

## UNFINISHED BUSINESS

### **2. Update Report for Rezoning Application No. 00485 for 2330 Richmond Road**

Council received a report dated March 3, 2016 that responded to Council's request that staff explore with the application the possibility of including a housing Agreement as a condition of rezoning for Rezoning Application No. 00485 for 2330 Richmond Road.

#### **Motion:**

It was moved by Councillor Lucas, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00485 for 2330 Richmond Road by rezoning the subject parcel from the R1-B Zone, Single Family Dwelling District, to a site specific zone, and 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:

- a) Should sewage attenuation be required, a legal agreement to the satisfaction of staff would be required prior to Public Hearing.
- b) Housing Agreement be secured to ensure that the units remain as rental units for a seven-year period.

*Councillor Thornton-Joe asked about the seven year term for the housing agreement, noting they are often a ten year term.*

Lucina Baryluk: Staff could have further discussions with the applicant to extend the housing agreement.

*Councillor Madoff asked about the easement and if it will be discussed at the Public Hearing.*

Lucina Baryluk: Advised it doesn't need to be addressed at this time.

#### **Motion to Postpone:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto that Council postpone consideration of this motion.

**Carried**

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas and Thornton-Joe  
Against: Councillor Young

#### **Motion:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council request that staff discuss with the applicant extending the housing agreement to ten years.

*Councillor Young spoke against the motion noting that Council's primary objective is it to determine the form and character of a building, not other concessions.*

*Mayor Helps spoke in favour of the postponement as this will provide more predictability.*

**Carried**

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas and Thornton-Joe  
Against: Councillor Young



## Council Update Report For the Meeting of March 10, 2016

---

**To:** Council **Date:** March 3, 2016

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Update Report for Rezoning Application No. 00485 for 2330 Richmond Road

---

### EXECUTIVE SUMMARY

The purpose of this report is to respond to Council's request that staff explore with the applicant the possibility of including a Housing Agreement as a condition of rezoning for Rezoning Application No. 00485 for 2330 Richmond Road.

In staff discussions with the applicant, the applicant is prepared to maintain the seven-unit building as a rental building for a period of seven years. As such, the recommendation coming forward from the Committee of the Whole on March 3, 2016, can be amended to include a motion to secure a Housing Agreement. The amended motion recommended for Council's consideration is included below in the added text shown in bold.

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00485 for 2330 Richmond Road by rezoning the subject parcel from the R1-B Zone, Single Family Dwelling District, to a site specific zone, and 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:

- a) Should sewage attenuation be required, a legal agreement to the satisfaction of staff would be required prior to Public Hearing.
- b) Housing Agreement be secured to ensure that the units remain as rental units for a seven-year period.**

Respectfully submitted,

*Baryluk*  
Lucina Baryluk  
Senior Process Planner  
Development Services Division

*A. Tinney*  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

*Joseph Denby*  
Date: March 4, 2016