



Council Report For the Meeting of August 6, 2020

To: Council **Date:** July 28, 2020
From: C. Havelka, Deputy City Clerk
Subject: 2558 Quadra Street: Rezoning Application No. 00707 and Development Permit with Variances Application No. 00141

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1225) No. 20-054

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

2. Housing Agreement (2558 Quadra Street) Bylaw (2020) No. 20-055

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 20-054 and No. 20-055.

The issue came before Council on March 12, 2020 where the following resolution was approved:

2558 Quadra Street: Rezoning Application No. 00707 and Development Permit with Variances Application No. 00141

Rezoning Application No. 00707

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00707 for 2558 Quadra 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 legal agreements to secure a Statutory Right-of-Way of 3.2m off Quadra Street, to the satisfaction of the Director of Engineering.
2. Preparation and execution of a Housing Agreement to secure the building as rental in perpetuity and to secure 19 units as affordable and 21 units as below market in perpetuity, defined by the VHRF guidelines that were in existence on March 19, 2019, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 00141

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. 00707, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00141 for 2558 Quadra Street, in accordance with:

1. Plans date stamped February 12, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. decrease the rear yard setback from 4.53m to 2.90m to the steps;
 - ii. decrease the north side yard setback from 4.53m to 0m to the parkade and 2.52m to the building face; and
 - iii. decrease the south side yard setback from 4.53m to 0m to the parkade and 3.89m to the building face.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering, addressing staff comments regarding the public realm.
4. The Development Permit lapsing two years from the date of this resolution.

Respectfully submitted,



Christine Havelka
Deputy City Clerk



Report accepted and recommended by the City Manager: _____

Date: July 28, 2020

List of Attachments:

- Bylaw No. 20-054
- Bylaw No. 20-055