

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD April 9, 2026**

For the Council meeting of April 23, 2026, the Committee recommends the following:

G.1 50 Government Street: Development Permit with Variances No. 01110 (James Bay)

That Council decline Development Permit with Variances Application No. 01110 for the property located at 50 Government Street.

G.2 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street (Glenlyon-Norfolk School) : Rezoning Application No. 00876 (Gonzales)

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary amendments to *Zoning Regulation Bylaw* and *Zoning Bylaw 2018* that would authorize the proposed development outlined in the staff report dated March 26, 2026, for 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street.
2. That, pursuant to section 30 of the *Land Use Procedures Bylaw*, Council waives the requirement for the holding of a public hearing.
3. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second and third reading of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendments be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 29, 2025, to update heritage related commitments in greater alignment with the Rezoning and Development Policy, specifically to assess the viability of retention as a condition for the DP phase and to identify potential receiver sites.
4. That subject to third reading of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendment bylaws, the applicant prepare and execute a Master Development Agreement (MDA) prior to adoption of the bylaw that is generally in accordance with the Rezoning Book dated December 29, 2025, and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures.
 - ii. Provision of the following site and building features:
 1. Natural rainwater management systems

2. Rooftop solar utilization
 3. Green roof features, as depicted on Page 39 and 40 of the Rezoning Book
 4. Naturalized open spaces
 5. Central gathering space
 6. Restored Garry Oak meadow, as depicted on Page 39 and 40 of the Rezoning Book
 7. Outdoor classroom, as depicted on Page 39 and 67 of the Rezoning Book
 8. Urban agriculture elements
 9. Natural and sustainable building materials
 10. Design elements to minimize light and noise pollution as well as traffic calming
 11. Accessible design features, as described on Page 76 of the Rezoning Book
 12. Consideration of additional Transportation Demand Management measures beyond the required TDM measures
- b. To the satisfaction of the Director of Engineering and Public Works and Director of Parks, Recreation and Facilities:
- i. Streetscape improvements to Richmond Avenue (sidewalk, grade raised bicycle lanes, partially grade raised mid block crosswalk with rectangular rapid flashing beacon components, including a grade-raised driveway crossing treatment, additional boulevard trees where feasible) and Maddison Street, as depicted on pages 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.
 - ii. Intersection upgrades at Maddison Street and Richardson Street (including crosswalk with rectangular rapid flashing beacons components, and plaza, additional boulevard trees where feasible), as outlined on page 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.
 - iii. Provision and maintenance of a minimum 3m east-west multi-use pathway between Richmond Avenue and Maddison Street, including a statutory right-of-way over the public access portion and inclusion of a formal connection, as depicted on page 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.
 - iv. Provision and maintenance of a minimum 1.8m east-west

pedestrian pathway between Bank Street and Maddison Street, including a statutory right-of-way over the public access portion and inclusion of a formal connection, as depicted on page 39 of the Rezoning Book and further described on pages 53-67.

5. That adoption of the Zoning Regulation Bylaw and Zoning Bylaw 2018 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.
6. That, subject to adoption of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendments, Council instruct Director of Engineering and Public Works to consider whether a legal agreement is necessary for the use of the portion of Laurentian Place conceptually shown as improved in the Rezoning Book. This is to be determined at the time of any adjacent Development Permit, and if an agreement is necessary, that it be entered into prior to that Development Permit being issued.
7. 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.