

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JUNE 20, 2019

For the Council meeting of June 27, 2019, the Committee recommends the following:

1. 2330 Government Street - Rezoning Application No. 00682 (Burnside Gorge)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in Rezoning Application No. 00682 for 2330 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. Exploring Solar Power for the City Facility at 1240 Gladstone Avenue

That Council direct to staff to:

1. Explore the option of installing solar panels on the roof of the municipal facility at 1240 Gladstone Avenue;
2. Consider providing property owners in the city with the option of participating in a bulk purchase of solar panels on a cost recovery basis if it is deemed advisable to install solar panels on 1240 Gladstone Avenue or another municipal facility.

3. 515 Foul Bay Road - Rezoning Application No. 00675 and Development Permit Application No. 00084 (Gonzales)

Rezoning Application No. 00675 for 515 Foul Bay Road

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00675 for 515 Foul Bay Road, 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. Preparation and execution of the following legal agreements:
 - a. A Housing Agreement to secure rental of the five unit house conversion for a ten year period and to ensure future Strata Bylaws could not restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. A Section 219 Covenant to establish no build areas and tree protection.
 - c. A Section 219 Covenant to ensure the proposed building fire prevention sprinkler system is installed and maintained to the satisfaction of the Fire Chief.

Development Permit with Variances Application No. 00084 for 515 Foul Bay Road

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. 00675, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00084 for 515 Foul Bay Road, in accordance with:

1. Plans date stamped May 9, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Lot A (existing building):
 - a. Reduce the front setback from 7.5m to 0.0m
 - b. Reduce the rear setback from 7.5m to 5.28m (to a wall with windows to habitable rooms) and from 4.0m to 3.23m
 - c. Reduce the north side setback from 7.5m to 0.0m

- d. Reduce the required parking from 7 to 6 stalls,
- ii. Lot B (new building):
 - a. Increase the maximum height from 5.00m to 7.58m
 - b. Increase the maximum number of storeys from 1 to 2
 - c. Reduce the front setback from 7.5m to 4.27m (to a wall with windows to habitable rooms) and from 4.0m to 2.50m.
- 3. The Development Permit lapsing two years from the date of this resolution."

4. 1900 Richmond Road - Rezoning Application No. 00651 and Development Permit Application No. 000531 Update (North Jubilee)

Rezoning Application No. 00651:

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 legal documents are prepared and executed:

- a. Statutory Right-of-Way of 1.82m off Fort Street
- b. Statutory Right-of-Way of 1.39m off Birch Street
- c. Statutory Right-of-Way of 4.53m off Richmond Road
- d. Statutory Right-of-Way of 1.44m off Ashgrove Street
- e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.

Development Permit Application No. 000531:

That Council, after the Public Hearing for Rezoning Application No. 00651, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000531 for 1900-1912 Richmond Road, in accordance with:

- 1. Plans date stamped May 1, 2019.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 4. The Development Permit lapsing two years from the date of this resolution."

5. Application to Change Hours of Licensed Service for Chuck's Burger Bar, Food Primary License at 101-538 Yates Street (Downtown)

That Council direct staff to provide the following response to the Liquor Licensing Agency:

- 1. Council, after conducting a review with respect to noise and community impacts, does support the application of Chuck's Burger Bar located at 538 Yates Street to have hours of operation from 9:00 am to 12:00 am Sunday through Thursday and 9:00 am to 1:00 am Friday and Saturday, **with the hours of the patio being until 12 am 7 days a week**, with an occupant load of 100 persons.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community near the establishment was considered in relation to the request and assumptions are the noise impacts would be comparable to previous licenced capacity and hours in the same location. The applicant's original request has been adjusted, reflecting community and staff inputs outlining concerns related to close proximity of residences and resource pressures.

- b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the business plan and long-term viability of the establishment.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received four letters in response to the request, all of which were opposed. One of the four was from the Downtown Residents Association.
- d. Council recommends the hours supported for the establishment be approved.

6. My Great Neighbourhood Grant - Spring Intake Report

That Council approve 26 applications received for the spring intake of the 2019 My Great Neighbourhood Grant program as outlined in Table 1, 2, and 3.

7. Community and Seniors' Centres Annual Report for 2018

That Council receive this report on the operation of the community and seniors' centres for information.

8. Demonstration of Voting Dashboard

That Council receive the report for information.

9. Letter from the Minister of Environment and Climate Change Strategy

That the correspondence dated June 3, 2019 from the Minister of Environment and Climate Change Strategy be received for information.

10. Fare-Free Public Transit for Young People

That Council directs staff to ensure that all residents of the City of Victoria who are under the age of 19 will have access to a pass for fare-free public transit no later than November 30, 2019, including provision of a City of Victoria service pass ("VicPass") or a similar mechanism for youth who may not be enrolled in a formal program of education or who may be enrolled in an alternate program of education.