



Council Report

For the Meeting of May 26, 2022

To: Council **Date:** May 19, 2022
From: C. Kingsley, City Clerk
Subject: 1125 Fort Street: Rezoning Application No. 00712, Development Permit with Variances Application No. 00142 and Heritage Designation Application No. 000192

RECOMMENDATION

That the following bylaws be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1273) No. 22-031
2. Heritage Designation (1125 Fort Street) Bylaw No. 22-029

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

1. Housing Agreement (1125 Fort Street) Bylaw (2022) No. 22-030

BACKGROUND

Attached for Council's initial consideration are copies of the proposed Bylaws No. 22-031, 22-029, and 22-030.

The issue came before Council on January 28, 2021 where the following resolution was approved:

1125 Fort Street: Rezoning Application No. 00712, Development Permit with Variances Application No. 00142 and Heritage Designation Application No. 000192 (Fairfield)

Rezoning Application No. 00712

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00712 for 1125 Fort 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. That Council consider the Heritage Designation of 1125 Fort Street, consistent with plans date stamped September 9, 2020;
2. Preparation of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, to:
 - a. secure one of the proposed residential units as rental for a period of 20 years
 - b. ensure that a future strata cannot restrict the rental of units to non-owners.

Development Permit with Variances Application No. 00142

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. 00142, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00142 for 1125 Fort Street, in accordance with:

1. Plans date stamped September 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the vehicle parking from eight to four stalls, including a reduction of the visitor parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

Heritage Designation Application No. 000192

That Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set concurrent with the Public Hearing for Rezoning Application No. 00712.

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 22-031
- Bylaw No. 22-029
- Bylaw No. 22-030