



MINUTES - COMMITTEE OF THE WHOLE

April 19, 2018, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Thornton-Joe, Councillor Young

ABSENT: Councillor Madoff

STAFF PRESENT: J. Jenkyns - Acting City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, A. Hudson - Assistant Director of Community Planning, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, B. Dellebuur – Assistant Director of Transportation, J. Lockhart – Manager of Revenue

A. APPROVAL OF AGENDA

Moved By Councillor Coleman
Seconded By Councillor Alto

That the agenda be approved.

Moved By Mayor Helps
Seconded By Councillor Isitt

Amendment:

That the agenda be amended as follows:

That the following items be moved to the April 19, 2018 Council Meeting:

Item No. G. 1 - Amendments to the Animal Control Bylaw

Item No. G. 2 - Referral Response from Urban Food Table and Victoria Beekeeping Association

CARRIED UNANIMOUSLY

Moved By Councillor Coleman
Seconded By Councillor Thornton-Joe

Amendment:

That the agenda be amended to include the following items on the consent agenda:

Item No. C. 1 - Minutes from the meeting held February 8, 2018

Item No. G. 3 -Proclamation - "Earth Day" April 22, 2018

Item No. G. 4 - Proclamation - "Huntington Awareness Month" - May 2018

Item No. G. 5 - Proclamation - "International Internal Audit Awareness Month" - May 2018

Item No. G. 6 - Proclamation - "MS Awareness Month" - May 2018

Item No. G. 7 - Proclamation - "Neighbour Day" May 6, 2018

Item No. G. 8 - Proclamation - "Highland Games Week" - May 14-21, 2018

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Coleman
Seconded By Councillor Isitt

That the following items be approved without further debate

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Minutes from the meeting held February 8, 2018

Moved By Councillor Coleman
Seconded By Councillor Isitt

That the Minutes of the meeting held February 8, 2018, be adopted.

CARRIED UNANIMOUSLY

G. STAFF REPORTS

G.3 Proclamation - "Earth Day" April 22, 2018

Committee received a report dated April 5, 2018, from the City Clerk regarding a proclamation for "Earth Day" April 22, 2018.

Moved By Councillor Coleman

Seconded By Councillor Isitt

That the *Earth Day Proclamation* be forwarded to the April 26, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.4 Proclamation - "Huntington Awareness Month" - May 2018

Committee received a report dated April 9, 2018 from the City Clerk regarding a proclamation for "Huntington Awareness Month" May 2018.

Moved By Councillor Coleman

Seconded By Councillor Isitt

That the *Huntington Awareness Month Proclamation* be forwarded to the April 26, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.5 Proclamation - "International Internal Audit Awareness Month" - May 2018

Committee received a report dated April 9, 2018, from the City Clerk regarding a proclamation for "International Internal Audit Awareness Month" May 2018.

Moved By Councillor Coleman

Seconded By Councillor Isitt

That the *International Internal Audit Awareness Month Proclamation* be forwarded to the April 26, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.6 Proclamation - "MS Awareness Month" - May 2018

Committee received a report dated April 9, 2018, from the City Clerk regarding a proclamation for "MS Awareness Month" May 2018.

Moved By Councillor Coleman

Seconded By Councillor Isitt

That the *MS Awareness Month Proclamation* be forwarded to the April 26, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.7 Proclamation - "Neighbour Day" May 6, 2018

Committee received a report dated April 3, 2018, from the City Clerk regarding a proclamation for "Neighbour Day" May 6, 2018.

Moved By Councillor Coleman

Seconded By Councillor Isitt

That the *Neighbour Day Proclamation* be forwarded to the April 26, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.8 Proclamation - "Highland Games Week" - May 14-21, 2018

Committee received a report dated April 3, 2018, from the City Clerk regarding a proclamation for "Neighbour Day" May 6, 2018.

Moved By Councillor Coleman

Seconded By Councillor Isitt

That the *Highland Games Week Proclamation* be forwarded to the April 26, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

I. NEW BUSINESS

I.1 Motion - Support in Principle for Francophone Games

Committee received a Council member motion dated March 30, 2018, from Mayor Helps regarding support for the Francophone Games.

