

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JANUARY 11, 2024**

For the Council meeting of January 25, 2024, the Committee recommends the following:

F. LAND USE MATTERS

F.1 937 View St: Update report for Development Permit with Variances Application No. 00051 (Downtown)

Alternative Motion Two - Approve with Opportunity for Public Comment

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“1. That Council authorize the issuance of Development Permit with Variances No. 00051 for 937 View Street, in accordance with plans submitted to the Planning department and date stamped by Planning on September 27 (as amended), subject to:

- a. Proposed plan revisions including:
 - i. Incorporation of wind mitigation features as detailed in Image 9 of the Wind Study dated April 12, 2023
 - ii. Relocation of the two municipal street trees in grates to maintain a minimum 1.5m sidewalk clearance (excluding grates)
 - iii. Revisions to the long-term bicycle parking area to ensure cargo bicycle stalls are 0.9m in width and all bicycle stalls are an accurate representation consistent with the requirements of Schedule C of the *Zoning Regulation Bylaw*
 - iv. Space is provided in the bicycle parking area for mobility scooters.
 - v. the addition of significantly improved tenant indoor and outdoor_ amenities.
 - vi. the design not hinder the ability to construct a building as currently allowed at 930 Fort Street
- b. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. Increasing the building height from 30m to 73.40m
 - ii. Increase the number of storeys from 10 to 23.
- c. Registration of the following legal agreements on the property's title, with contents satisfactory to the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor:
 - i. The property shall be rental in perpetuity
 - ii. The dwelling units shall not be strata titled, to the satisfaction of the Director of Sustainable Planning and Community Development.

- iii. The provision of no less than 1 two-bedroom and 16 three-bedroom units
- iv. Provision of transportation demand management measures including:
 - the provision of electric outlets for no less than 25% of the bicycle stalls to the satisfaction of the Director of Sustainable Planning and Community Development
 - the provision of no less than 29 long-term secure cargo bicycle stalls.
- v. Provision of the following public realm improvements including:
 - streetscape improvements along the development frontage as per the Downtown Public Realm Plan 'New Town' District specifications, including the provision and installation of furnishings, materials and one decorative pedestrian light to the satisfaction of the Director of Engineering and Public Works
 - the provision and installation of soil cells to achieve recommended soil volumes and depths for the 2 new street trees in grates within the sidewalk along View Street
 - the provision and installation of the City of Victoria standard tree guards for all street trees in grates
 - two boulevard rain gardens along View Street
 - irrigation for rain gardens and trees in grates.

2. That the Development Permit with Variances, if issued, lapses two years from the date of issuance, or, if the Development Permit with Variances is not issued by two years from the date of this resolution, then the Development Permit with Variances lapses two years from the date of this resolution."

3. That staff request the voluntary financial contribution of \$405,000 be split with 50% going towards the Housing Reserve Fund and 50% to the Local Amenities Fund.

F.3 1638 Redfern St: Development Permit with Variances Application No. 00222 (Jubilee)

That Council, after giving notice, posting signage, and inviting written comments from the public, consider the following:

- 1. That Council authorize the issuance of Development Permit with Variances Application No. 00222 for 1638 Redfern Street in accordance with plans submitted to the Planning department and date stamped October 25, 2023, subject to:
 - a. Proposed development meeting all City zoning regulation bylaw requirements, except the following variance:
 - i. reduce the front lot line setback from 6.0m to 4.98m
- 2. The Development Permit with Variances expires two years from the date of this resolution.

G. STAFF REPORTS

G.1 1132 Johnson Street – Statutory Right of Way Agreement Acquisition

That Council authorize that the City of Victoria enter into a Statutory Right of Way agreement on the terms satisfactory to the Director of Engineering and Public Works, and in the form satisfactory to the City Solicitor, for an area 1.0m wide along the Johnson Street frontage at 1132 Johnson Street for the purpose of the installation, maintenance and operation of sidewalk and underground utilities on the lands legally described as LOT A OF LOTS 1029, 1030, 1031, 1032, 1040, 1041 & 1042, VICTORIA, PLAN 40972 (PID 000-417-971).

I. NEW BUSINESS

I.1 Council Member Motion: Reducing barriers to adding green roofs, rooftop solar, and rooftop patios to Victoria's built environment

That Council direct staff to explore, as part of the 10-year OCP update process, ways of reducing barriers to and increasing incentives for green roofs, rooftop solar, rooftop patios, and other innovative uses of rooftop spaces. This exploration could include:

1. Reviewing best practices from other jurisdictions;
2. Researching existing rooftop installations to gain a better sense of existing barriers;
3. Considering ways of encouraging water catchment systems, food production, and other practices that align with the City's sustainability goals