

Report to Council



Date: September 28, 2020
To: Council
From: City Manager
Subject: TA18-0010
Department: Development Planning

Recommendation:

THAT Council waives the requirements as set out in Schedule "B" attached to the report from the Community Planning Department dated February 4, 2019 to be considered with final adoption of Zoning Bylaw Text Amending Bylaw No. 11752;

AND THAT Council waives the requirement for a Development Variance Permit to be considered in conjunction with final adoption of Zoning Bylaw Text Amending Bylaw No. 11752;

AND FURTHER THAT final adoption of Zoning Bylaw Text Amending Bylaw No. 11752 be considered by Council.

Purpose:

To waive conditions of adoption of Zoning Bylaw Text Amending Bylaw No. 11752 and to forward the bylaw for adoption.

Background:

On February 26, 2019 Council gave 2nd and 3rd Reading to Text Amendment Application No. TA18-0010. The Text Amendment was to allow the residential use of multiple-dwelling housing on a lot zoned I4 – Central Industrial at 907 Ethel St. Final adoption of the Text Amendment was subject to two conditions of approval. The first condition of approval was that the engineering requirements listed in the Engineering Memo under Schedule "B" be satisfied. The second condition of approval was that final adoption of the Text Amendment be considered in conjunction with a Development Variance Permit for height on the proposed development.

With regards to the first condition of approval, the Engineering Memo specified that all engineering requirements related to the project were to be deferred to Building Permit stage. This requirement remains in force; and therefore, it is asked that this condition of approval be waived at this time. All engineering requirements will continue to be enforced at Building Permit stage. With regards to the second condition of approval, the original development proposal requiring a variance on height has been replaced by a new development proposal that does not require a variance on height—nor any other variance.

Conclusion:

Since the first condition of approval of the Text Amendment remains in force, and the second condition of approval is no longer applicable, it is asked that Council now give final adoption of the Text Amendment.

Submitted by: Aaron Thibeault, Planner II

Approved for inclusion: Ryan Smith, Divisional Director, Planning & Development Services