Moved By Councillor Coleman

Seconded By Councillor Isitt

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

CARRIED UNANIMOUSLY

E. UNFINISHED BUSINESS

E.1 Revenue and Tax Policy Benchmark Monitoring and 2018 Tax Rates

Committee received a report dated April 5, 2018, from the Director of Finance regarding updated benchmark measures related to the City's Revenue and Tax Policy and recommendations for 2018 tax rates.

Moved By Councillor Isitt
Seconded By Councillor Alto

That Council:

1. Approve 2018 tax rates based on current policy as follows:

Residential	3.2448
Utility	33.5070
Major Industrial	11.7983
Light Industrial	11.7983
Business	11.7983
Rec/Non Profit	8.0460

2. Direct Staff to bring forward Tax Bylaw, 2018 for first, second and third readings to a special Council meeting on April 19, 2018.

FOR (3): Councillor Alto, Councillor Isitt, and Councillor Loveday

OPPOSED (5): Mayor Helps, Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

Absent (1): Councillor Madoff

Committee discussed:

- *Feedback received on tax rate ratios and pros and cons relating to the allocation.*

Councillor Loveday withdrew from the meeting at 9:24 a.m. and returned at 9:25 a.m.

DEFEATED (3 to 5)

Committee discussed:

- *Tax ratios between residential and business and the impacts.*
- *The policy of keeping taxes within inflation plus 1% and concerns about it not applying to the allocation of taxes.*

Moved By Mayor Helps
Seconded By Councillor Lucas

That Council direct staff to increase the business tax ratio to 1.11% and the residential tax ratio to 4%.

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Isitt, and Councillor Loveday

ABSENT (1): Councillor Madoff

CARRIED (6 to 2)

E.2 Accessibility Projects - Options to Expedite in 2018

Committee received a report dated April 11, 2018, from the Director of Engineering and Public Works regarding financial details required to expedite implementation of various projects identified by the Accessibility Working Group for accessibility upgrades in 2018.

Committee discussed:

- *Accessibility and safety concerns for BC Transit.*
- *Timelines for accessibility upgrades to BC Transit's fleet.*

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

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

Councillor Coleman withdrew from the meeting at 10:03 a.m. and returned at 10:05 a.m.

Moved By Councillor Loveday

Seconded By Councillor Isitt

Amendment:

That the motion be amended to include the following points:

That Council recommits 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 requirements.

CARRIED UNANIMOUSLY

Main motion as amended:

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 recommits 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.

CARRIED UNANIMOUSLY

Committee recessed at 10:16 a.m. and returned at 10:21 a.m.

F. LAND USE MATTERS

F.1 953 Balmoral Road - Rezoning Application No. 00598 & Development Permit with Variances Application No. 000506 (North Park)

Committee received reports dated February 22, 2018, from the Director of Sustainable Planning and Community Development regarding applications to construct a four storey multiple dwelling.

Committee discussed:

- *Desire for the units to be affordable and used for rental purposes.*

Moved By Councillor Young

Seconded By Councillor Isitt

Rezoning Application No. 00598

That Council decline Rezoning Application No. 00598 for the property located at 953 Balmoral Road.

Development Permit with Variances Application No. 000506

That Council decline Development Permit with Variance Application No. 000506 for the property located at 953 Balmoral Road.

FOR (4): Mayor Helps, Councillor Coleman, Councillor Isitt, and Councillor Young

OPPOSED (4): Councillor Alto, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe

ABSENT (1): Councillor Madoff

Committee discussed

- *Constraints of the site and consideration of lot consolidation with the nearby sites.*

DEFEATED (4 to 4)

Moved By Councillor Thornton-Joe

Seconded By Councillor Lucas

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

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

Amendment:

That the motion be amended to include the following point:

iv. address Council's issue of the lack of affordability in this application.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

Amendment to the amendment:

That the amendment be amended as follows:

iv. address Council's issue of the lack of affordability in this application and revisit discussion of entering housing agreement

CARRIED UNANIMOUSLY

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

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

CARRIED UNANIMOUSLY

F.2 2910 Shelbourne Street - Rezoning Application No. 00599 & Development Permit with Variances Application No. 000507 (Oaklands)

Committee received a report dated March 29, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a six-unit townhouse development.

Moved By Councillor Young

Rezoning Application No. 00599

That Council decline Rezoning Application No. 00599 for the property located at 2910 Shelbourne Street.

