

G.1 Bylaw for 2740 Bridge Street and 450 Hillside Avenue: Rezoning Application No. 00779

Committee received an update from the Senior Planner of Development Services. The Senior Planner noted an error in the staff report, that it should state the applicant has executed the legal agreement and lawyers are proceeding with the registration on title.

Moved By Councillor Potts
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1276) No. 22-038

CARRIED UNANIMOUSLY



Council Report

For the Meeting of July 7, 2022

To: Council **Date:** June 23, 2022

From: Karen Hoesel, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00779 for 2740 Bridge Street and 450 Hillside Avenue

RECOMMENDATION

1. That the following bylaw **be given introductory readings:**
 - i. Zoning Regulation Bylaw, Amendment Bylaw (No. 1276) No. 22-038.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for 2740 Bridge Street and 450 Hillside Avenue. The proposal is to rezone the subject property from the M-3 Zone, Heavy Industrial District, to a new industrial zone in order to permit liquor retail sales and brewpub use in the existing brewery.

The application was considered by Council at the Committee of the Whole meeting on October 7, 2021, and it came before Council on October 21, 2021, where the following resolutions were approved:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00779 for 2740 Bridge Street and 450 Hillside Avenue, 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. *Preparation and execution of the following legal agreement, to the satisfaction of the City Solicitor and Director of Engineering and Public Works:*
 - i. *a Statutory Right-of-Way of 1.7m on Bridge Street."*

COMMENTS

The applicant has registered 1.7m statutory right-of-way on Bridge Street in accordance with the pre-condition that Council set in relation to this application. The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

PART 7.65 – M3-BH ZONE, BRIDGE & HILLSIDE HEAVY INDUSTRIAL DISTRICT

7.65.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the M-3 Zone, Heavy Industrial District, subject to the regulations set out in Part 7.3 of the Zoning Regulation Bylaw
- b. brewpub as an accessory use to a brewery
- c. liquor retail store.

7.65.2 Restrictions on use, Bicycle Parking

- a. the floor area of a liquor retail store shall not exceed a maximum floor area of 50m²
- b. only one liquor retail store permitted on the lot
- c. a minimum of one bike rack to accommodate six bikes, subject to the short-term bicycle parking regulations in Schedule C must be provided when there is a brewpub use on the lot.

7.65.3 General Regulations

- a. Except as provided in this Part, the regulations applicable in the M-3 Zone, Heavy Industrial District, apply in this Zone.

