



## **STAFF REPORT**

**Title:** Bylaw No. 650-LU-19 - Amend LUB No. 382-LU-10

**Meeting Date:** August 13, 2019

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### **Executive Summary:**

Application to rezone the lands described as Lots 1, Block 18, Plan 8442ET and Block 17 (South Portion), Plan 8442 ET from C1-Downtown Commercial to DC-Direct Control.

### **Background:**

The subject lot has been vacant since the Grand Centre Hotel was demolished in 2016. It is the City's intention to redevelop a small portion of this lot with a Recycling Depot to support the City's infrastructure system. The current zoning of the lot is C1-Downtown Commercial, which provides for commercial uses but does not allow for any recycling facility. Given that the lot is directly adjacent to a residential area and the proposed development may affect the amenities of the local neighbourhood by creating nuisances, Administration determined that rezoning the lot to DC-Direct Control would be the best option to accommodate the potential development, while also preventing any nuisance and protecting adjacent residents and business operators as they would have the opportunity to address Council prior to any decisions being made regarding the proposal of the Recycling Depot on the property.

Administration is of the opinion that the proposed rezoning complies with the policies of the Municipal Development Plan. There is no Area Structure Plan in place in this Area.

No concerns have been raised through the public notification process.

Bylaw No. 650-LU-19 received first reading at the June 25, 2019 regular Council meeting. Administration recommends that Council proceed to give Bylaw No. 650-LU-19 second as well as third and final reading subject to the Outcome of the statutory Public Hearing.

### **Alternatives:**

Council may consider the following alternatives:

- 1) Proceed to give Bylaw No. 650-LU-19 second as well as third and final reading subject to the Outcome of the statutory Public Hearing.
- 2) Defeat second reading of Bylaw No. 650-LU-19
- 3) Accept as information only.



**Recommended Action:**

Administration recommends that Council proceed to give Bylaw No. 650-LU-19, being a Bylaw to Amend Land Use Bylaw No. 382-LU-10 to Rezone Plan 8442ET, Block 18, Lot 1 and Plan 8442ET, Block 17 (South Portion) from C1 (Downtown Commercial) to DC (Direct Control) second as well as third and final reading subject to the outcome of the statutory Public Hearing.

**Budget Implications (Yes or No):**

No

**Submitted by:**

Kevin Nagoya, Chief Administrative Officer