



Council Report

For the Meeting of May 13, 2021

To: Council **Date:** May 6, 2021
From: C Kingsley, City Clerk
Subject: 580-582 Niagara Street: Rezoning Application No. 00721

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1251) No. 21-028

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

2. Housing Agreement (580-582 Niagara Street) Bylaw (2021)” 21-029

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 21-028 and No. 21-029. The issue came before Council on November 28, 2020 where the following resolution was approved:

580-582 Niagara Street:Update to Rezoning Application No. 00721 (James Bay)

That Council amend condition 'b' in the June 18, 2020 Council resolution for the Rezoning Application No. 00721 for 580-582 Niagara Street, as follows:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00721 for 580- 582 Niagara 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 on the property's title to secure:
 - a. a statutory right-of-way, to the satisfaction of the Director of Engineering;
 - b. a Housing Agreement to secure two of the four units as rental for a period of 10 years and to ensure that strata bylaws cannot prevent rental of the units.

That Council request the applicant consider a period of at least 20 years of rental tenure in the housing agreement.

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 21-028
- Bylaw No. 21-029