

# REPORT TO COUNCIL RESCIND



**Date:** February 9, 2026  
**To:** Council  
**From:** City Manager  
**Address:** 789 & 809 Cadder Ave  
**File No.:** Z24-0045

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing	MF3 – Apartment Housing

## 1.0 Recommendation

THAT Council receives, for information, the Report from the Development Planning Department dated February 9, 2026, with respect to Rezoning Application No. Z24-0045 for the property located at 789-809 Cadder Ave;

AND THAT Bylaw No. 12735 be forwarded for rescindment consideration and the file be closed.

## 2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 12735 and direct Staff to close the file.

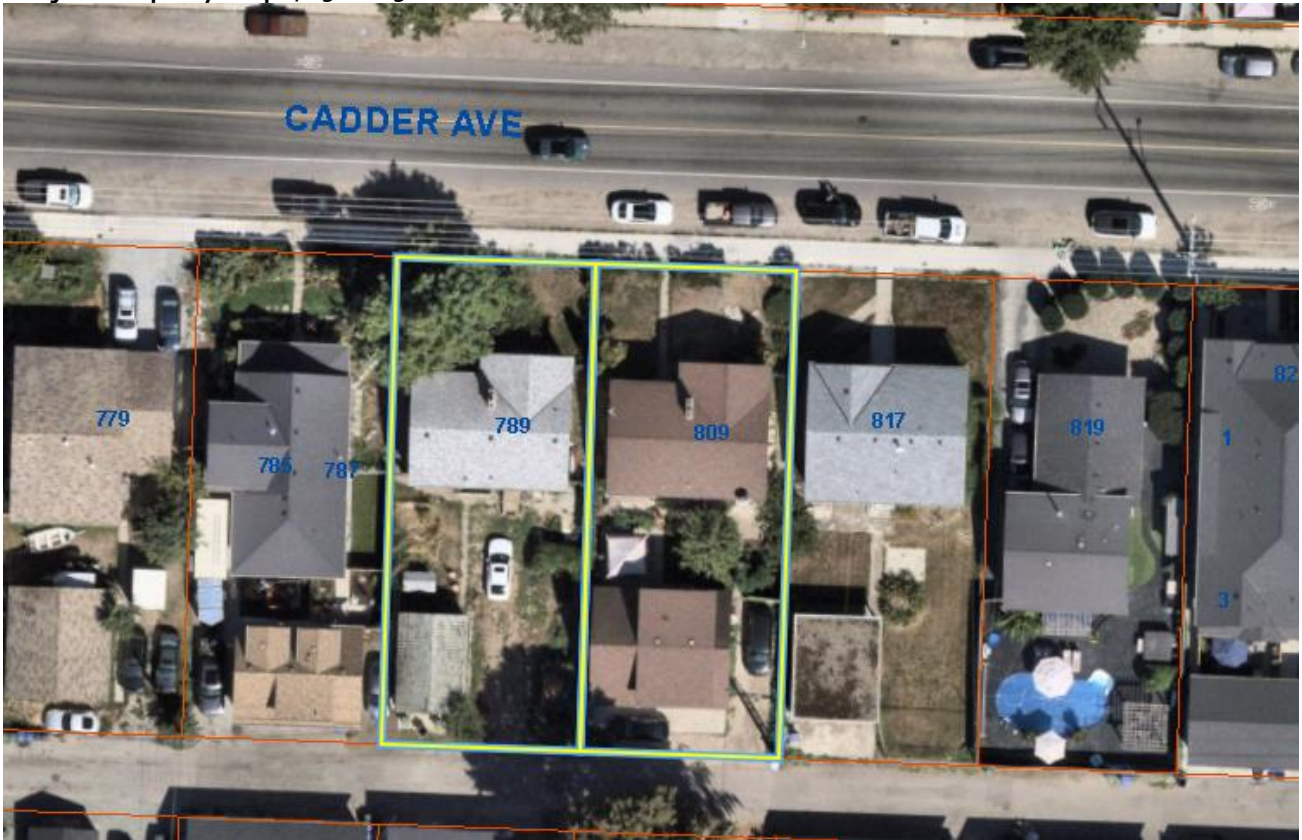
## 3.0 Development Planning

The Rezoning application was accepted by the City in July 2024 for the subject property. The rezoning bylaw received reading consideration in December 2024. The applicant has indicated that the project is no longer feasible and is no longer pursuing the rezoning application.

Staff recommend support for the rescindment of the rezoning bylaw on the subject property. If the new owners want to seek a rezoning, it is recommended that a new application be submitted. A new application would facilitate more streamlined processing for future development applications on the property.

#### 4.0 Site Context & Background

##### Subject Property Map: 789 – 809 Cadder Ave



#### 5.0 Application Chronology

Application Accepted: July 30, 2024  
Reading Consideration: December 9, 2024

**Report prepared by:** Jason Issler, Planner II  
**Reviewed by:** Jocelyn Black, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services