

AGENDA ITEM NO: 12.1

MEETING DATE: August 6, 2024

STAFF REPORT - COVER SHEET

SUBJECT: Bylaws from Public Hearing Date: July 31, 2024

DEPARTMENT: Clerk's Prepared by: Jacqueline Morgan

1. SUMMARY OF ISSUE:

“Official Community Plan Bylaw Amendment Bylaw 2024, No. 5396”, which proposes to amend the Official Community Plan Designation of properties located at 46068 and 46074 Fourth Avenue and 9011 and 9023 Nowell Street from “Residential 1 – Downtown Single Family” to “Urban Quarter” as per the Downtown Land Use and Development Plan, has been to Public Hearing and is now presented for Council’s consideration.

“Zoning Bylaw Amendment Bylaw 2024, No. 5397”, which proposes to rezone properties located at 46068 and 46074 Fourth Avenue and 9011 and 9023 Nowell Street from an R1-A (Urban Residential) Zone to a C9 (Mid Rise Apartment Commercial) Zone, has been to Public Hearing and is now presented for Council’s consideration.

Council may choose to:

- (1) Allow the application to proceed by giving the bylaws third reading;
- (2) Deny the application;
- (3) Refer the application back to staff.

As per the Staff Report dated July 9, 2024 it is recommended that the application will be held at third reading pending the registration of the covenant to restrict height and density and to secure frontage improvements along Fourth Avenue.

2. RECOMMENDATION:

That “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5396” with respect to properties located at 46068 and 46074 Fourth Avenue and 9011 and 9023 Nowell Street, be given third reading.

That “Zoning Bylaw Amendment Bylaw 2024, No. 5397” with respect to properties located at 46074 and 46068 Fourth Avenue and 9011 and 9023 Nowell Street, be given third reading.



Jacqueline Morgan, CMC
Manager of Legislative Services/
Corporate Officer