

REPORT TO COUNCIL



Date: July 16, 2019

RIM No. 1250-30

To: Council

From: City Manager

Application: Z18-0038

Owner: AJ Wiens Development Group
Ltd., Inc. No. BC0798391

Address: 2783-2787 Abbott Street

Applicant: Urban Options

Subject: Rezoning Application (Waiver of Condition of Adoption)

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM3 – Low Density Multiple Housing

1.0 Recommendation

THAT Council waives the requirement that Final Adoption of Rezoning Bylaw No. 11703 be considered subsequent to the demolition of existing dwellings on the subject property.

2.0 Purpose

To waive the requirement for the demolition of existing dwellings on the subject property.

3.0 Development Planning

Community Planning Staff recommend that Council waives the requirement that final adoption of Rezoning Bylaw No. 11703 be considered subsequent to the demolition of existing dwellings on the subject property. The subject property is proposed to be rezoned from RU6 to RM3, and the Rezoning Bylaw associated with this application has received first, second, and third reading. Lot consolidation to facilitate the proposed development has occurred. The home that was on the northern portion of the property was moved to a different property; however, the home on the southern portion of the subject property remains on the lot.

The intent of requiring the existing dwellings to be demolished was to ensure that lot consolidation could occur, and that Council could consider the Development Permit and Development Variance Permit with the property's new legal description. In the case of this property, lot consolidation was able to occur without the demolition of all existing dwellings, and the remaining house is considered legal non-conforming until development begins. The applicants have expressed interest in using the remaining home as a sales centre, which is permitted in the Zoning Bylaw where a development has been approved. Overall, waiving the requirement that all existing dwellings be demolished will allow the Development Permit and Development

Variance Permit to be considered by Council, and will allow the existing home on the subject property to be used as a sales centre.

Report prepared by: Arlene Janousek, Planner

Reviewed by: Laura Bentley, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager