



Council Report For the Meeting of April 27, 2023

To: Council **Date:** April 21, 2023
From: C. Kingsley, City Clerk
Subject: 450 Dallas Road: Rezoning Application No. 00789 and Development Permit with Variances No. 00177

RECOMMENDATION

That the following bylaws be given first and second readings:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 50) No. 23-031
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1300) No. 23-030

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

1. Housing Agreement (450 Dallas Road) Bylaw (2023) No. 23-032

BACKGROUND

Attached for Council's initial consideration are copies of the proposed Bylaws No. 23-031, No. 23-030, and No. 23-032.

The issue came before Council on April 20, 2023 where the following resolution was approved:

450 Dallas Road: Update Report on Rezoning Application No. 00789, OCP Amendment Application and Development Permit with Variances Application No. 00177 (James Bay)

Rezoning and Official Community Plan Amendment Application No. 00789

That first and second reading of Official Community Plan Amendment Bylaw (23-031), first and second reading of Zoning Regulation Bylaw Amendment (Bylaw No. 23-030) and first, second, and third reading of Housing Agreement Bylaw No. 23-032 be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00177

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. 00789, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00177 for 450 Dallas Road, in accordance with:

- a. Plans date stamped March 25, 2022.*
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. increase the number of storeys for a second building from six to seven*
 - ii. reduce the street boundary setback on Menzies Street from 5.0m to 2.81m*

- iii. reduce the internal lot line setback from 4.0m to 0.70m*
- iv. reduce the residential vehicle parking from 100 stalls to 56 stalls.*
- c. That the Development Permit, if issued, lapses in two years from the date of this resolution.”*

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 23-031
- Bylaw No. 23-030
- Bylaw No. 23-032