

**F.2 Update Report for Rezoning Application No. 00820 and Development Permit with Variances Application No. 00207 for 722 and 726 Discovery Street (Burnside)**

Council received a report dated April 4, 2023 from the Director of Sustainable Planning and Community Development regarding an update report for rezoning application No. 00820 and Development Permit with Variances Application No. 00207 for 722 and 726 Discovery Street, and recommending its consideration at a public hearing.

**Moved By** Councillor Thompson  
**Seconded By** Councillor Kim

**Rezoning Application**

1. That Council refer Zoning Regulation Bylaw, Amendment Bylaw (No. 1294) No. 23-018 ("Zoning Amendment Bylaw") for consideration at a public hearing and that introductory readings be given at the next available meeting once the following conditions are met:
  - a. revisions to correct the arborist report, civil plan, and landscape plans to the satisfaction of the Director of Parks, Recreation and Facilities.
2. That following the public hearing the applicant prepare and execute legal agreements to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development, Director of Engineering and Public Works, and the City Solicitor prior to final adoption of the bylaws:
  - a. all dwelling units would remain affordable or below-market rental for 60 years, or the life of the building, whichever is greater
  - b. all dwelling units are to be operated by a non-profit or government agency for 60 years, or the life of the building, whichever is greater, to guarantee that the development will continue to provide non-market housing
  - c. a minimum of nine accessible and five adaptable dwelling units to be constructed in accordance with CAN/CSA-B651-95, the National Standard of Canada for barrier-free design
  - d. provide civil design drawings and construct a mid-block crosswalk adjacent to the development, which would include bulb outs, lighting, enhanced street furnishings and landscaping, and coordinate with the mid-block crosswalk requirements associated with the adjacent development proposal on the properties located at 710 Caledonia Ave and 1961 Douglas Street
  - e. the design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically, the 'New Town' District for the Discovery Street development frontage, including furnishings, materials, sidewalk scoring patterns, pedestrian lights as well as soil cells, irrigation and drainage for municipal replacement trees.
  - f. provide five (5) BC Transit's EcoPasses for employees, for a five-year duration; install a level 2 electric charger along the site's Discovery Street frontage for public use; and provide electric charging abilities for a minimum of 20% of the long-term bicycle parking spaces

g. install solar voltaic rooftop panels in accordance with the plans dated August 18, 2022

4. Discharge the existing Easement (CA6123705 and CA6123706) from the title of 722 Discovery Street to the satisfaction of the City Solicitor.

**CARRIED UNANIMOUSLY**

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