

G. BYLAWS

Councillor Potts withdrew from the meeting at 1:38 p.m. due to a pecuniary conflict of interest with the following item, as she the application is in close proximity to her house.

G.5 Bylaw for 330-336 Michigan Street: Development Permit with Variance Application No. 00122

Moved By Councillor Alto

Seconded By Councillor Loveday

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

1. Housing Agreement (330, 332, 334, & 336 Michigan Street) Bylaw (2020) No. 20-084

CARRIED UNANIMOUSLY



Council Report

For the Meeting of October 8, 2020

To: Council
From: C. Coates, City Clerk
Subject: 330-336 Michigan Street: Development Permit with Variance Application No. 00122

RECOMMENDATION

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

1. Housing Agreement (330, 332, 334, & 336 Michigan Street) Bylaw (2020) No. 20-084

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 20-084.

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

330-336 Michigan Street: Development Permit with Variance Application No. 00122

That, subject to the preparation and registration of legal agreements to secure the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development, and subject to securing a Statutory Right-of-Way of 2.44m off Superior Street to the satisfaction of the Director of Engineering, and subject to the applicant working with staff to explore design modifications to reduce the number of trees impacted by proposed landscaping changes and submitting updated and revised plans addressing inconsistencies between the Arborist Report and submitted plans to the satisfaction of the Director of Parks, Recreation and Facilities, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00122 for 330-336 Michigan Street, in accordance with:

1. Plans date stamped January 21, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the site coverage from 40% to 43.5%
 - ii. reduce the open site space from 60% to 55.5%
 - iii. reduce the setback from the street boundary (Michigan Street) from 10.5m to 5.5m
 - iv. reduce the rear yard setback from 7.38m to 5.78m
 - v. reduce the east side yard setback from 7.38m to 6.0m
 - vi. reduce the west side yard setback from 7.38m to 6.39m to the building face and 5.82m to the balcony.

3. Registration on the property's title of a Statutory Right-of-Way of 2.44m off Superior Street, to the satisfaction of the Director of Engineering.
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:

October 7, 2020

List of Attachments:

- Bylaw No. 20-084