

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

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

**E.1     1005 Chamberlain: Rezoning Application No. 00834 and Development Permit with Variances Application No. 00236 (Gonzales)**

**Rezoning Application**

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 March 28, 2024, for 1005 Chamberlain Street.
2. That, pursuant to section 30 of the *Land Use Procedures Bylaw*, Council waives the requirement for the holding of a public hearing.
3. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second, and third reading of the zoning bylaw amendment be considered by Council once the following conditions are met:
  - a. preparation and execution of a Housing Agreement for a term of five years to secure the two-family dwelling (duplex) building as rental, on terms to the satisfaction of the Director of Sustainable Planning and Community Development.
4. That following third reading of the Zoning Regulation Bylaw amendment, the applicant prepare and execute a legal agreement to secure a 3.0m wide right-of-way for pipes and access for sanitary sewer purposes, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw.
5. That adoption of the Zoning Regulation 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.
6. 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.

**Development Permit with Variance Application**

That Council, after giving notice, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment Council authorizes the issuance of Development Permit with Variances No. 00236 for 1005 Chamberlain Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 22, 2024, subject to:
  - a. securing the provision of **four** car share memberships including car share credits for each membership with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.
  - b. proposed development meeting all City zoning bylaw requirements, except for the following variances:

- i. reduce the minimum front yard setback from 7.50m to 7.43m
  - ii. reduce the minimum rear yard setback from 10.47m to 6.70m
  - iii. reduce the minimum side yard setback (south) from 3.00m to 2.23m
  - iv. reduce the minimum side yard setback (north) from 1.50m to 0.75m
  - v. reduce the minimum number of residential parking spaces from 2 space to 0 spaces
  - vi. increase the maximum projection for stairs into the front yard setback from 2.50m to 4.46m
  - vii. increase the maximum projection for porches and ramps into the front yard setback from 2.50m to 2.78m
  - viii. increase the maximum number of storeys from two storeys to three storeys
  - ix. increase the maximum height of a building from 7.60m to 8.02m
  - x. allow for roof decks.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

**F.1 Future of Victoria’s Employment Lands – Key Considerations**

That Council receive the findings outlined in this report for information.

**F.3 Climate Leadership Program Update**

That Council direct staff to update Victoria’s 2050 community greenhouse gas emissions reduction targets to align with province’s commitment to net zero by 2050.

**H.1 Council Member Motion: Commemorating a Local Hero – Hudlin memorial Way**

1. That Council direct staff to create and install three commemorative street signs, on existing poles below existing street signs along Higgins Street between Hillside Avenue and Cook Street, to recognize Doug Hudlin’s contributions to the city and community, and,
2. That such action is undertaken within the existing budget of the Parks department or from the Parks Capital Infrastructure Program which is used to make repairs and minor upgrades to sport facilities, to a maximum of \$1,000, the design, fabrication, and installation undertaken to the satisfaction of the Director of Parks, Recreation and Facilities.