



Council Report

For the Council Meeting of September 9, 2021

To: Council **Date:** August 26, 2021

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Update Report for Rezoning Application No. 00699 and Heritage Alteration Permit with Variances Application No. 00018 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street**

RECOMMENDATION

Heritage Alteration Permit with Variances Application No. 00018

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. 00699, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00018 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, in accordance with:

1. Plans, date stamped February 5, 2020, the Conservation Plan for the Duck's Carriage Factory at 615-625 Johnson Street, date stamped November 6, 2019, and the Conservation Plan for the Duck's Building at 1314-1324 Broad Street, date stamped November 6, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the number of required parking spaces from 34 to 18
 - b. increase the maximum height from 15m to 18.9m
 - c. reduce the required number of short-term bicycle parking stalls on site from 9 to 0.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The applicant providing further design details of the heritage interpretation program to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Minor plan amendments to address text errors on the plans to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Heritage Alteration Permit lapsing two years from the date of this resolution.

BACKGROUND

This update report and recommended motion are intended to correct a minor error associated with the applications for the properties located at 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street. No changes to the application from what was previously presented to Council are being proposed.

In February of 2020, Council advanced Rezoning Application No. 00699 and Heritage Designation Application to a public hearing; however, the motion did not include reference to the concurrent Heritage Alteration Permit with Variances Application (HAV) No. 00018. Typically, when applications advance to a public hearing, at this stage in the process, all associated applications are moved concurrently through the process; however, because of the number of referrals and various reports associated with this proposal, the motion pertaining to the HAV was inadvertently omitted and while it was discussed by Council and referenced in the report, Council did not formally pass a motion moving this component of the application on in the Council consideration process.

Therefore, the recommended motion in this report includes the motion for the Heritage Alteration Permit Application with Variances No. 00018 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street.

CONCLUSIONS

The updated motion for Council's consideration is to correct a minor error for the proposed Rezoning and Heritage Alteration Permit with Variances for the property located at 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street. No changes to the proposal or motion have occurred since the last plan submission presented to Council at a Committee of the Whole meeting on February 6, 2020. In order to consider both the Rezoning and Heritage Alteration with Variances applications collectively at a joint Public Hearing and opportunity for public comment, staff recommend that the updated motion be approved.

Respectfully submitted,

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Report accepted and recommended by the City Manager.