

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JULY 25, 2024**

For the Council meeting of August 1, 2024, the Committee recommends the following:

E.1 515 and 519 Rithet Street: Rezoning Application No.00868 and Development Permit with Variances Application No. 00267 (James Bay)

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 July 11, 2024 for 515 and 519 Rithet Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council.
3. That following the third reading of the Zoning Regulation Bylaw amendment, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. Provision of a cash contribution of \$31,100.00 towards the City's Housing Reserve Fund, to be provided at the time of building permit issuance.
 - b. Provision of transportation demand management measures including:
 - i. two secure cargo bicycle parking spaces
 - ii. ten percent of bicycle parking dedicated to cargo bikes and fifty percent of all bicycle parking with access to an electric outlet
 - iii. a car share membership for all residential units
 - iv. one electric cargo bicycle purchased by the developer for residents' use.
4. 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.
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.

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 authorize the issuance of Development Permit with Variances No. 00267 for 515 and 519 Rithet Street, in accordance with plans submitted to the Planning department and date stamped by Planning on May 31, 2024, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required rear-yard setback from 8.0m to 3.73m
 - ii. reduce the east side yard setback from 3.0m to 2.21m
 - iii. reduce the required number of vehicle parking stalls from twenty-four to ten.
- b. Plan changes to identify the on-site visitor vehicle parking stall.
- c. Plan changes to the bicycle parking area to include a bicycle and mobility scooter maintenance and wash area, space for the shared bicycle, and
- d. Plan changes to provide for a greater proportion of horizontal bicycle parking stalls.

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

E.2 1314-1318 Wharf Street: Tax Incentive Program Application No. 00037 (Downtown)

- 1. That Council instruct the Director of Sustainable Planning and Community Development to prepare a heritage tax exemption bylaw to exempt 957.2 square meters (10,303 SF) of retail space on the main and lower levels of the assessed value of the property at 1314-1318 Wharf Street for a period of ten years if the conditions of the tax exemption are fulfilled.
- 2. That Council authorize an exemption agreement with contents to the satisfaction of the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor that contains the following conditions:
 - a. the final costs of seismic upgrading must be verified by a third-party consultant to the satisfaction of the Director of Sustainable Planning and Community Development; and
- 3. 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.

F.1 Council Meetings Calendar

That Council receive the Council Meetings Calendar report for information.

H.2 Council Member Motion: Best Use of Evening Council Meetings in Post-Public Hearing Governance

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

- 1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.

2. Once each year, on the second Thursday of March, an evening where Council hosts a “Town Hall” where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the second Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. Once each year, on the second Thursday of November, an evening where Council hosts an “Open House” exclusively for the opportunity for presentations, of up to 10 minutes for up to two hours, from organizations or entities that received \$25,000 or more in City funds, to report back on the use and community benefits of those funds.