

3346 Finley Street – Request for Extension

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of Zoning Amendment Bylaw No. 4125 to May 28, 2021.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Council meeting on May 28, 2019, the following motion was passed:

- 1) That Council give Zoning Amendment Bylaw No. 4125 for 3346 Finley Street third reading.

At the Committee of Council meeting April 23, 2019 the Committee recommended to Council that:

- 1) The zoning of 3346 Finley Street be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2); and
- 2) Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a) Demolition of existing structures;
 - b) Completion of design and submission of fees and securities for off-site works and services;
 - c) Submission of a \$2000 security for tree replanting;
 - d) Registration of a legal agreement to implement design objectives and confirm number of units within a dwelling.

REPORT SUMMARY

This report describes a request to extend the expiry date of Zoning Amendment Bylaw No. 4125. There are no issues identified in the report with respect to extending the one year deadline for bylaw adoption and approval is recommended.

BACKGROUND

On May 28, 2019 Council gave 3rd reading to a zoning bylaw amendment to rezone the property at 3346 Finley Street from RS1 (Residential Single Dwelling 1) to RS2 (Single Residential Dwelling 2) to facilitate subdivision into two lots.

The Development Procedures Bylaw requires adoption of an amending bylaw within one year; the Delegation of Authority Bylaw provides the Committee of Council with authority to issue time extensions for Council consideration of adoption of a Zoning Bylaw amendment for a period of up to one year from the initial one-year period. The applicant is unable to complete the required conditions of bylaw adoption by May 28, 2020 and has requested a one-year extension.

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DISCUSSION

The applicant advises an unexpected personal matter has impacted their ability to meet the required conditions prior to the May 28, 2020 expiry. To date, they have submitted the legal agreement to implement design objectives, but have been unable to progress on the other conditions. The site remains occupied and well-kept as it awaits redevelopment. There have been no changes in policy or regulations that would impact the site and staff recommend approval of the requested extension.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve the requested time extension.
	2	Not approve the extension. If this decision is made, then the applicant may request that Council consider the requested extension.

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