



Council Report

For the Meeting of October 26, 2017

To: Council **Date:** October 24, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Update on the Rezoning Application No. 00571 for 2639-2641 Quadra Street

RECOMMENDATION

That Council receive this report for information and, if the bylaw passes third reading, withhold adoption of the bylaw and if Council approves the rezoning, the Development Variance Permit is no longer authorized.

EXECUTIVE SUMMARY

The Rezoning Application at 2639-2641 Quadra Street is scheduled for a Public Hearing on October 26, 2017; however, the City has not received the executed Statutory Right-of-Way (SRW). Final approval of the bylaw should not be voted on until the City receives proof of registration of an executed Statutory Right-of-Way.

The original Committee of the Whole motion included a parking variance; however, the SRW has been drafted so that a parking variance is not needed at this time. Therefore, Council does not need to issue a variance, as per the original Committee of the Whole motion.

BACKGROUND

On June 15, 2017, Council voted to send Rezoning Application No. 00571 for 2639-2641 Quadra Street to a Public Hearing date. The motion was:

1. *That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00571 for 2639-2641 Quadra Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, with final approval only considered upon proof of registration of an executed Statutory Right-of-Way (SRW) of 3.2m on Quadra Street at the Land Titles Survey Authority.*
2. *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. 00571, if it is approved, consider the following motion:*
"That Council authorize the issuance of a Development Variance Permit for 2639-2641 Quadra Street, in accordance with:
 - a. *plans date stamped May 15, 2017*

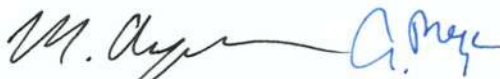
- b. *development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. *reduce the parking requirements to one parking stall per 132m² for commercial uses.*
- c. *the Development Variance Permit lapsing two years from the date of this resolution."*

The SRW has been drafted so that the parking will be compliant until such a time that the City wishes to take advantage of the SRW. When this occurs, a variance would be required to bring the property into compliance; therefore, a variance is no longer required.

CONCLUSIONS

A Public Hearing can occur for the Rezoning Application No. 00571 for 2639-2641 Quadra Street; however, final adoption of the bylaw should be withheld until proof of registration of the Statutory Right-of-Way is submitted to the City, if Council votes to pass third reading of the bylaw.

Respectfully submitted,



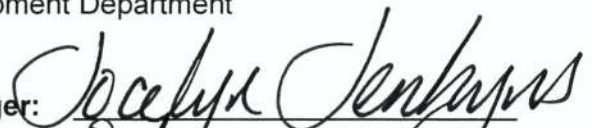
Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


Oct 25, 2017

List of Attachments:

- Committee of the Whole Report dated June 1, 2017