

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD SEPTEMBER 10, 2020

For the Council meeting of September 17, 2020, the Committee recommends the following:

E.1 1023 Tolmie Avenue: Update Report for Rezoning Application No. 00672 and Development Permit with Variances Application No. 00097 (Hillside/Quadra)

Rezoning Application No. 00672

That first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a public hearing date be set for the proposed development outlined in Rezoning Application No. 00672 for 1023 Tolmie Avenue.

Development Permit with Variances No. 00097

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. 00627, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00097 for 1023 Tolmie Avenue, in accordance with:

1. Plans date stamped July 20, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback on the south lot from 6.00m to 4.30m to the building and 3.40m to the deck;
 - ii. reduce the rear yard setback on the south lot from 6.00m to 4.60m to the stairs and 5.40m to the building;
 - iii. reduce the south side yard setback on the north lot from 2.40m to 1.73m for any portion of a dwelling used for habitable space and which has a habitable window.
3. The Development Permit lapsing two years from the date of this resolution.”

F.1 Rental Property Standards of Maintenance Bylaw and Implementation Plan

That Council:

1. Direct staff to bring forward the Rental Property Standards of Maintenance Bylaw for consideration of introductory readings;
2. Approve written submissions from persons who consider they are affected by the proposed Bylaw as the public representations method under section 59 (2) of the Community Charter, and provide notice by way of newspaper, website, and social media advertising;
3. Provide early approval for the Tenant Ambassador to allow the position to start at the beginning of January 2021 to
 - a. Precede the commencement date of the Bylaw (January 31, 2021)
 - b. Oversee the implementation and operation of the Bylaw;
4. Launch an eighteen-month feedback and monitoring period after the Bylaw comes into force to monitor the Bylaw’s operation and to collect experiential input from the public;
5. Direct staff to return to Council in eighteen months following bylaw commencement to report on the Bylaw’s effectiveness and determine if any updates are needed based on data and feedback.

F.2 2021-2022 Permissive Exemptions

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2021 - 2022 tax years.
2. Direct staff to prepare a 2020 permissive property tax exemption bylaw for Council's consideration at the September 17, 2020 Council meeting.

Motion arising:

That Council direct staff to report back no later than the first quarter of 2021 on options and implications for revising the Permissive Tax Exemption policy to provide exemptions for community centers owned and operated by ethno-cultural groups.