



Council Report

For the Meeting of August 10, 2017

To: Mayor and Council **Date:** August 2, 2017
From: Jonathan Tinney, Director of Sustainable Planning and Community Development
Subject: **Update on Rezoning Application No. 00554, for 345 Quebec Street**
Bylaw ready to proceed to Public Hearing

RECOMMENDATION

That Council consider first and second readings of Zoning Regulation Bylaw, Amendment Bylaw (No. 1113) No. 17-085, and first, second and third readings of Housing Agreement (345 Quebec Street) Bylaw (2017) No. 17-089.

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. 00554, if it is approved **and subject to registration of a legal agreement on the property's title, prior to final Bylaw adoption, ensuring the parking requirements of the *Zoning Regulation Bylaw* would be met, in the event the property is strata titled after the Housing agreement expires in 20 years, that** Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000491 for 345 Quebec Street in accordance with:

1. Plans dated June 5, 2017;
2. Development meeting all Zoning Regulation Bylaw requirements;
3. The Development Permit Lapsing two years from the date of this resolution."

BACKGROUND

The preconditions established by Council in relation to this application have been met (June 22, 2017 Council Minutes attached.) The applicant has amended the ground floor units to address privacy and street relationship issues and the Zoning Regulation Bylaw Amendments and Housing Agreement Bylaws are ready to receive introductory readings.


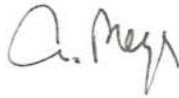
Through the process of preparing the Zoning and Housing Agreement Bylaws, staff determined that a Section 219 Covenant would be of benefit to ensure that the Zoning Bylaw Regulations, related to parking are met in the event that the property is strata titled at a future date after the Housing Agreement has expired in 20 years. The applicant has agreed to this and the covenant would be registered on the property's title prior to final adoption of the Bylaw if Council approves the application.

The staff recommendation provided for Council's consideration reflects the update provided in this report with additional wording shown in bold.

Respectfully submitted,



Miko Betanzo
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Aug 3, 2017

List of Attachments:

- Council Minutes dated June 22, 2017

REPORTS OF COMMITTEES

3. Committee of the Whole – June 22, 2017

1. Rezoning Application No. 00554 and Development Permit Application No. 00491 for 345 Quebec Street (James Bay)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto:

Rezoning Application No. 00554

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement, to the satisfaction of City staff, to secure 219 residential rental units for a minimum of 20 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units, *and that the transient use be removed from the zone.*

Development Permit Application No. 00491

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. 00554, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000491 for 345 Quebec Street, subject to the applicant revising the ground floor units to address privacy and street relationship issues to the satisfaction of the Director of Sustainable Planning and Community Development and in accordance with:

1. Plans dated June 5, 2017 (as amended to address privacy and street relationship issues)
2. Development meeting all Zoning Regulation Bylaw requirements;
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously