

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD NOVEMBER 21, 2024**

For the Council meeting of December 05, 2024, the Committee recommends the following:

E.1 Direction for 2025 Utility Rate Bylaws

That Council:

1. Direct staff to bring forward water, sewer, storm drain and solid waste rate bylaws to the December 5, 2024 daytime Council meeting for consideration.

G.1 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Update on Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191 (James Bay)

OCP Amendment with Rezoning

1. That Council instruct the Director of Planning and Development to prepare the necessary Official Community Plan amendment bylaw in accordance with section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in the staff report dated November 7, 2024 for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street.
2. That first and second reading of the Official Community Plan and Zoning Regulation Bylaw amendments (collectively, the “**Bylaw Amendments**”) be considered by Council and a public hearing date be set.
3. That if Council wish to give the Bylaw Amendments approval in principle after the public hearing, Council consider the following motions prior to giving the Bylaw Amendments third reading:
 - “1. That Council give the Bylaw Amendments approval in principle, subject to the applicant preparing and executing the following prior to adoption of the Bylaw Amendments:
 - a. With contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. provision of \$700,000 to the Housing Reserve Fund
 - ii. provision of \$200,000 to the Local Amenities Fund
 - iii. provision of no less than 11 three-bedroom townhomes and 15% of the remaining dwelling units as two- or three-bedroom units
 - iv. provision of a daycare of no less than 153.29m², for a minimum period of ten years, and that the space will be sold to a not-for-profit provider for no more than \$1 prior to occupancy permit.

- b. With contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, legal agreements to secure:
 - i. a triangle-shaped right of way at the corner of Montreal Street and Quebec Street that is 6m in length along each of the street frontages for highway purposes
 - ii. provision of transportation demand management measures including:
 - A. two shared vehicles
 - B. two shared vehicle parking stalls located on the property
 - C. public access to the shared vehicle parking stalls
 - D. 108 car share memberships
 - E. design and installation of an on-street dual head level two electric vehicle charger
 - F. 11 spaces of cargo bike parking
 - G. additional bike parking beyond the amount required by the Zoning Regulation Bylaw (161 long-term spaces proposed instead of the required 135 spaces and 25 short-term spaces proposed instead of the required 15 spaces)
 - H. a bike repair station.
 - iii. Provision of the following public realm improvements:
 - A. design, supply and installation of enhanced street frontages along Quebec Street, Montreal Street and Kingston Street frontages in the right of way in accordance with the plans date stamped June 4, 2024
 - B. design and installation of a AAA protected cycling network along Quebec Street and Montreal Street frontages in accordance with the plans date stamped June 4, 2024
 - C. design and installation of a cross walk at Quebec Street and Montreal Street in accordance with the plans date stamped June 4, 2024
 - D. undergrounding the BC Hydro lines and associated infrastructure along Montreal Street.
 - iv. Provision of the following tree and stormwater infrastructure:

- A. design and installation of the City’s stormwater facilities along the municipal frontage of Montreal Street
 - B. boulevard rain gardens with irrigation on the municipal frontage of Montreal Street and Quebec Street in accordance with the plans date stamped June 4, 2024
 - C. City of Victoria standard tree guards for all street trees in grates
 - D. soil cells to achieve recommended soil volumes for all new street trees.
2. That adoption of the Bylaw Amendments will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.”
4. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

G.2 450 Swift Street, Craft Beer Market: Liquor Licence Application

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council supports the application of Craft Beer Market, located at 450 Swift Street, to consolidate their two liquor primary licences, change the service hours associated with the licence, and change the distribution of the existing occupant load with support conditional on the following:
 - a. The establishment having a total occupant load of 786 people where 355 are interior (195 food primary / 160 liquor primary), and 431 are exterior (276 food primary / 155 liquor primary).
 - b. Interior food primary and liquor primary hours are 9 a.m. to 1 a.m. Monday to Saturday and 9 a.m. to 12 a.m. Sunday.
 - c. Exterior food primary and liquor primary hours are 9 a.m. to 11 p.m. Friday and Saturday and 9 a.m. to 10 p.m. Sunday to Thursday.
 - d. No exterior amplified music is permitted after 11 p.m. Friday and Saturday and after 10 p.m. Sunday to Thursday.
 - e. Unenclosed patio areas are considered exterior space and subject to the conditions prescribed in (c) and (d).
2. The following comments are provided regarding the prescribed considerations:
 - a. If the application is approved, it is anticipated to have a positive economic impact on the community as the approval supports the viability of the business as a local employer.
 - b. The views of residents were solicited through a mailout to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. In response to the notification that went to 419 owners and occupants, the City received 15 letters of correspondence. Of these letters, 10 expressed opposition and five expressed support for the

proposal. A letter from the Downtown Residents Association (DRA) requested that the establishment monitors and modulates noise before approvals are granted.

3. Council recommends to the Province that the liquor primary licence be approved as recommended.

I.1 Council Member Motion: Advocacy to VicPD and SD61 on unregulated substances known as date-rape drugs

That Council directs the Mayor to request a formal update from the VicPD and SD61 about any efforts currently being undertaken to raise awareness about and prevent the use of unregulated substances, such as GHB and Rohypnol, commonly known as "date-rape drugs" with such a request copied to the provincial Ministers of Education and Health.

I.2 Council Member Motion: Sheltering in Parks and the Parks Regulation Bylaw

That Council direct staff to report back on the status of overnight sheltering in City parks and make recommendations for updates to the Parks Regulation Bylaw provisions dealing with overnight sheltering by persons experiencing homelessness in light of the City's experience during the past 15 years.