

**COMMITTEE OF THE WHOLE REPORT  
FROM THE MEETING HELD JUNE 12, 2025**

For the Council meeting of June 26, 2025, the Committee recommends the following:

**G.1     775 Finlayson Street: Development Permit with Variances Application No. 00287 (Burnside)**

That Council, after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances Application No. 00287 for 775 Finlayson Street, in accordance with plans submitted to the Planning and Development department and date stamped on May 23, 2025, subject to:
  - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
    - i. reduce the required number of vehicle parking stalls from 162 to 119
    - ii. reduce the required separation for an accessory building from the main building from 2.40m to 2.30m.
2. That the Development Permit with Variances lapses two years from the date of this resolution."

**H.1     Street Entertainment Bylaw Approval and Engagement Summary Report**

That Council:

1. Instruct the City Solicitor to prepare the necessary bylaw to replace and repeal the Street Vendor Bylaw 89-072 and amend related bylaws, if necessary, based on the recommendations outlined in the June 12 report; and
2. Approve staff recommendations to:
  - a. Develop a City-led busking program for buskers to audition for, and the City to schedule buskers at "elevated" busking locations where amplification, electronic tipping and a promotions campaign are established. As well, an engaging placemaking approach is considered to identify these "elevated" locations from busking locations in other areas of the downtown core.
  - b. Create a code of conduct as part of the street entertainment licensing process. Improve the current information package for buskers and create information sessions to roll out the code of conduct and education on how to busk in Victoria and be successful.
  - c. Review and improve the administrative process for busking: simplified guidelines and application process as well as a better response process to enable staff to manage complaints.
  - d. Continue to offer an annual busking showcase on Canada Day. Facilitate discussions with community event organizers on the feasibility of a community-led busking festival.

## **H.2     1012 Oliphant Avenue (SUB00438): Strata Title Conversion Consideration**

That Council direct the Approving Officer to sign the plan of strata title conversion after the following conditions have been met:

- a. That the owner provides a Tenant Assistance Plan consistent with requirements of Section 4.0 of the Tenant Assistance Policy and that the City approve the plan prior to the issuance of a Building permit so that the requirements can be met concurrently.
- b. That the owners apply for and obtain approval for any Zoning Regulation Bylaw variances
- c. That the owners apply for a Building Permit:
  - i. Provide for the sound attenuation and fire separation requirements, and that these be confirmed as being met by the architect involved in the project.
  - ii. Provide a Hydraulic Load calculation (water) and upgrade the service if necessary, and
  - iii. Provide new sanitary and drain services to the lands.
- d. That the registered architect provide a letter of assurance at project completion, in support of the strata title conversion consideration.