



## Council Report For the Meeting of April 22, 2021

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**To:** Council **Date:** April 14, 2021  
**From:** C. Kingsley, City Clerk  
**Subject:** 430 Powell Street: Rezoning Application No. 00736 and Development Permit with Variances Application No. 00736

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### RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1254) No. 21-047

### BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 21-047.

The issue came before Council on February 4, 2021 where the following resolution was approved:

**430 Powell Street: Rezoning Application No. 00736 and Development Permit with Variances Application No. 00736**

**Rezoning Application No. 00736**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00736 for 430 Powell Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

**Development Permit with Variances Application No. 00736**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after Public Hearing for Rezoning Application No.00736, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00736 in accordance with:

1. Plans date stamped November 3, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: reduce the rear yard setback from 6.00m to 2.92m to the stairs and 4.75m to the building for Lot 1;
  - i. reduce the rear yard setback from 6.00m to 2.92m to the stairs and 4.75m to the building for Lot 1;
  - ii. reduce the north side yard setback from 2.40m to 2.0m for elevations with windows into habitable rooms for Lot 1;

- iii. reduce the south side yard setback from 2.40m to 1.2m m for elevations with windows into habitable rooms for Lot 1;
  - iv. reduce the rear yard setback from 6.00m to 3.39m to the stairs and 4.53m to the building for Lot 2;
  - v. reduce the north side yard setback from 2.40m to 1.2m for elevations with windows into habitable rooms for Lot 2; and
  - vi. reduce the south side yard setback from 2.40m to 2.0m for elevations with windows into habitable rooms for Lot 2.
3. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,

Curk Kingsley  
City Clerk

**Report accepted and recommended by the City Manager**

**List of Attachments:**

- Bylaw No. 21-047