



## Council Report

### For the Council Meeting of December 9, 2021

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**To:** Council **Date:** November 25, 2021  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00721 for 580 and 582 Niagara Street

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### RECOMMENDATION

That Council:

1. Rescind second reading of Zoning Regulation Bylaw (Amendment Bylaw No. 1251) No. 21-028 (the "Bylaw");
2. Amend Schedule 1 of the Bylaw as follows:
  - i. In section 3.135.1, by striking out:
    - "c. Public Building
    - d. Home occupation subject to the regulations in Schedule "D"
    - e. Accessory Buildings subject to the regulations in Schedule "F"
  - ii. in section 3.135.8 (Vehicle and Bicycle Parking) subsection a., by adding the following after the words "Subject to Schedule C":
    - "except as otherwise specified in the regulations in this Part"
  - iii. by adding a new subsection b. to section 3.135.8:
    - "b. Multiple dwelling (minimum) 1 space per dwelling unit"
  - iv. by adding a new subsection c. to section 3.135.8:
    - "c. Bicycle parking Subject to the regulations in Schedule "C"
3. Give second reading to Zoning Regulation Bylaw, Amendment Bylaw (No. 1251) No. 21-028, as amended.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for Rezoning Application No. 00721 for 580 and 582 Niagara Street. The application is to rezone the property from the R-2 Zone, Two Family Dwelling District to allow for two additional units in an

existing duplex, for a total of four residential units. The two additional units are existing but unapproved.

A public hearing was scheduled to be held on May 27, 2021 but was cancelled as there were issues with the mailout and it was discovered there were changes needed to the proposed zone. The proposed R-101 Zone, Niagara Street Multiple Dwelling District has been amended and now includes parking requirements and three uses have been deleted because these uses are already permitted in the R-2 Zone and restating them would be redundant. There have not been any changes made to the proposal; the changes being advanced here are only required to ensure accuracy and a consistent approach to zoning bylaw amendments

As the *Zoning Regulation Bylaw* amendment received first and second reading on May 13, 2021, the recommended motion includes rescinding second reading, amending the zone, and giving second reading to the amended Bylaw.

All other legal agreements have been executed, including a housing agreement to secure two dwelling units as rental housing for twenty years, and a Statutory Right-of-Way.

Respectfully submitted,

Chelsea Medd  
Planner  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

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