

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD DECEMBER 3, 2020**

For the Council meeting of December 10, 2020, the Committee recommends the following:

- F.1 2536 Richmond Road: Heritage Designation Application No. 000193 (North Jubilee)**  
That Council approve the designation of the heritage-registered property located at 2536 Richmond Road, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.
- F.3 540 William Street: Fence Bylaw Variance Request (Victoria West)**  
That Council approve the request for fence with a height of 3.05 m for the property located at 549 William Street, as shown in the submitted drawings in Appendix A of this report.
- D.1 Capital Regional District Housing Needs Assessment for the City of Victoria**  
That Council:
1. Receive the Capital Regional District Housing Needs Assessment City of Victoria, October 2020 report for information, in accordance with Section 585.31 (1) of the Local Government Act, which requires that all local governments to complete housing needs reports by April 2022 and every five years thereafter.
  2. Direct staff to publish the report on the City's website in compliance with regulatory requirements for the report to be publicly and freely accessible.
  3. That Council refer this matter to the December 10 Committee of the Whole meeting to consider actions within municipal authority to respond to information contained in the report and to consider advocacy to other levels of government.
- F.2 2440 and 2448 Richmond Road: Rezoning Application No. 00722 and Development Permit with Variances Application No. 00159 (North Jubilee)**  
**Rezoning Application No. 00722**  
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00722 for 2440 and 2448 Richmond Road, that first and second reading of the Zoning Regulation Bylaw Amendments 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:
    - a. Secure all units as rental housing in perpetuity and that one unit shall be adaptable, to the satisfaction of the Director of Sustainable Planning and Community Development.
    - b. Secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
      - i. one car share membership per dwelling unit;
      - ii. \$100 in car share usage credits per membership;
      - iii. pedestrian curb extension (bulb-out) at the intersection of Richmond Road and Adanac Street;
      - iv. 4 electric bike charging stations in each building;
      - v. one bicycle repair station in each building.
    - c. Secure a statutory right-of-way of 4.89 meters along the Richmond Road to the satisfaction of the Director of Engineering and Public Works.

- d. Secure reciprocal access over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.
- e. Secure an easement for the storm drain line on private property over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00159

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. 00722, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:

1. Plans date stamped October 22, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - 2440 Richmond Road
    - i. reduce the number of residential vehicle parking stalls from 9 to 7;
    - ii. reduce the side setback (south) from 4.00m to 3.22m;
    - iii. reduce the side setback (north) from 4.00m to 1.70m.
  - 2448 Richmond Road
    - i. reduce the number of residential vehicle parking stalls from 9 to 7;
    - ii. reduce the side setback (south) from 4.00m to 1.70m;
    - iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.
3. Revisions to the landscape plan planting list and categories to accurately determine percentage of pollinator, food-bearing and native species; and to revisions to the ground floor entry doors to create a more welcoming streetscape, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

**G.1 Report Back: Get Growing, Victoria!**

That Council received the following report for information.

That Council direct staff to report back on options for increasing the cultivation of food plants and pollinators on municipal land in 2021.

**G.2 Local Government Recommendation for Trees Cannabis at 1545 Fort Street**

1. That Council direct staff to advise the Liquor and Cannabis Regulation Branch:
 

The Council of the City of Victoria supports the application of Trees Cannabis at 1545 Fort Street to receive a provincial cannabis retail store license with the following comments:

  - a. The Council recommends that the LCRB issue a license to Trees Cannabis at 1545 Fort Street.
  - b. City staff did not raise any concerns about this referral in terms of community impacts.
  - c. Residents’ views were solicited through a mail-out to property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association.

The City sent 394 notices and received 20 letters in response, including a petition sent by the applicant with 21 persons in support for the application. The City did not receive correspondence from the Rockland Neighbourhood Association.

Respondents opposed to issuing a license identified the following issues: the business operated before legalization, impact on residential parking, traffic, pedestrian safety, storefront maintenance after ceased operations, loitering, smoking, odour, graffiti, sale to minors, impact on neighbouring businesses, potential for turnover.

- d. The Council wishes the Province to make its own deliberations about the fact that this operation remained in operation until August 1, 2019.
2. That Council direct staff to advise the LCRB of Council's recommendation subject to the applicant's compliance with applicable City bylaws and permits.

### **G.3 Local Government Recommendation for Trees Cannabis at 103-230 Cook Street**

1. That Council direct staff to advise the Liquor and Cannabis Regulation Branch:  
The Council of the City of Victoria supports the application of Trees Cannabis at 103 – 230 Cook Street to receive a provincial cannabis retail store license with the following comments:
  - a. The Council recommends that the LCRB issue a license to Trees Cannabis at 103 – 230 Cook Street.
  - b. City staff did not raise any concerns about this referral in terms of community impacts.
  - c. Residents' views were solicited through a mail-out to property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association.  
The City sent 496 notices and received 10 letters in response. The City did not receive correspondence from the Fairfield – Gonzales Community Association. Respondents did not raise any concerns about this application.
  - d. The Council wishes the Province to make its own deliberations about the fact that this operation remained open following legalization.
2. That Council direct staff to advise the LCRB of Council's recommendation subject to the applicant's compliance with applicable City bylaws and permits.

### **I.1 Council Member Motion: Extension of Council Committee Appointments to the End of January 2021**

That Council extend Council committee and neighbourhood liaison appointments to the end of January 2021, and determine appointments for 2021-2022 at the January 14 Committee of the Whole meeting.