

AGENDA ITEM NO: 12.1

MEETING DATE: October 10, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Applications from Public Hearing Date: October 4, 2023

DEPARTMENT: Clerk's Prepared by: Carolyn Wilkinson

1. SUMMARY OF ISSUE:

"Zoning Bylaw Amendment Bylaw 2023, No. 5335", which proposes to rezone properties located at 9132 and 9146 Mary Street, from an RC (Commercial Conversion) Zone to an R6 (Mid Rise Apartment) 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 bylaw third reading and adoption;
- (2) Deny the application;
- (3) Refer the application back to staff.

Development Variance Permit DVP01322 for said properties, which proposes to vary the following Zoning Bylaw standards:

- Reduce the front lot line setback from 6m to 3.3m for an off-street parking structure;
- Reduce the exterior side lot line setback from 4.5m to 1m for an off-street parking structure;
- Reduce the minimum interior side lot line setback from 6.75m to 6m for the 4th storey and from 7.5m to 6m for the 5th storey;
- Waive the requirement for portions of the common amenity area to have a minimum dimension of 6m;
- Waive the requirement for a private amenity area to have a minimum dimension of 3m for five ground-oriented units;
- Waive the requirement for a common amenity area to be located more than 5m from a window serving a dwelling unit;
- Reduce the minimum private amenity area space to less than 15m² for two ground-oriented units;
- Increase the maximum lot coverage from 50% to 82% for an off-street parking structure; and,
- Waive the requirement to provide an off-street loading space.

to facilitate a future apartment development, has been to Public Hearing and is now presented for Council's consideration.

Council may choose to:

- (1) Approve the application;
- (2) Amend the application;
- (3) Refer the application back to staff;
- (4) Deny the application.

2. RECOMMENDATION:

That "Zoning Bylaw Amendment Bylaw 2023, No. 5335" with respect to properties located at 9132 and 9146 Mary Street be given third reading. (RZ001687)

That "Zoning Bylaw Amendment Bylaw 2023, No. 5335" with respect to properties located at 9132 and 9146 Mary Street be adopted. (RZ001687)

That, subject to public representation, Council approve the issuance of Development Variance Permit DVP01322 with respect to properties located at 9132 and 9146 Mary Street, subject to the conditions as stipulated within the draft Development Variance Permit.



Carolyn Wilkinson
Deputy Corporate Officer