

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 5, 2020

For the Council meeting of March 12, 2020, the Committee recommends the following:

F.3 1739 Fort Street: Application for a Change to Hours for Christies Carriage House Pub, Liquor Primary License

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 Christies Carriage House Pub located at 1739 Fort Street having hours of operation from 10:00 am 11 :00 pm Sunday through Thursday and 10:00am to 12:00 am Friday and Saturday with the existing occupant load of 135 persons.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request, and assumptions are the noise impacts would be negligible based on experience with the operator, and nature of the request. The requested hours of operation in conjunction with the existing occupant load are not expected to result in negative impacts to the community.
- 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 which included 480 letters to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received six letters in response to the request, all of which generally supported the application and no correspondence was received from the South Jubilee Residents Association.
- d. Council recommends the license endorsements be approved.

I.3 Group Insurance Coverage for Neighbourhood Associations

That Council authorize an expenditure of up to \$7,500, funded from the 2020 contingency, to cover the cost of Group Accident Insurance Coverage for neighbourhood associations that do not have city-funded community centres.

D.1 Municipal Finance Authority of BC Background and Fund Offerings

That Council receive this presentation for information.

E.1 Active Transportation Advisory Committee Motions from Meeting of October 22, 2019

1. That this item be referred to staff for consideration as part of the 2021 Financial Planning process:
 - The City should increase its capital spending on transit shelters. Specifically, the City should prioritize replacement of old shelters on rapid and frequent transit routes, consider non-standard shelter designs, explore alternative funding models, and prioritize advertisement-free shelters on the busiest corridors.
2. Refer this to staff to evaluate and report back to Council in the context of bus rapid transit, transit prioritization, and other transit issues throughout the City and request that staff present to council on transit:
 - The City should plan for the completion of the Douglas Street Priority Bus lanes to Belleville Street.
3. That the next two bullets be referred to staff to report back in the 2021 budget process on options for greenway improvements.
 - Recognizing that new greenways are largely initiated through private development projects and improvements are associated with Parks or Transportation capital projects, the City should consider a future reserve fund to support greenways implementation.
 - The City should consider initiating a project to name/brand different greenways and active transportation routes across the community.
4. As part of the 2021 budget and onwards the City should consider increased capital spending to support neighbourhood traffic calming (e.g.: speed reductions; improved pedestrian amenities; reduced cut-through traffic).
5. That this be referred to staff to report back in the 2021 budgeting process with recommendations for wayfinding outside the downtown:

The City should continue to support pedestrian wayfinding beyond the downtown core.
6. That this be referred to staff to inform the implementation of the Bicycle Master Plan:
 - The City should continue to support comprehensive investments under the Bicycle Master Plan budget including accessibility improvements, crosswalk upgrades/installations, sidewalk replacements/widening, and place-making features.

F.1 2558 Quadra Street: Rezoning and Development Permit with Variances Application (Hillside/Quadra)

Rezoning Application No. 00707 for 2558 Quadra Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00707 for 2558 Quadra 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. Preparation and execution of legal agreements to secure a Statutory Right-of-Way of 3.2m off Quadra Street, to the satisfaction of the Director of Engineering.
2. Preparation and execution of a Housing Agreement to secure the building as rental in perpetuity and to secure 19 units as affordable and 21 units as below market in perpetuity, defined by the VHRF guidelines that were in existence on March 19, 2019, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 00141 for 2558 Quadra Street

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. 00707, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00141 for 2558 Quadra Street, in accordance with:

1. Plans date stamped February 12, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. decrease the rear yard setback from 4.53m to 2.90m to the steps;
 - ii. decrease the north side yard setback from 4.53m to 0m to the parkade and 2.52m to the building face; and
 - iii. decrease the south side yard setback from 4.53m to 0m to the parkade and 3.89m to the building face.
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development and the Director of Engineering, addressing staff comments regarding the public realm.
4. The Development Permit lapsing two years from the date of this resolution.

F.2 1820 Government Street: Application for a New Food Primary Licence with Entertainment Endorsement for January Gin Joint and Eatery

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 January Gin Joint & Eatery located at 1820 Government Street to have hours of operation from 9:00 am to 12:00 am Sunday through Wednesday and 9:00 am to 1:00 am Thursday through Saturday, an occupant load of 43 people and an entertainment endorsement.

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 in proportion to existing licence capacity in the vicinity.
- b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports this new business and the long-term viability of the establishment.
- c. The views of residents were solicited via a mail out which included 474 letters to neighbouring property owners and occupants within 100 metres of the licensed location and a notice posted at the property. The City received one letter from the Downtown Residents Association opposing the application in response to the request.
- d. Council recommends the hours supported for the establishment be approved.

F.4 Update Report: Next Generation Conversion Regulations

1. That Council direct staff to prepare bylaws to amend Schedule G - House Conversion Regulations and Schedule C - Off Street Parking Regulations of the Zoning Regulation Bylaw, consistent with this report, in order to:
 - a. change the qualifying year of construction;
 - b. reduce restrictions on exterior changes;
 - c. clarify and expand opportunities to utilize under-height basements;
 - d. allow attic spaces to be developed;
 - e. allow vehicle car parking in front yard (for non-heritage properties);
 - f. increase and incentivize permitted number of units;
 - g. allow windows and doors on front elevations;
 - h. remove parking requirements; and
 - i. require bicycle parking.
2. That Council direct staff to monitor the impact of the Next Generation Conversion Regulations, with particular attention paid to buildings with heritage value, and prepare an update report to Council within two to three years (once meaningful observations can be made), noting that staff would report back earlier in the event that a pattern of negative impacts to buildings with heritage value or other concerning trends are observed.
3. That Council direct staff to monitor the impact of removing parking requirements and prepare an update to Council within two to three years (once meaningful observations can be made) noting that staff would report back earlier in the event of a negative pattern emerging.
4. That Council direct staff to continue to explore and bring forward items for Council's consideration that are listed in the "Sprint Option" of the Committee of the Whole Report dated December 5, 2019, as opportunities for improvements/expansion (e.g.

green building incentive program) present themselves, noting that a more fulsome review and accounting of progress towards sprint goals would be included in the two to three year review report.

5. That Council direct staff to develop a design guidance document to provide advice aimed at advancing high-quality design that respects the local context and addresses potential neighbourliness impacts.

G.1 Dallas Road Balustrade Replacement

That Council

1. Direct staff to amend the 2020 Financial Plan by adding \$3,850,000 in project funding for the replacement of the Dallas Road Balustrade funded from the Buildings and Infrastructure Reserve; and,
2. That staff be authorized to repurpose up to 10 parking spots for benches and other public realm improvements.

I.2 Council Member Motion: Recommendations from the Accessibility Working Group

1. That Council forward this resolution to staff for consideration during the implementation of the Urban Forest Master Plan:

AWG recommends to Council to direct staff to amend the Urban Forest Master Plan to include consideration of human health.

2. That Council forward the following resolution for consideration when the AWG Framework comes back to Council: The AWG recommends to Council that a dedicated advisory body for accessibility is struck to replace the Accessibility Working Group before the end of its current interim mandate and that this committee includes one or two current AWG members to provide continuity (see attached background provided by the AWG in attachment A).