



Committee of the Whole Report For the Meeting of January 10, 2019

To: Committee of the Whole **Date:** December 27, 2018
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00658 for 1402-1404 Douglas Street

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the outcomes of the Heritage Advisory Panel (HAPI) meeting for the Rezoning Application at 1402-1404 Douglas Street. On November 8, 2018, the following motion was passed by Committee of the Whole:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00658 for 1402 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

That the application be referred to the heritage advisory committee for comment and report be made back to the Committee of the Whole on the proposed provincial policy that would see the windows of the heritage building be made opaque."

The Application was presented to the HAPI on December 12, 2018. The draft minutes are attached to this report and the motion was as follows:

"That the Heritage Advisory Panel recommend to Council that Rezoning Application No. 00658 for 1402-1404 Douglas Street be approved as presented, and that the Heritage Advisory Panel express its desire to see transparent windows in heritage-designated buildings and Heritage Conservation Areas in the City of Victoria." (draft to be confirmed on January 15, 2019)

Staff are continuing conversations with the provincial government regarding the requirement for opaque windows. While this Rezoning Application will not result in opaque windows, a future Delegated Heritage Alteration Permit to alter the windows will be required should the applicant acquire a provincial license to sell cannabis. This application would likely be declined by staff,

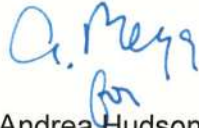
as it would not meet the relevant design guidelines. Council would then have the opportunity to consider the application.

There is no further action required by Council, as the first portion of Council's motion from November 8, 2018 directs staff to prepare the bylaw and schedule a Public Hearing. Therefore, staff recommend that Council receive this report for information.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Dec 24, 2018

List of Attachments:

- Attachment A: Heritage Advisory Panel draft minutes from the December 12, 2018 meeting
- Attachment B: Committee of the Whole Report dated October 25, 2018.