



Council Report

For the Meeting of April 25, 2024

To: Council **Date:** April 16, 2024
From: C. Kingsley, City Clerk
Subject: Bylaw for 854-880 Pandora Avenue: Rezoning Application No. 00849 and Development Permit with Variances Application No. 00239

RECOMMENDATION

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1329) No. 24-010

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 24-010.

The issue came before Council on April 4, 2024 where the following resolution was approved:

854-880 Pandora Avenue: Rezoning Application No. 00849 and associated Development Permit with Variances Application No. 00239 (Downtown)

Rezoning Application

1. That Council give first, second, and third readings to Zoning Regulation Bylaw, Amendment Bylaw (No. 1329) after publication of notification in accordance with section 467 of the Local Government Act.
2. That the applicant provides clearance from the Ministry of Environment and Climate Change Strategy in accordance with section 557 (2) of the Local Government Act prior to final adoption of Zoning Regulation Bylaw, Amendment Bylaw (No. 1329).

Development Permit with Variances

That Council, after giving notice, 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. 00239 for 854/858 and 880 Pandora Avenue, in accordance with plans submitted to the Planning department and date stamped by Planning on December 4, 2023, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce vehicle parking from 113 stalls to 103 stalls

- ii. reduce the visitor vehicle parking from 20 stalls to 10 stalls*
 - iii. reduce the commercial parking from 13 stalls to 11 stalls*
 - iv. reduce rear (north) setback for portion of building between 5m and 18m in height from 8.0m to 2.20m*
 - v. reduce rear (north) setback for portion of building greater than 18m in height from 10.0m to 5.50m*
 - vi. reduce east side setback for portion of building greater than 18m in height from 10.0m to 6.25m*
 - vii. reduce west side setback for portion of building less than 18m in height from 3.0m to 0.30m*
 - viii. reduce east side setback for portion of building less than 18m in height from 3.0m to 0.60m*
 - ix. permit long term bike parking to be located more than one level below finished grade.*
- 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. 24-010