoning Application No. 00687 and Development Permit with Variances Application No. 000546

Rezoning Application No. 00687 for 1302 Finlayson Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00687 for 1302 Finlayson 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 2.50m on the Finlayson Street frontage, to the satisfaction of the City Solicitor
2. An opportunity for City Council to consider heritage recognition or designation of the building based on a motion from the Heritage Advisory Panel.

Development Permit with Variances Application No. 000546 for 1302 Finlayson Street

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. 00687, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000546 for 1302 Finlayson Street, in accordance with:

1. Plans date stamped May 3, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 2.0m (Lot A)

- ii. reduce the rear yard setback from 6.0m to 4.63m to the building and to 3.43m to the steps (Lot A)
 - iii. reduce the side yard setback on Finlayson Street from 6.0m to 0.51 m (Lot B)
 - iv. increase the site coverage from 40% to 47.99% (Lot B).
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that address the asymmetry of the second-floor north facade windows and the width of the exterior railing supports.
 4. 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. 20-051