

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD FEBRUARY 6, 2020**

For the Council meeting of February 13th, 2020, the Committee recommends the following:

**E.2     334 Dallas Road: Rezoning Application No. 00674 & Development Permit with Variance Application No. 00101 (James Bay)**

**Rezoning Application No. 00674 for 334 Dallas Road**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00674 for 334 Dallas 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. Landscape plan be amended to provide more detail as described in the Development Permit Application Report.
2. Preparation and execution of legal agreements to require a 10-year rental period (market rental), for the two basement units to the satisfaction of the Director of Sustainable Planning and Community Development.

**Development Permit with Variances Application No. 00101 for 334 Dallas Road**

That subject to revisions to the landscape plan to include permeable paving in the rear yard, installation of a six stall bike rack, inclusion of more plant materials (including native, pollinator and edible plants), details of fencing and opportunities to include plantings along the fence to the satisfaction of the Director of Sustainable Planning and Community Development, 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. 00674, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00101 for 334 Dallas Road, in accordance with:

1. Plans date stamped August 26, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the maximum height for a dwelling to 7.92 m
  - ii. increase the maximum height for an accessory building to 3.96 m
  - iii. reduce the vehicular parking requirements from 4 stalls to 3 stalls
  - iv. reduce the rear yard open site space from 33% to 13%.
3. The Development Permit lapsing two years from the date of this resolution."

**E.1 Update Report for Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street**

That Council consider the following revised motion (revised items in bold):

1. "That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
  - a. **Plan revisions to reflect proposed design changes and a reduction in density from 4.37:1 to 4.0:1 floor space ratio** and to correct plan inconsistencies, to the satisfaction of the Director of Sustainable Planning and Community Development;
  - b. Preparation and execution of legal agreements to secure 2.98 metres of the western portion of 1314 to 1330 Broad Street and 615 to 625 Johnson Street, adjacent to the existing "lane," as a Statutory Right-of-Way, to the satisfaction of the Director of Engineering and Public Works;
  - c. Preparation and execution of a legal agreement securing public realm improvements to the "lane" and adjacent streets, including the provision of bicycle parking stalls, to the satisfaction of the Director of Engineering and Public Works;
  - d. Preparation and execution of a legal agreement securing interpretive signage that will be displayed both during construction and over the long term, to the satisfaction of the Director of Sustainable Planning and Community Development;
  - e. **Preparation and execution of a legal agreement securing the adaptive reuse of building materials, as proposed in the applicant's letter, to the satisfaction of the Director of Sustainable Planning and Community Development;** and
  - f. Preparation of bylaws to dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.
2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
  - a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
  - b. anchor-pinning in the City Right-Of-Way."

**E.3     1040 Moss Street (Art Gallery): Development Permit Application No. 000553 (Rockland)**

That Council authorize the issuance of Development Permit Application No. 000553 for 1040 Moss Street, subject to plan revisions to increase landscaping on the Moss Street Elevation in accordance with:

1. Plans date stamped December 18, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing three years from the date of this resolution.

**F.3     Support for FIBA Olympic Qualifying Basketball Tournament 2020**

That Council approve up to \$90,000 in financial support associated with hosting the 2020 FIBA Olympic Qualifying Tournament at Save-an-Foods Memorial Centre and related community festival, to be funded through 2020 Contingency budget.