



**Council Member Motion  
For the Committee of the Whole Meeting of June 9 2022**

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**To:** Committee of the Whole **Date:** June 1 2022  
**From:** Mayor Helps  
**Subject:** Waive preapplication process for 131/135/139 Menzies Street

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**BACKGROUND**

A rezoning application at Quebec, Kingston and Montreal Streets is currently underway through the City's process (REZ00804/DPV00191). This rezoning application has fulfilled all the pre-application consultation requirements as per Council's policy including a Community Meeting facilitated by the James Bay Neighbourhood Community Association Land Use Committee (CALUC). A number of other community meetings have also been held for the development.

As an affordable housing amenity contribution for the Quebec and Montreal project, the developer is proposing to build a purpose-built affordable housing building nearby at 131, 135 and 139 Menzies Street, which will require a concurrent rezoning with the above-referenced site to facilitate the proposal. The Menzies site does not fall under the City's new expedited affordable housing program, as the lots are not currently zoned for multi-family dwellings. Therefore, it needs to go through public consultation, staff review, Committee of the Whole, Council approval, bylaw readings, and public hearing.

The proposed building at 131, 135 and 139 Menzies Street is eligible for funding through the Regional Housing First Program (RHFP), a joint funding project of the regional, provincial and federal governments. All funding through the RHFP program needs to be allocated by the end of 2022. The Menzies project is currently under consideration for RHFP funding and is considered a strong candidate. (Please see attached letter of support from the CRD.) If approved, the funding received through the RHFP would ensure the affordability provided through this project remains in perpetuity.

The *Land Use Procedures Bylaw* provides the ability for Council to waive the pre-application consultation associated with an application, including the Community Meeting (Section 6(b)), the posting of plans to the development tracker (Section 6 (c)) and the posting of signage (Section 6(d)). Waiving this pre-application consultation and allowing a rezoning application to be submitted in advance of it would expedite the Menzies project. It will also help to ensure that this project meets the timelines to be considered for funding through the RHFP and allow the project to advance the rezoning process along with the associated rezoning application for Quebec, Kingston and Montreal.

Therefore, it is recommended that Council waive the pre-application consultation process for the

Menzies Street affordable housing rezoning application so that it can be submitted immediately to the City and considered alongside the Quebec, Kingston and Montreal project as the associated amenity contribution. It is further recommended, to allow for public input, that the community consultation instead be done concurrently with the staff review of the application. Both projects will be subject to review by Council at Committee of the Whole and then by Council and the public at a public hearing.

## RECOMMENDATIONS

1. That Council waive the requirement for pre-application community consultation (*Land Use Procedures Bylaw* Section 6(b)(c)(d)) to be held in advance of the submission of a rezoning application for an affordable housing building at 131, 135 and 139 Menzies Street.
2. That the public consultation for this site, including a Community Meeting, the posting of plans to the development tracker and the posting of signage on the site, occur after application submission and concurrently with the application review, prior to the Committee of the Whole meeting.
3. That this recommendation be forwarded to the daytime Council meeting of June 9, 2022.

Respectfully submitted,



Mayor Helps