



Council Report

For the Meeting of September 8, 2022

To: Council **Date:** August 25, 2022
From: Karen Hoesel, Director, Sustainable Planning and Community Development
Subject: Update Report for Rezoning Application No. 00792 for 680 Montreal Street

RECOMMENDATION

That Council give first and second reading to Zoning Bylaw Regulation Amendment (Bylaw No. 22-077).

BACKGROUND

The rezoning application for 680 Montreal Street (Laurel Point Inn) to allow the existing hotel use to continue and increase the density and site coverage was considered by Council at the Committee of the Whole meeting on June 16, 2022, and it came before Council on June 30, 2022, where the following resolution was approved:

“That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00792 for 680 Montreal Street, that first and second readings of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once a legal agreement is executed by the applicant to secure an easement over the neighbouring lot at 225 Belleville Street to allow access for users of 680 Montreal Street to the vehicle parking stalls, with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.”

Shadow Study

Committee of the Whole on June 16, 2022 discussed the provision of a shadow study by the applicant to determine the impacts of the shadows of a potential future development on the public park to the north. Although this was not made a requirement, the applicant has provided a shadow study on their own accord. The attached shadow study demonstrates there would be minimal increased impact on the adjacent park.

Parking Easement

A legal agreement has been executed over the adjacent property to allow access for the subject property to 79 vehicle parking stalls within the existing parkade.

Setbacks

Due to the irregular lot shape, the proposed zone would determine setbacks by the cardinal direction in which a yard faces. This removes the complications associated with irregular lot shapes and would not require the applicant to hire a surveyor to create a plan-specific setback map. As noted in the Committee of the Whole report, design guidelines would still regulate the acceptability of setbacks and the impact on the adjacent uses.

CONCLUSIONS

The applicant has fulfilled the conditions from the Council motion on May 6, 2021. The recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Mike Angrove
Senior Planner – Development Agreements
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Committee of the Whole Report dated June 2, 2022
- Attachment B: Minutes from Committee of the Whole Meeting dated June 16, 2022
- Attachment C: Shadow Study
- Attachment D: Correspondence
- Attachment E: Bylaw No. 22-077