

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD July 12, 2018

For the Council Meeting of July 12, 2018, the Committee recommends the following:

1. **1276-1278 Gladstone Avenue - Rezoning Application No. 00629 (Fernwood)**
A rezoning application to allow two existing non-conforming, single-family dwellings on a single lot.

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00629 for 1276/1278 Gladstone Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way of 1.85m on Gladstone Avenue, to the satisfaction of the Director of Engineering and Public Works.

2. **Naming the Topaz Dog Park the PSD Chase Dog Park**

Be it resolved that the new dog park at Topaz Park be named the PSD Chase Dog Park and that funds be used to attach a plaque with information regarding PSD Chase.

3. **502 Discovery Street - Rezoning Application No. 00646, Heritage Alteration Permit Application No. 00228 and Heritage Designation Application No. 00173 (Burnside)**
An application to allow for construction of additional floor area for office use of the upper storey attic in the existing building; requiring the addition of a breezeway, a number of skylights, and minor alterations to two existing entrances; and to designate as heritage the exterior of the building.

Rezoning Application No. 00646

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00646 for 502 Discovery Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Heritage Alteration Permit Application No. 00228

That Council, after giving notice and after the Public Hearing for Rezoning Application No.00646, if it is approved, consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit Application No. 00228 for 502 Discovery Street, in accordance with:

1. Plans date stamped May 25, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. Heritage Alteration Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000173

That Council consider the following motion:

1. That Council instruct staff to prepare the necessary Heritage Designation Bylaw that would approve the designation of the Heritage-Registered property located at 502 Discovery Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set once the following condition is met:
 - a. Subject to the approval of the Heritage Designation Bylaw for 502 Discovery Street, that Council authorize staff to discharge Heritage Conservation Restrictive Covenant CTK6914 dated March 10, 1983.

4. **1770-1780 Denman Street - Rezoning Application No. 00639 (North Jubilee)**
A rezoning application to permit the construction of thirteen single family dwellings surrounding an interior open space.

That the applicant work with staff to revise the proposal so that it is consistent with the objectives and policies found in the *Official Community Plan* and *Jubilee Neighbourhood Plan*.

5. **944 Heywood Avenue - Update Report: Development Permit with Variances Application No. 00003 (Fairfield)**

A development permit with variances with an application to demolish the existing single-family house, create two lots, and construct two new small lot houses.

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 Variances Application No. 00003 for 944 Heywood Avenue, in accordance with:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. Reduce the front yard setback from 6.00m to 3.20m
- ii. Reduce the rear yard setback from 6.00m to 1.61m
- iii. Permit parking to be located between the building and the front lot line.

Proposed Lot B

- i. Reduce the front yard setback from 6.00m to 3.25m
- ii. Reduce the rear yard setback from 6.00m to 4.63m.
- iii. Reduce the side yard (east) setback from 2.4m to 1.5m.

2. Revisions to the plans date stamped November 2, 2017 to address errors and inconsistencies to the satisfaction of the Director of the Sustainable Community Planning and Development Department.
3. The Development Permit lapsing two years from the date of this resolution."

6. **727 Yates Street - Heritage Alteration Permit with Variances Application No. 00008 (Downtown)**

A Heritage Alteration Permit with Variances to convert a Heritage designated commercial building to a mixed-use building.

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 Heritage Alteration Permit Application with Variances No. 00008 for 727 Yates Street in accordance with:

1. Plans, date stamped May 24, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance(s):
 - a. reduce east side yard setback from 4.5m to 0.851m
 - b. reduce vehicle parking from 8 stalls to 0 stalls
 - c. reduce visitor vehicle parking from 1 stall to 0 stalls.
3. Council authorizing City of Victoria staff to execute an Encroachment Agreement in a form satisfactory to the City Clerk, for building encroachment(s) adjacent to 727 Yates Street.

4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.
5. Heritage Alteration Permit lapsing two years from the date of this resolution."

7. Parks and Open Spaces Master Plan Annual Progress Report

1. That Council receive this report for information.
2. Direct staff to work with the Urban Food Table on identifying and tracking additional targets related to urban agriculture and food systems.