



Staff Report to Council

DATE: Monday, July 18, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0036

SUBJECT: Bylaw No. 2032 - Application to Rezone 2822, 2824, and 2828 Jacklin Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone to Allow for the Development of a 12-Storey Mixed-Use Building

BACKGROUND:

At their regular meeting of January 24, 2022 Council passed the following resolution with respect to the properties at 2822, 2824, and 2828 Jacklin Road:

That Council:

1. *Proceed with consideration of Bylaw No. 2032 to amend the zoning designation of the properties located at 2822, 2824, and 2828 Jacklin Road from the One- and Two-Family Residential (R2) Zone to Area 2 of the City Centre Pedestrian (CCP) Zone, subject to the following terms and conditions:*
 - a) *That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:*
 - i. *\$750 towards the Affordable Housing Fund; and*
 - ii. *\$2,850 towards the General Amenity Reserve Fund.*

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy depending on use and height.
 - b) *That the applicant provide, **as a bonus for increased density**, the following contributions per square meter of commercial space, prior to issuance of a building permit:*
 - i. *\$10.75 towards the General Amenity Reserve Fund.*
 - c) *That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:*
 - i. *A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed development.*

- d) *That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*
- i. *That the three subject properties be consolidated prior to issuance of a Development Permit for Form and Character;*
 - ii. *That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is allocated to each unit and for visitors as required by the zoning bylaw, and is not provided in exchange for compensation separate from that of a residential unit;*
 - iii. *That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer;*
 - iv. *That 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 charging or higher to the parking space, and that:*
 1. *Energized outlets shall be labelled for the use of electric vehicle charging;*
 2. *Where an electric vehicle energy management system is implemented (load sharing), a qualified professional may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging; and*
 3. *The owner/tenant is required to keep the Electric Vehicle Servicing Equipment (EVSE) in operation and the Strata Council/landlord may not prevent an owner, occupant, or tenant from installing the EV charging equipment*
 - v. *That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to issuance of a building permit:*
 1. *Frontage improvements;*
 2. *A storm water management plan; and*
 3. *A construction parking management plan.*

COMMENTARY:

The applicant's lawyer has provided an undertaking declaring that all required signatures have been obtained and will register the required covenant, which agrees to items i. – v. of section 1) d. in Council's above-noted resolution, once the covenant is signed by the City.

A Public Hearing was held on February 22, 2022.

Bylaw No. 2032 was signed by the Ministry of Transportation and Infrastructure on February 24, 2022.

As there are no outstanding conditions, Council may wish to proceed with bylaw adoption.

OPTIONS:

Option 1

THAT Council adopt Bylaw No. 2032.

OR Option 2

THAT Council take no action at this time with respect to Bylaw No. 2032.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer