

REPORT TO COUNCIL RESCIND



Date: February 9, 2026
To: Council
From: City Manager
Address: 1085 Martin Ave and 1444-1448 Gordon Dr
File No.: Z24-0003

| | Existing | Proposed |
|-----------------------------|---------------------------------|---------------------------------|
| OCP Future Land Use: | C-NHD – Core Area Neighbourhood | C-NHD – Core Area Neighbourhood |
| Zone: | 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. Z24-0003 for the properties located at 1085 Martin Ave, 1444 Gordon Dr and 1448 Gordon Dr;

AND THAT Bylaw No. 12657 be forwarded for rescindment consideration and the file be closed.

2.0 Purpose

To rescind all three readings given to Rezoning Bylaw No. 12657 and direct Staff to close the file.

3.0 Discussion

Development applications were accepted by the City in January 2024 for the subject property. The rezoning bylaw received reading consideration on May 27, 2024. On February 2, 2026, the subject property was rezoned to the TS1 zone as part of the Transit Supportive Corridor initiative. The applicant did not finalize all requirements for adoption prior to the staff-initiated rezoning.

As a result, the MF3 rezoning bylaw is no longer applicable, and Staff recommend support for its rescindment. The applicant has indicated an intention to pursue a Development Permit under the new TS1 zone. This approach aligns with current application processing practices and will facilitate streamlined review for future development on the property.

4.0 Subject Property Map



5.0 Application Chronology

Application Accepted: January 31, 2024
Reading Consideration: May 27, 2024

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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