

# REPORT TO COUNCIL RESCIND



**Date:** February 9, 2026  
**To:** Council  
**From:** City Manager  
**Address:** 394-396 Moubray Rd  
**File No.:** Z22-0043

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing	MF2 – Townhouse Housing

## 1.0 Recommendation

THAT Council receives, for information, the Report from the Development Planning Department dated February 9, 2025 with respect to Rezoning Application No. Z22-0043 for the property located at 394-396 Moubray Rd;

AND THAT Bylaw No. 12653 be forwarded for rescindment consideration and the file be closed.

## 2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 12653 and direct Staff to close the file.

## 3.0 Discussion

Development applications were accepted by the City in July 2022 for the subject property. The rezoning bylaw received reading consideration in May 27, 2024 and Council authorized an extension request in May 12, 2025. Since the extension was granted, there has not been any progress on the application over the past year and the applicant has decided to not pursue the rezoning, until the market conditions improve. Staff recommend support for the rescindment of the rezoning bylaw on the subject property.

There have been changes to application processing, including unpairing rezoning and development permit applications, since this application was first considered by Council in May 2024. This will facilitate more streamlined processing for future development applications on the property.

#### 4.0 Subject Property Map



#### 5.0 Application Chronology

Application Accepted: July 19, 2022  
Reading Consideration: May 27, 2024  
Date of Extension Consideration: May 12, 2025

**Report prepared by:** Tyler Caswell, Planner Specialist  
**Reviewed by:** Alex Kondor, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

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