



Council Report

For the Meeting of July 23, 2020

To: Council **Date:** July 9, 2020

From: Karen Hoesse – Director of Sustainable Planning and Community Development

Subject: **2649-2659 Douglas Street and 735 Hillside Avenue: Rezoning Application No. 00664, Development Permit Application No. 000123, and Heritage Designation Application No. 00180**

RECOMMENDATION

That the following bylaws be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1222) No. 20-047
2. Heritage Designation (2659 Douglas Street) Bylaw No. 20-049.

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

1. Housing Agreement (2649, 2651, 2655, 2657 And 2659 Douglas Street And 735 Hillside Avenue) Bylaw (2020) No. 20-048.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 20-047, No. 20-048, and No. 20-049.

The issue came before Council on December 12, 2019 where the following resolution was approved:

Rezoning Application No. 00664

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, 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 the appropriate legal agreements in order to secure the following:*
 - a. *All dwelling units remain rental in perpetuity.*
 - b. *A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.*
 - c. *Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.*

- d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (11 OV wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue, 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.

Development Permit Application No. 00123

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. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649- 2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

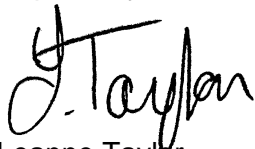
Heritage Designation Application No. 000180

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

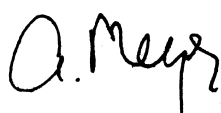
With regard to the pre-conditions that Council set in relation to these applications, staff can report that the applicant has executed the following legal agreements:

- A housing agreement to ensure that all dwelling units remain rental in perpetuity
- Section 219 Covenants securing the following items:
 - a 3.47m Statutory Right-of-Way on Hillside Avenue
 - a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019
 - two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (110V wall outlets)
 - 100 transit passes through BC Transit's EcoPass program
- An encroachment agreement to authorize street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division




Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 17, 2020

List of Attachments

- Bylaw No. 20-047
- Bylaw No. 20-048
- Bylaw No. 20-049