



Council Report

For the Meeting of January 14, 2021

To: Council **Date:** January 8, 2021
From: C. Coates, City Clerk
Subject: 956 Heywood Avenue: Development Permit with Variances Application No. 00126

RECOMMENDATION

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

1. Housing Agreement (956 Heywood Avenue) Bylaw (2021) No. 21-005

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 21-005.

The issue came before Council on August 6, 2020 where the following resolution was approved:

956 Heywood Avenue: Development Permit with Variances Application No. 00126

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. A Housing Agreement to ensure a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
- b. A Section 219 Covenant to secure a car-share membership for each unit, to the satisfaction of the Director of Engineering and Public Works.

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 Variances Application No. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
 - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - iii. reduce the front setback from 10.50 metres to 6.63 metres;
 - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
 - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
 - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property's title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.

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

List of Attachments:

- Bylaw No. 21-005