

PLANNING & LAND USE COMMITTEE REPORT
FROM THE MEETING HELD SEPTEMBER 10, 2015

For the Council Meeting of September 10, 2015, the Committee recommends the following:

1. **Heritage Designation Application No. 000153 for 727-729 Johnson Street:** That Council support Heritage Designation Application No. 000153 for the property located at 727-729 Johnson Street subject to the applicant undertaking the following steps:
 1. Working with staff to develop a conservation plan that details the restoration/rehabilitation work to be carried out in accordance with the Standards and Guidelines, to the satisfaction of the Director, Sustainable Planning and Community Development.
 2. Making/obtaining application for the appropriate permits to undertake the restoration/rehabilitation of the Johnson Street façade.
 3. Undertaking the restoration/rehabilitation of the Johnson Street façade in accordance with the Standards and Guidelines, to the satisfaction of the Director, Sustainable Planning and Community Development.
 4. Revising Heritage Designation Application No. 00053 to reflect the restoration/rehabilitation work undertaken that would reinstate its architectural integrity for Council's consideration of the revised application for designation.

2. **Mandatory Seismic Upgrading Bylaw:** That Council consider engaging with the Union of British Columbia Municipalities (UBCM) to advocate to the Provincial Government for the following:
 1. Provincial policy changes that would support seismic upgrading of existing buildings within earthquake-prone regions.
 2. Examination of policy tools to ensure regulations do not create an excessive financial disincentive for property-owners to upgrade heritage and unreinforced structures.
 3. Report back on options for specific actions the City could take to encourage the seismic upgrading of buildings in the City.

3. **Mandatory Seismic Upgrading Bylaw:** That Council refer the Mandatory Seismic Upgrading Bylaw report to the Heritage Advisory Panel for review and comment.

4. **Mandatory Seismic Upgrading Bylaw:** That Council request that the Victoria Civic Heritage Trust make a presentation to Council regarding their current programs related to seismic upgrading.

5. **Delegated Authority and Exemptions for Development Permits:** That Council refer the Delegated Authority and Exemptions for Development Permits report to the Heritage Advisory Panel, Advisory Design Panel, Community Association Land Use Committees (CALUCs), and the Urban Development Institute, inviting comment on the report and recommendations by October 30th and that staff report back to Planning and Land Use Committee in November on input received and any proposed adjustments to the recommendations.