

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD OCTOBER 24, 2024**

For the Council meeting of November 07, 2024, the Committee recommends the following:

E.1 837 Broughton Street: Rezoning Application No. 00874 and Development Permit with Variances Application No. 00272 (Downtown)

Rezoning Application No. 00874

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development for 837 Broughton 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 once the following conditions are met:
 - a. Revisions to the Civil plans to show a new boulevard tree, soil cells and an irrigation water service on the Broughton Street frontage to the satisfaction of the Director of Parks, Recreation and Facilities.
 - b. Revisions to the Civil, Site and Landscape plans to show the conceptual design for a marked crosswalk, with overhead sign on Broughton Street (in front of subject property).
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. No residential unit shall be stratified under the Strata Property Act, excluding the ground floor Broughton Street facing unit, which may be strata titled to allow for a commercial use or studio.
 - b. The residential units shall be rental in perpetuity, in accordance with the following requirements:
 - i. one unit may be occupied by the owner or a member of the owner's family.
 - c. Provision of transportation demand management measures to the satisfaction of the Director of Engineering and Public Works including:
 - i. car share memberships for each residential unit and the ground floor studio live-work unit
 - ii. provision of at least eight long-term bicycle stalls in excess of the minimum requirements of Schedule C – Off Street Parking
 - iii. provision of a minimum of six long-term bicycle stalls being allocated to oversized or cargo bicycles
 - iv. all long-term bicycle stalls having access to an electrical charging outlet
 - v. provisions of a bicycle repair station and bicycle wash area
 - vi. space for two mobility scooters with electrical charging capability.
 - d. Provision of the following public realm improvements to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities:
 - i. design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically the 'New Town District', including furnishings, materials, and sidewalk scoring patterns

- ii. Design and installation of a marked crosswalk, with overhead sign on Broughton Street (in front of subject property). Related marked crossing works north of the centre line of Broughton Street would be limited to concrete curb, curb extension, sidewalk, ramp, drainage, signage, paint and tactile domes and would exclude works or effort related to additional trees and/or soil cells, relocation of infrastructure, lighting, or electrical controls.
 - iii. City of Victoria standard tree guards for all street trees in grates.
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.

Development Permit with Variances Application No. 00272

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. 00272 for 837 Broughton Street in accordance with plans submitted to the Planning and Development department and date stamped by Planning on September 12, 2024 (as amended), subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required number of residential vehicle parking stalls from 25 to zero;
 - ii. reduce the required number of visitor parking stalls from 4 to zero;
 - iii. reduce the required number of van accessible parking stalls from 1 to zero;
 - iv. reduce the required rear yard setback from 8m to 7m, for portions of the building above the first storey.
 - b. Plan changes to reflect the frontage improvements to accommodate a mid-block crosswalk to the satisfaction of the Director of Engineering and Public Works.
2. That the Development Permit with Variances if issued, lapses two years from the date of this resolution.”

F.1 2025 Draft Budget Public Engagement Summary Report

That Council receive the 2025 Draft Budget Public Engagement Summary Report for information.

F.2 2025-2029 Draft Financial Plan

That Council:

2. Following all budget presentations and deliberations:
 - c. Approve an amendment to the Financial Sustainability Policy to allocate all new property tax revenue from new development to the annual capital budget.
3. On October 24, 2024:
 - a. Endorse the consultation approach for the 2025-2029 Financial Plan as set out in this report.
 - b. Direct staff to continue the consultation approach set out in this report for future years.

F.3 2025 Committee and Council Meeting Schedule

That Council approve the 2025 Committee of the Whole and Council meeting schedule attached to this report and make it available to the public as required under Section 127 of the *Community Charter*.

H.1 Council Member Motion: 2025 Budget Considerations, Core Services and Programs – Public Engagement

That Council direct staff to create, implement and report out on a public engagement program to provide feedback on the City's Draft 2025 Budget and the City's core services and programs, and to direct staff to provide Council with a tabulation and analysis of the current planned engagement feedback program to be launched on October 25.