

PLANNING & LAND USE COMMITTEE REPORT
FROM THE MEETING HELD JANUARY 14, 2016

For the Council Meeting of January 14, 2016, the Committee recommends the following:

1. **Rezoning Application No. 00489 for 2035 Stanley Avenue:**
That the application be referred back to staff, encouraging that they work with the applicant to try and find an application that can be supported, and particularly in relation to height and massing of the building and a reduction of some of the variances.
2. **Rezoning Application No. 00490 for 1845 Gonzales Avenue:**
That first and second reading of the attached Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
3. **Development Permit Application No. 00490 for 1845 Gonzales Avenue:**
That Council consider the following motion after the Public Hearing for Rezoning Application No. 00490, if it is approved:
That Council authorize the issuance of Development Permit Application No. 00490 for 1845 Gonzales Avenue in accordance with:
 1. Plans date stamped November 12, 2015.
 2. Development meeting all Zoning Regulation Bylaw requirements.
 3. The Development Permit lapsing two years from the date of this resolution.
5. **Rezoning Application No. 00496 for 1122 and 1124 Leonard Street:**
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00496 for 1122 and 1124 Leonard Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
6. **Development Permit with Variances Application No. 00496 for 1122 and 1124 Leonard Street:**
That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00496, if it is approved, Council consider the following motion:
That Council authorize the issuance of Development Permit with Variances Application No. 00496 for 1122 and 1124 Leonard Street, in accordance with:
 1. Plans date stamped November 6, 2015.
 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 2.1.3 (d): Increase the combined floor area from 380m² to 395.08m²;
 - ii. Part 2.1.4 (a): Increase the height from 7.6m to 8.16m;
 - iii. Part 2.1.4 (a): Increase the height from 1.5 storeys with a basement to 2 storeys with a basement;
 - iv. Part 2.1.5 (b): Reduce the rear yard setback from 13.28m to 9.51m;
 - v. Part 2.1.5 (c): Reduce the side yard (west) setback from 1.5m to 0.99m;
 - vi. Part 2.1.5 (c): Reduce the side yard (east) setback from 3.0m to 0.97m;
 - vii. Part 2.1.5 (d): Reduce the combined side yard setbacks from 4.5m to 1.96m;
 - viii. Schedule "C" (3): Permit parking to be located between the building and the front lot line.
 3. The Development Permit lapsing two years from the date of this resolution.

7. Development Permit Application No. 000445 for 845 Yates Street:

That Council authorize the issuance of Development Permit Application No. 000445 for 845 Yates Street, subject to registration of a legal agreement securing a maintenance schedule for the mural to the satisfaction of staff, in accordance with:

1. Plans date stamped November 5, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

8. Development Variance Permit No. 00161 for 1000 Chamberlain Street:

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

That Council authorize the issuance of Development Variance Permit Application No. 00161 for 1000 Chamberlain Street, in accordance with:

1. Plans date-stamped November 25, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Section 1.6.4.a - Relaxation to increase the maximum building height from 7.60m to 10.68m
 - ii. Section 1.6.5.a - Relaxation to reduce the front yard setback from 7.50m to 4.70m (Cantilever) and 4.96m for the building façade
 - iii. Section 1.6.5.b - Relaxation to reduce the rear yard setback from 9.10m to 3.39m
 - iv. Schedule F, Section 1 - Relaxation to permit an accessory building within the side yard (west) and the front yard instead of the rear yard
 - v. Schedule F, Section 2.a - Relaxation to increase the maximum floor area of an accessory building from 37.00m² to 40.30m²
 - vi. Schedule J, Section 2.a - Relaxation to permit an increase in the enclosed floor area of an addition to a building from 20.00m² to 47.25m² with the installation of a secondary suite.
3. The Development Permit lapsing two years from the date of this resolution.

9. Development Variance Permit No. 000158 for 950 Rockland Avenue:

That after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

That Council authorize the issuance of Development Permit Application No. 000158 for 950 Rockland Avenue in accordance with:

1. Plans date stamped September 18, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. parking requirements reduced from 1.3 parking stalls per dwelling unit to 0.66 stalls per unit;
 - ii. bicycle storage requirements reduced from 1 storage space per dwelling unit to 0.49 storage space per unit.
3. That Council authorize staff to register a Section 219 Covenant on title in a form satisfactory to staff.
4. The Development Permit lapsing two years from the date of this resolution.

10. **Development Variance Permit Application No. 000166 for 1082 Richmond Street:**
That after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:
That Council authorize the issuance of Development Variance Permit Application No. 000166 for 1082 Richmond Avenue, in accordance with:
1. Plans date stamped November 13, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - visitor parking requirements reduced from no less than 10% of total parking stalls to 5% of total parking stalls.
 3. The Development Variance Permit lapsing two years from the date of this resolution.
11. **Heritage Designation Application No. 000155 for 59 Cook Street:**
That after giving notice and allowing an opportunity for public comment at a meeting of Council:
That Council consider the designation of the property located at 59 Cook Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.
12. **Heritage Designation Application No. 000157 for 534 Pandora Avenue:**
That after giving notice and allowing an opportunity for public comment at a meeting of Council:
That Council consider the designation of the property located at 534 Pandora Avenue pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.
13. **Heritage Alteration Permit Application No. 00211 for 534 Pandora Avenue (Lum Sam and Look Den Building):**
That after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:
That Council authorize the issuance of Heritage Alteration Permit Application No. 00211 for the property located at 534 Pandora Avenue, in accordance with:
1. Revised plans date stamped December 11, 2015
 2. Development meeting all *Zoning Regulation Bylaw* requirements
 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development.
14. **Heritage Designation Application No. 000156 for 533-537 Fisgard Street:**
That after giving notice and allowing an opportunity for public comment at a meeting of Council:
That Council consider the designation of the property located at 533-537 Fisgard Street pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site.
15. **Heritage Alteration Permit Application No. 00210 for 533-537 Fisgard Street (Lee Cheong Building):**
That after giving notice and allowing an opportunity for public comment at a meeting of Council, that Council consider the following motion:
That Council authorize the issuance of Heritage Alteration Permit Application No. 00210 for the property located at 533-537 Fisgard Street, in accordance with:
1. Revised plans date stamped December 11, 2015
 2. Development meeting all *Zoning Regulation Bylaw* requirements
 3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development.

16. **Application for a Permanent Change to a Liquor Licence - The Duke Saloon, 502 Discovery Street (Rock Bay Neighbourhood):**

That Council, after conducting a review with respect to noise and community impacts regarding the application to amend the hours of liquor service for the Liquor Primary Licence of the **Duke Saloon**, Liquor Licence No. 167968 located at 502 Discovery Street **supports:**

1. The application of the Duke Saloon to amend its Liquor Primary Licence to allow a change in operating hours to include 12:00 PM to 2:00 AM liquor service seven days per week.
2. The Council provides the following comments on the prescribed considerations:
 - a. The location is within the Core Employment Urban Place designation in the Official Community Plan. The Core Area Employment area uses include: industrial, light industrial, high technology, marine industrial, research and development, commercial, office and complementary retail.
 - b. The views of the residents were solicited via a mailed notice to neighbouring property owners and occupiers within 50 metres of the hotel and a notice posted at the property. Seven written responses were received from residents, six opposed and one in favour of the application.