

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JANUARY 26, 2023

For the Council meeting of February 9, 2023, the Committee recommends the following:

E. LAND USE MATTERS

E.1 601 Su'it Street: Update on Rezoning Application No. 00678 and Heritage Alteration Permit with Variance Application No. 00012 (Fairfield)

Rezoning Application No. 00678

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 4, 2022 for 601 Su'it Street.
2. 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:
 - a. Referral to the Heritage Advisory Panel for review of the proposed partial demolition of the existing heritage-designated building;
 - b. Preparation of an arborist report to demonstrate how services will be installed and trees retained, to the satisfaction of the Director of Parks, Recreation and Facilities. If the report concludes that municipal or bylaw-protected trees may be impacted or proposed for removal, staff would report back to Committee of the Whole;
 - c. Completion of a Building Code compliance assessment of the existing building and preparation of a tenant assistance plan, consistent with the Tenant Assistance Policy, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Providing additional bike infrastructure to accommodate cargo bikes and/or electric bikes.
3. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreement, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. 0.56m wide right of way along the rear lane for highway purposes, in accordance with the following requirements:
 - i. The owner may occupy and maintain the existing building within the right of way area until it is substantially destroyed or damaged.
4. That adoption of the Zoning Bylaw Amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.

5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Heritage Alteration Permit with Variances Application No. 00012

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. 00678, if it is approved, consider the following motion:

“1. That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00012 for 601 Su'it Street, in accordance with plans submitted to the Sustainable Planning and Community Development Department and date stamped May 2, 2022, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking requirement from 10 stalls to two stalls and the visitor parking requirement from 1 stall to zero stalls;
 - ii. permit laneway housing in the side yards rather than the rear yard of the main building;
 - iii. increase the maximum building height for Building B from 4.2m to 5.38m;
 - iv. increase the maximum floor area for Building B from 56m² to 79.01m²;
 - v. reduce the side yard setback for a new addition to Building A from 0.6 metres to 0.56 metres;
 - vi. reduce the minimum unit size for a dwelling unit created as a result of house conversion from 33m² to 20.9m²;
 - vii. increase the number of self-contained dwelling units allowed as a result of house conversion from five to seven;
 - viii. increase the number of buildings permitted on a lot from one to three.
- b. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.

2. That the Heritage Alteration Permit with Variances, if issued, lapses two years from the date of this resolution.”

H. NEW BUSINESS

H.1 Council Member Motion: City of Victoria to Host AVICC in 2024

That Council:

1. Approve the City as host of the Association of Vancouver Island and Coastal Communities (AVICC) AGM and Convention in 2024,
2. Approve an in-kind contribution of up to \$28,000 for room rental at the Victoria Conference Centre with a request AVICC to establish a room contribution to offset a portion of the operational costs,
3. Approve a cash contribution of up to \$1000 for services required outside of the meeting room rental, and;
4. For the Mayor to write a letter to municipalities within the Greater Victoria Region and request a cash contribution of up to \$500 to support the cost for services, provide study tour ideas or workshops and become a partner host of the (AVICC) AGM and Convention in 2024.