



The Corporation of the City of Courtenay

# Staff Report

**To:** Council

**File No.:** 3360-20-2301/RZ000074

**From:** Director of Development Services

**Date:** January 24 2024

**Subject:** Zoning Amendment Bylaw No. 3094 (1560 Grieve Ave) Adoption

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## PURPOSE:

For Council to consider adoption of Zoning Amendment Bylaw No. 3094 to permit 16-unit multi-residential rental development with amenity building for the property legally described as **Lot 14, Section 41, Comox District, Plan 9456**.

## BACKGROUND:

At Council's Regular meeting on December 6<sup>th</sup> 2023, Council passed the following resolution:

*THAT Council give First, Second and Third readings of "Zoning Amendment Bylaw No. 3094" (1560 Grieve Avenue); and*

*THAT prior to Council consideration of the adoption of "Zoning Amendment Bylaw No. 3094", the owner execute the Housing Agreement to form "Housing Agreement Bylaw No. 3117" for Council's consideration.*

At Council's Regular meeting on January 10<sup>th</sup> 2024, having received an owner-executed Housing Agreement, Council passed the following resolution:

*THAT Council give first, second and third Reading to Housing Agreement Bylaw No. 3117 (1560 Grieve Avenue).*

## DISCUSSION:

The condition that the owner execute the Housing Agreement that is attached to Housing Agreement Bylaw No. 3117 has been fulfilled and Council can now consider adoption of Zoning Amendment Bylaw No. 3094.

Then Council can consider adoption of Housing Agreement Bylaw No. 3117 and if adopted, the housing agreement will be registered at the Land Title and Survey Authority of British Columbia.

## OPTIONS:

1. THAT Council adopt "Zoning Amendment Bylaw No. 3094" (1560 Grieve Avenue).
2. THAT Council defer and provide alternative direction to staff through resolution.
3. THAT Council not proceed.

## ATTACHMENTS:

1. Zoning Amendment Bylaw No. 3094
2. December 6<sup>th</sup> 2023 Staff Report

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Concurrence: Geoff Garbutt, M.Pl., MCIP, RPP, City Manager (CAO)