

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 19, 2018

For the Council Meeting of April 26, 2018, the Committee recommends the following:

1. Support in Principle for Francophone Games

That Council support the Francophone Games in principle and direct staff to explore opportunities for support of the games and report back to Council.

2. Accessibility Projects - Options to Expedite in 2018

That Council approve the allocation of \$70,000 from the Accessibility Reserve Fund, for inclusion in the 2018 Financial Plan, in order to install audible/accessible pedestrian signals at the following locations:

1. Menzies/Superior
2. Government/Humboldt/Wharf
3. Quadra/Yates
4. Caledonia/Quadra
5. Fisgard/Quadra
6. Finlayson/Quadra

That Council recommit to expediting accessibility improvements in the City of Victoria and completing the City's Accessibility Framework in 2018.

And that Council direct staff to meet with the AWG to discuss the accessibility improvements of the two Douglas Street bus stops and other improvements, and report back to Council on a priority basis, including potential operational and capital requirement.

3. 953 Balmoral Road - Rezoning Application No. 00598 & Development Permit with Variances Application No. 000506 (North Park)

An application to construct a four-storey multi-unit building consisting of approximately 11 rental units.

Rezoning Application No. 00598

That Council direct staff to work with the applicant to refine the proposal to encourage a better fit with the current neighbourhood context and to minimize potential negative impacts associated with a piecemeal approach to development in this area.

Development Permit with Variances Application No. 000506

That Council:

1. Direct staff to work with the applicant to revise the proposal to comply with the design guidelines and
 - i. minimize the impact of the east side yard setback by reducing the requested variance and by introducing additional design interventions to mitigate potential concerns related to privacy and overlook.
 - ii. reduce the site coverage and increase the open site space in order to provide private open space and high quality soft landscaping.
 - iii. provide a landscaping strip along the side and rear property lines to screen the parking.
 - iv. address Council's issue of the lack of affordability in this application and revisit discussions of entering into a housing agreement.

2. Refer the application to the Advisory Design Panel and report back to the Committee of the Whole following a review by the panel.

4. 2910 Shelbourne Street - Rezoning Application No. 00599 & Development Permit with Variances Application No. 000507 (Oaklands)
An application to allow the construction of a six-unit townhouse.

Rezoning Application No. 00599

That Council refer Rezoning Application No. 00599 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard setback.

That Council direct staff to bring the Application back to the Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 000507

That Council refer Development Permit with Variances Application No. 000507 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard and east front yard setbacks to provide for an improved street relationship
2. Revising the design to take cues from the existing traditional context of the neighbourhood.

That Council direct staff to bring the Application back to Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

5. 930 Fort Street - Rezoning Application No. 00593 & Development Permit with Variances Application No. 00502 (Downtown)
An application to allow the construction of a 13-storey, mixed-use building containing 62 residential units and two ground-floor commercial units.

Rezoning Application No. 00593

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00593 for 930 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Registration of legal agreements to the satisfaction of the Director of the Sustainable Planning and Community Development, securing an amenity contribution in the amount of \$270,675.74 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy*.
2. Registration of legal agreements to the satisfaction of the Director of the Sustainable Planning and Community Development to secure frontage improvements including: raised concrete median, mid-block cross walk, raised crossing of protected bike lane and associated signs and paint markings, bike racks, and bollards on the north side of Fort Street.

Development Permit with Variance Application No. 00502

That Council direct staff to work with the applicant to revise the proposal for consistency with the Design Guidelines, including the following specific items, and to bring the revised proposal back to a future Committee of the Whole meeting:

- a. provision of distinct, well-defined retail bays, consistent with the context along Fort Street.
- b. revisions to the tower to address the uniform appearance, with particular attention to the north and side elevations.
- c. revisions to the scale and materials of the podium to provide a more sensitive response to the immediate context within the Heritage Conservation Area.
- d. Address the concerns of the Downtown Residents Association regarding the lack of an overhead door for the visitor car park.

6. 515 Chatham Street - Development Permit with Variances Application No. 00034 (Downtown)

An application to allow for construction of a five-storey, mixed-use building containing ground-floor commercial uses and residential units above.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00034 for 515 Chatham Street, in accordance with:

1. Plans date stamped March 13, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m to the top of roof, and 17.73m to the top of the parapet.
3. That Council authorizes the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street
 - b. anchor-pinning in the City Right-Of-Way.
4. Preparation and execution by the applicant of a Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners to the satisfaction of City Staff.
5. Final plans to be in accordance with the plans date stamped March 13, 2018 to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution."