



Council Report

For the Meeting of September 8, 2016

To: Council **Date:** August 26, 2016

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

Subject: Temporary Use Permit Application No. 00001 for 1400 Vancouver Street and 952 Johnson Street

RECOMMENDATION

That Council replace the previous motion from the Committee of the Whole meeting of August 18, 2016 with the following motion (removal of the variance):

That Council after giving notice and allowing an opportunity for public comment at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00001 for 1400 Vancouver Street and 952 Johnson Street in accordance with:

1. Plans date stamped July 21, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Temporary Use Permit lapsing three years from the date of this resolution."

BACKGROUND

The proposal is to temporarily allow commercial use for the purpose of establishing a marketing suite within the existing building at 1400 Vancouver Street and 952 Johnson Street (commonly referred to as the McCall Funeral Home). The existing building would be retained and no modifications to the exterior of the building are proposed as part of this application.

In the report presented to Committee of the Whole on August 18, 2016, a parking variance was identified. Recent information has come to light that has confirmed the property has existing non-conforming rights in relation to parking. In addition, the parking requirements under the current S-2 Special District Zone are greater than the requirements under Schedule C for retail use, which negates the requirement for the parking variance. The motion has been updated to reflect the removal of the parking variance which was originally envisaged.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: August 30, 2016