



Council Report

For the Meeting of September 23, 2021

To: Council
From: C. Kingsley, City Clerk
Subject: 1120-1128 Burdett Avenue: Rezoning Application No. 00734 and Development Permit with Variance No. 00146

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw 2018, Amendment Bylaw (No. 1257) No. 21-069

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

1. Housing Agreement (1120 Burdett) Bylaw (2021) No. 21-070

BACKGROUND

Attached for Council's initial consideration are copies of the proposed Bylaws No. 21-069 and 21-070.

The issue came before Council on May 13, 2021 where the following resolution was approved:

1120-1128 Burdett Avenue: Rezoning Application No. 00734 and Development Permit with Variances Application No. 00146 (Fairfield)

Rezoning Application No. 00734

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00734 for 1120, 1124 and 1128 Burdett Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revisions to include three new boulevard trees to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, for the following:
 - a. to secure all of the dwelling units in the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
 - b. to secure a minimum of thirteen two-bedroom and three three-bedroom units within the building, to the satisfaction of the Director of Sustainable Planning and Community Development

- c. to restrict strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff.

Development Permit with Variances Application No. 00146

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. 00734, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00146 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped October 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the site coverage from 40% to 53%
 - ii. reduce open site space from 50% to 44%
 - iii. reduce the rear yard setback from 10m to 5.87m (to building) and 5m (to balconies)
 - iv. reduce the west side yard setback from 6.0m to 3.5m (to building) and 2.5 (to balconies)
 - v. reduce the east side yard setback from 6.0m to 3.75m (to building) and 2.9m (to balconies)
 - vi. reduce the parking requirement from 47 stalls to 40 stalls.
3. The Development Permit with Variances lapsing two years from the date of this resolution.”

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 21-069
- Bylaw No. 21-070.