



## Council Report

For the Meeting of September 23, 2021

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**To:** Council **Date:** September 16, 2021  
**From:** C. Kingsley, City Clerk  
**Subject:** **121 Menzies Street: Development Variance Permit Application No. 00194 and Heritage Designation Application No. 000162**

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### RECOMMENDATION

That the following bylaw be given first and second readings:

1. Heritage Designation (121 Menzies) Bylaw No. 21-038

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

1. Housing Agreement (121 Menzies Street) Bylaw (2021) No. 21-037

### BACKGROUND

Attached for Council's initial consideration are copies of the proposed Bylaws No. 21-038 and 21-037.

The issue came before Council on August 5, 2021 where the following resolution was approved:

#### **121 Menzies Street - Development Variance Permit Application No. 00194 and Heritage Designation Application No. 000162 Update Report**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following updated motion:

#### **Development Permit with Variance Application No. 00194**

"That Council authorize the issuance of Development Permit with Variance Application No. 00194 for 121 Menzies Street in accordance with:

1. Plans date stamped May 26, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. decrease the dwelling unit floor area (minimum) from 33.00m<sup>2</sup> to 14.79m<sup>2</sup>;
  - ii. locate the parking in the front yard;
  - iii. locate accessory buildings in the side yard;
  - iv. increase total site coverage from 40% to 42.30%;
  - v. increase the height of one accessory building from 3.50m to 4.41m;
  - vi. decrease the rear setback of an accessory building from 0.60m to 0.50m;
  - vii. decrease the side setback of accessory buildings from 0.60m to 0.40m;

- viii. decrease the separation space between an accessory building and a principle building from 2.40m to 1.0m;
- ix. increase the rear yard site coverage for an accessory building from 25.00% to 29.80%;
- x. increase the combined floor area for an accessory building from 37.00m2 to 41.61m2.

3. The Development Permit lapsing two years from the date of this resolution.”

**Heritage Designation Application No. 000162**

That Council consider this updated motion with respect to Heritage Designation Application No. 000162:

“That Council give first and second reading of Heritage Designation Bylaw (Bylaw No. 21-038) be for Heritage Designation Application No. 000162 for 121 Menzies Street.”

Respectfully submitted,

Curt Kingsley  
City Clerk

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

**List of Attachments:**

- Bylaw No. 21-038
- Bylaw No. 21-037.