



Council Report For the Meeting of June 27, 2024

To: Council **Date:** June 14, 2024
From: C. Kingsley, City Clerk
Subject: 133 and 129/135 Gorge Road East: Rezoning Application No. 00843 and Development Permit with Variances Application No. 00257

RECOMMENDATION

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

1. Housing Agreement (133 and 135 Gorge Rd East) Bylaw (2024) No. 24-047

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 24-047.

The issue came before Council on February 15, 2024 where the following resolution was approved:

133 and 129/135 Gorge Road East: Update on Rezoning Application No. 00843 and Development Permit with Variances Application No. 00257

Rezoning Application

That Council give first, second, and third readings to the Zoning Regulation Bylaw amendment bylaw after publication of notification in accordance with section 467 of the Local Government Act.

Development Permit with Variances Application

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. 00257 for 133 and 129/135 Gorge Road East, in accordance with plans submitted to the Planning department and date stamped by Planning on January 22, 2024, subject to:*
 - a. *Proposed development meeting all City zoning bylaw requirements, except for the following variances:*
 - i. *increase the Phase One building storeys from six storeys to seven storeys*
 - ii. *increase the Phase One building height from 18.5m to 22.0m*
 - iii. *reduce the Phase One residential parking from 165 stalls to 95 stalls*
 - iv. *reduce the Phase One visitor parking from 18 stalls to 15 stalls*
 - v. *reduce the rear (south) setback from 15m to 6.20m for the existing buildings on 129/135 Gorge Road East only.*

- b. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.*
 - c. Plan revisions to the Gorge Road East frontage design, including the area within the required Statutory Right of Way, to ensure compatibility with the Gorge Road renewal project to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities.*
- 2. That the Development Permit with Variances, if issued, expires 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. 24-047