



Council Report

For the Meeting of May 11, 2017

To: Council **Date:** May 4, 2017
From: C. Coates, City Clerk
Subject: Rezoning Application No. 00531 for 986, 988, and 990 Heywood Avenue and Associated Official Community Plan Bylaw Amendment

RECOMMENDATION

That Council consider first and second readings of Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 18) No. 17-043 and Zoning Regulation Bylaw, Amendment Bylaw (No. 1096) No. 17-041, and first, second, and third readings of Housing Agreement (986, 988, and 990 Heywood Avenue) Bylaw No. 17-042.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 17-041, No. 17-042, and No. 17-043.

The issue came before Council on March 23, 2017 where the following resolution was approved:

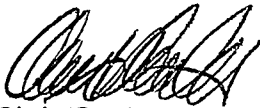
Rezoning Application No. 00531 for 986, 988, and 990 Heywood Avenue and Associated Official Community Plan Bylaw Amendment:

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00531 for 986, 988 and 990 Heywood Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
2. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, those property owners and occupiers within a 100m radius of the subject property have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
4. That Council give first reading to the Official Community Plan Amendment Bylaw.
5. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan and the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
6. That Council give second reading to the Official Community Plan Amendment Bylaw.
7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Respectfully submitted,



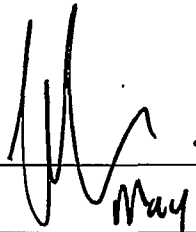
Chris Coates
City Clerk



Jocelyn Jenkyns
Deputy City Clerk

Report accepted and recommended by the City Manager:

Date:


May 5, 2017