

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 6, 2017

For the Council Meeting of April 13, 2017, the Committee recommends the following:

1. **Rezoning Application No. 00542 for 141 Cambridge Street - Update on Signage**
That Council advance Rezoning Application No. 00542 to first and second reading of the Zoning Regulation Amendment Bylaw and a Public Hearing date be set.
2. **Association of Vancouver Island Coastal Communities (AVICC) Attendance Request**
That Council authorize the attendance and associated costs for Councillor Loveday to attend the AVICC conference to be held in Campbell River, April 7 to 9, 2017.
The approximate cost for attending is:
Registration: \$340.00
Travel: \$60.00
Accommodation: \$400.00
Meals: \$120.00
Approximate Cost: \$920.00
3. **Attendance at the Federation of Canadian Municipalities Annual Conference**
That Council authorize the attendance and associated costs for Councillor Thornton-Joe to attend the Federation of Canadian Municipalities Annual Conference to be held in Ottawa, June 1-4, 2017.
The approximate cost for attending is:
Registration \$930.00
Travel \$780.00
Accommodation \$860.00
Meals \$160.00
Approximate Cost \$2,730.00
4. **Salish Sea World Heritage Site**
THAT Council request that the Mayor write to the federal Minister of Environment, supporting the proposed nomination of the Salish Sea as a UNESCO World Heritage Site.
5. **Rezoning Application No.00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place and Associated Official Community Plan Amendment (Rockland)**

Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place

1. That Council refer the application back to staff to work with the applicant to address the following:
 - a. Massing, height, architectural expression and setbacks of buildings with attention to the look and feel to Buildings A and B from the point of view of Pentrelew Place.
 - b. Siting and design of the five-storey multi-unit residential building and the nearest townhouse building (buildings B and C) to improve the building-to-building relationship, to address liveability concerns and ensure a sensitive transition to the lower density area to the south of the subject site
 - c. Removal of the roof decks on the townhouse units
 - d. Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street.

- e. More breathing room, less wall-like feel, and more design diversity of the townhouses.
- f. Staff report back on the proposal's response to principles in development permit area 7b and the Rockland Neighbourhood Plan.
- 2. That Council direct staff to bring the application back to Committee of the Whole once these issues have been addressed.
- 3. That Council direct staff to work with the applicant to include housing affordability into the project.

Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place

- 1. That Council refer the application back to staff to work with the applicant to address the following:
 - a. window placement and exterior design of the multi-unit residential buildings (Buildings A and B)
 - b. exterior materials and colour
 - c. the items identified in the concurrent rezoning application where there is overlap with the Development Permit Application.
- 2. That Council direct staff to bring the application back to Committee of the Whole once these issues are addressed.

6. Rezoning Application No. 00523 for 1250 Dallas Road (Fairfield)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00523 for 1250 Dallas Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

- 1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Housing Agreement Bylaw to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners.
 - b. Section 219 Covenant for the building design, exterior materials and landscaping.

7. Development Permit with Variances Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street (Downtown)

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

"That Council authorize the issuance of Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

- 1. Plans date stamped March 17, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 3.67.5(2) - increase the building height from 30m to 59.7m;
 - b. Section 3.67.5(2) - increase the number of storeys from 10 storeys to 21 storeys;
- 3. Preparation of the following documents, signed and executed by the applicant, to the satisfaction of City Staff:
 - a. Section 219 covenant to ensure the security gates on the through block walkway remain open to the public between 7 a.m. and 10 p.m. to the satisfaction of the City Solicitor;
 - b. Statutory Right-of-Way of a minimum of 1.22m along the western property line to allow for the expansion of the through-block walkway to the satisfaction of the Director of Planning;

- c. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
 4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to City staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
 5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff;
 6. The Development Permit lapsing two years from the date of this resolution."
8. **400 block Belleville Street Complete Streets Project - Update Report**
That Council approve the proposed "Complete Street" design of the 400 block Belleville Street, including construction of the retaining walls, sidewalk and plaza, for commencement in October 2017.
9. **Motion to Amend Streets and Traffic Bylaw**
That Council direct staff to report back at the next quarterly update on implementing bylaw amendments to address potential waivers for sleeping in vehicles offenses and/or deleting Section 84 of the *Streets and Traffic Bylaw* 09-079.
10. **Next City Vanguard Conference Attendance Request**
That Council approve costs for accommodation, transportation, and incidentals for Councillor Jeremy Loveday to attend Next City Vanguard, in Montreal, May 29th-June 3rd.