

H.1 **Bylaw for 970 Walker Street: Rezoning Application No. 00826 and Development Permit with Variances Application No. 00214**

Moved By Councillor Caradonna
Seconded By Councillor Loughton

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1316) No. 23-082

CARRIED UNANIMOUSLY

DRAFT



Council Report

For the Meeting of November 2, 2023

To: Council **Date:** October 19, 2023
From: C. Kingsley, City Clerk
Subject: 970 Walker Street: Rezoning Application No. 00826 and Development Permit with Variances Application No. 00214

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1316) No. 23-082

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 23-082.

The issue came before Council on August 3, 2023 where the following resolution was approved:

970 Walker Street: Rezoning Application No. 00826 and Development Permit with Variances Application No. 00214 (Vic West)

Rezoning Application

1. *That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 20, 2023 for 970 Walker Street.*
2. *That first and second reading of the zoning bylaw amendment be considered by Council and a public hearing date be set.*
3. *That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

Development Permit with Variance Application

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. 00826, if it is approved, consider the following motion:

1. *That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00214 for 970 Walker Street, in accordance with plans submitted to the Planning department and date*

stamped by Planning on March 14, 2023, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the front setback from 6m to 3.6m;*
 - ii. reduce the west side setback from 2.40m (habitable) to 1.50m (habitable);*
 - iii. reduce the east side setback from 2.40m (habitable) to 1.50m (habitable);*
and
 - iv. permit a roof deck.**
- 2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution”.*

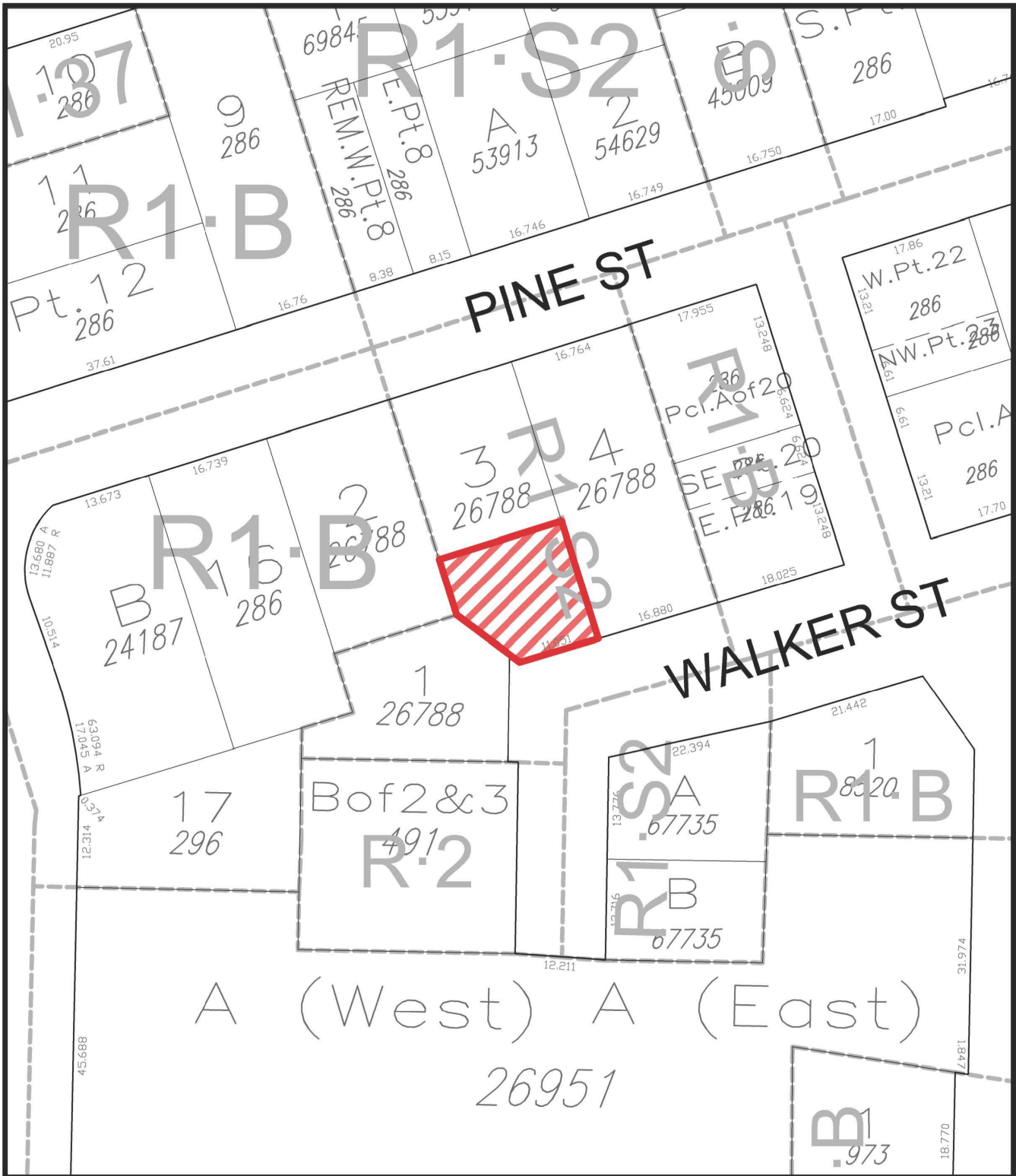
Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 23-082



970 Walker Street
Rezoning No.00826



PART 1.157 - R1-S33 ZONE, RESTRICTED SMALL LOT WITH SECONDARY SUITE (WALKER STREET) DISTRICT

1.157.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, subject to the regulations in Part 1.23
- b. No more than one secondary suite.

1.157.2 General Regulations

Except as provided in this Part, the regulations applicable in Part 1.23, the R1-S2 Zone, Restricted Small Lot (Two Storey) District, apply in this zone.