Development Permit with Variances Application No. 000507

That Council decline Development Permit with Variances Application No. 000507 for the property located at 2910 Shelbourne Street.

FAILED DUE TO NO SECONDER

Moved By Councillor Alto

Seconded By Councillor Loveday

Rezoning Application No. 00599

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00599 for 2910 Shelbourne Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Receipt of an executed 7.0m Statutory Right-of-Way off Shelbourne Street to the satisfaction of the City Solicitor.

2. Receipt of a letter from Modo indicating willingness to partner with the Applicant in providing a car share vehicle and car share memberships for each unit.
3. Receipt of a car share agreement that includes the purchase of one car share vehicle and car share memberships for all units (six in total) to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 000507

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00599, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 000507 for 2910 Shelbourne Street in accordance with:

1. Plans date stamped February 23, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - v. reduce the lot width from 20.0m to 19.72m
 - vi. increase the number of units in an attached dwelling from 4 to 6 allow a roof deck
 - vii. reduce the setback to Shelbourne Street from 10.7m to 7.52m
 - viii. reduce the north side setback from 4.0m to 1.38m
 - ix. reduce the south side setback from 4.0m to 1.58
 - x. reduce the required parking from 9 vehicle stalls with 1 visitor stall to 6 stalls with no visitor stalls.
3. The Development Permit lapsing two years from the date of this resolution.

FOR (4): Mayor Helps, Councillor Alto, Councillor Loveday, and Councillor Lucas

OPPOSED (4): Councillor Coleman, Councillor Isitt, Councillor Thornton-Joe, and Councillor Young

ABSENT (1): Councillor Madoff

DEFEATED (4 to 4)

Committee discussed:

- *The neighbourhoods general support for the proposal.*
- *Consideration of lot constraints and transition to surrounding properties.*

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

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 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 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.

Moved By Councillor Alto
Seconded By Mayor Helps

Amendment:

That the motion be amended as follows:

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
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 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
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.

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Young

OPPOSED (2): Councillor Isitt, and Councillor Thornton-Joe

ABSENT (1): Councillor Madoff

Committee discussed:

- *Future transportation plans for the neighbourhood*

CARRIED (6 to 2)

Moved By Councillor Alto
Seconded By Mayor Helps

Amendment:

That the motion be amended as follows:

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
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 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
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.

CARRIED UNANIMOUSLY

Main motion as amended:

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

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

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.

CARRIED UNANIMOUSLY

F.3 930 Fort Street - Rezoning Application No. 00593 & Development Permit with Variances Application No. 00502 (Downtown)

Committee received reports dated March 29, 2018 from the Director of Sustainable Planning and Community Development regarding an application to construct a 13-storey, mixed-use building containing 62 residential units and two ground-floor commercial units.

Councillor Loveday withdrew from the meeting at 11:11 a.m. and returned at 11:13 a.m.

Committee discussed:

- *The type of amenity contribution for the proposal.*
- *Concerns raised by the Downtown Residents Association.*

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

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
2. City of Victoria Density Bonus Policy
3. .
4. 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:

1. provision of distinct, well-defined retail bays, consistent with the context along Fort Street.
2. revisions to the tower to address the uniform appearance, with particular attention to the north and side elevations.
3. revisions to the scale and materials of the podium to provide a more sensitive response to the immediate context within the Heritage Conservation Area.

Moved By Councillor Thornton-Joe

Seconded By Mayor Helps

Amendment:

That the motion be amended to include the following point:

d. address the concerns of the Downtown Residents Association regarding the lack of an overhead door for the visitor car park.

Councillor Coleman withdrew from the meeting at 11:28 a.m. and returned at 11:30 a.m.

Committee discussed:

- *Design considerations for the tower and podium.*

CARRIED UNANIMOUSLY

Main motion as amended:

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.

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Lucas

ABSENT (1): Councillor Madoff

CARRIED (8 to 1)

F.4 515 Chatham Street - Development Permit with Variances Application No. 00034 (Downtown)

Committee received a report dated April 5, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above.

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

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:
 - xi. 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."

Committee discussed:

- *Design aspects of the proposal.*
- *The future of the other lots and the loss of amenity from the previous proposal.*

CARRIED UNANIMOUSLY

I. NEW BUSINESS

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Coleman
Seconded By Councillor Alto

That the Committee of the Whole Meeting be adjourned at 11:38 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR