

NEW BUSINESS

Councillor Helps withdrew from the meeting at 11:07 a.m. due to a direct pecuniary conflict of interest as she is a Director of Community Micro-Lending which has a business relationship with the applicant of the following item.

1. **Rezoning Application No. 00447 and Development Permit Application No. 000355 for 2121 Douglas Street**

Mayor Fortin provided Council with a motion regarding Rezoning Application No. 00447 and Development Permit Application No. 000355 for 2121 Douglas Street to amend the motion approved by Council at its July 24, 2014 meeting.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council amend the Council resolution of July 24, 2014 for Rezoning Application and Development Permit Application for 2121 Douglas Street in Section 1.i and Section 2.a as follows:

1. a. That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application # 00447 for 2121 Douglas Street.
- b. That Council consider giving first and second reading to the Zoning Regulation Bylaw amendment after the bylaw has been drafted.
- c. That Council schedules a Public Hearing after the Zoning Regulation Bylaw amendment has received second reading subject to:
 - i. Registration of a s.219 covenant **ensuring that access to and from the site is restricted to Princess Avenue and one access off Douglas Street and in the event that additional floor area is added to the existing building or the site is redeveloped as a whole both Douglas Street accesses would be closed,** to the satisfaction of the City Solicitor,
 - ii. Consolidation of the lots,
 - iii. Compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
2. Following the Hearing and subject to the adoption of the Bylaw amendment for 2121 Douglas Street, that Council considers passing the following resolution to authorize the issuance of Development Permit Application # 000355 in accordance with:
 - a. Plans date stamped March 10, 2014, and April 22, 2014, **with revisions to remove both driveways on Douglas Street.**
 - b. Development meeting all *Zoning Regulation Bylaw* requirements.
 - c. Final plans to be generally consistent with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.

Councillor Gudgeon asked how this relates to the Highway Access Bylaw?

Mayor Fortin said the applicant requested that access to the site be kept as is, but if there is any redevelopment of the site then a change in the access would be triggered.

Carried Unanimously

Councillor Helps returned to the meeting at 11:11 a.m.



Council Member Motion

For the Council Meeting of November 6, 2014

Date: October 31, 2014

From: Mayor Fortin

Subject: Rezoning Application and Development Permit Application for 2121 Douglas Street

Summary

At the Council meeting on July 24, 2014, Council approved the attached motion for a Rezoning Application and Development Permit Application for 2121 Douglas Street.

Upon consultation with the developer, it is apparent that a covenant restricting access to and from the site from Princess Avenue only will be prohibitive to business operations for the current building. The developer is requesting a second driveway access off Douglas Street to resolve this concern.

Recommendation

That Council amend the Council resolution of July 24, 2014 for Rezoning Application and Development Permit Application for 2121 Douglas Street in Section 1. i and Section 2.a as outlined in the attached motion.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Dean Fortin".

Mayor Dean Fortin

Attachment

Motion passed at the Council meeting of July 24, 2014:

Rezoning Application # 00447 and Development Permit Application # 000355 for 2121 Douglas Street:

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- b. That Council consider giving first and second reading to the Zoning Regulation Bylaw amendment after the bylaw has been drafted.
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 - i. Registration of a s.219 covenant restricting access to and from the site from Princess Avenue only, to the satisfaction of the City Solicitor,
 - ii. Consolidation of the lots,
 - iii. Compliance with the Ministry of Environment's *Environmental Management Act* as it pertains to potentially contaminated sites.
2. Following the Hearing and subject to the adoption of the Bylaw amendment for 2121 Douglas Street, that Council considers passing the following resolution to authorize the issuance of Development Permit Application # 000355 in accordance with:
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Carried Unanimously

Proposed amendment:

Rezoning Application # 00447 and Development Permit Application # 000355 for 2121 Douglas Street:

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