

PLANNING & LAND USE COMMITTEE REPORT
FROM THE MEETING HELD AUGUST 27, 2015

For the Council Meeting of August 27, 2015, the Committee recommends the following:

1. **Development Permit Application No. 000435 for 254 Belleville Street**
That Council authorize the issuance of Development Permit Application No. 000435 for 254 Belleville Street, in accordance with:
 1. Plans date stamped July 13, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements.
 3. The Development Permit lapsing two years from the date of this resolution.
2. **Development Variance Permit No. 00153 for 239 Menzies Street**
That after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00153 for 239 Menzies Street, in accordance with:

 1. Plans date stamped June 19, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - Schedule C Section 16.C.12 – Parking requirement for an additional 20 seats in the existing restaurant relaxed from 6 parking stalls to 2 parking stalls.
 3. The Development Permit lapsing two years from the date of this resolution.”
3. **Development Permit with Variances Application No. 000382 for 2560 Quadra Street**
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. 000382 with Variances for 2560 Quadra Street, in accordance with:

 1. Plans date stamped June 11, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements except for the following variances:
 - a. Schedule C, total number of parking stalls reduced from 21 to 9, with provision for one visitor parking space.
 - b. Setback from Quadra Street reduced from 6.0m to 3.2m for the third floor (C1-QV Zone, Section 4.52).
 - c. Setback from the south side yard reduced from 3.55m to nil (C1-QV Zone, Section 4.52).
 3. Review by Advisory Design Panel with particular attention to the single loaded corridors as a design approach.
 4. The applicant entering into a Car Share agreement with MODO to secure car share membership for each unit of the project.
 5. Final plans to the satisfaction of the Director of Engineering and Public Works for any works within the Statutory Right-of-Way.
 6. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director of Development Services.
 7. The Development Permit lapsing two years from the date of this resolution.”

3. **Application for a Permanent Change to the Hours of Licensee Retail Store – Cascadia Fine Wines, Ales & Spirits – 2631 Quadra Street**
That Council, after conducting a review with respect to noise and community impacts regarding the application to amend liquor sales hours for the Licensee Retail Store business of Cascadia Fine Wines Ales and Spirits, Liquor License No. 195499, located at 2631 Quadra Street, approves:
 1. The application of Cascadia Fine Wines Ales and Spirits to operate their Licensee Retail Store business during the hours of 9:00am to 11:00pm daily.
 2. Instructs the Corporate Administrator to notify the General Manager of the Liquor Control and Licensing Branch (LCLB) of this decision so that the LCLB can amend the provincial Retail Store Liquor Licence accordingly.
4. **Development Variance Permit Application No. 00154 for 1610 Hillside 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 Variance Permit Application No. 00154 for 1610 Hillside Avenue, in accordance with:

 1. Plans date stamped July 29, 2015.
 2. The following variances to the *Sign Bylaw*:
Vary the size allowance for two of the Canadian Tire signs from 9m² each to 12.9m² and 14.2m² each.”
4. **Rezoning Application No. 00444 for 1745 Rockland Avenue:** That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00444 for 1745 Rockland Avenue, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.
5. **Development Permit Application No. 000357 for 1745 Rockland Avenue**
Staff recommend that Committee forward this report to Council and that Council consider the following motion, after the Public Hearing for Rezoning Application #00444, if it is approved:

“That Council authorize the issuance of Development Permit Application No. 000357 for 1745 Rockland, in accordance with:

 1. Plans date stamped June 25, 2015.
 2. Development meeting all *Zoning Regulation bylaw* requirements.
 3. The Development Permit lapsing two years from the date of this resolution.
 4. That Council authorize the Mayor and Corporate Administrator to execute the documents, in the form satisfactory to the City Solicitor, necessary to remove the Right-of-Way from the title of the property located at 1745 Rockland Avenue, prior to the issuance of a Building Permit.”
5. **Rezoning Application No. 00483 for 2550 Rock Bay Avenue:** That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00483 for 2550 Rock Bay Avenue, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.
6. **Development Variance Permit Application No. 00155 for 2550 Rock Bay 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 Variance Permit Application No. 00155 for 2550 Rock Bay Avenue, in accordance with:

1. Plans date stamped July 30, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - Schedule C Section 16 – Required parking spaces relaxed from 8 parking spaces (3 for manufacturing, 2 for offices and 3 for cabinet display and sales) to 5 parking spaces
3. The Development Variance Permit lapsing two years from the date of this resolution.”

7. **Development Permit with Variances Application No. 000426 for 951 Johnson Street**

1. That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to the following:
 - The appropriateness of the height of the street walls, with particular emphasis on the transition to the adjacent building to the west of Johnson Street.
 - The height of the podium corner at the intersection of Johnson Street and Vancouver Street, with opportunities to increase the building mass in this location.
 - Potential CPTED concerns associated with the primary residential entrance on Johnson Street.
 - The appropriateness of the building separation distances between the proposed building and the adjacent four-storey residential building to the west.

2. Following this referral and 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. 000426 with Variances for 951 Johnson Street, in accordance with:

1. Plans date stamped August 4, 2015.
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 50m;
 - b. Section 3.67.5(2) - increase the number of storeys from 10 storeys to 17 storeys;
3. The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City staff.
4. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City staff.
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.”

11. **Victoria Housing Fund Application for 3211 – 3223 Quadra Street (Cottage Grove)**

That Council approve a grant from the Victoria Housing Fund in the amount of \$112,000 to the Victoria Cool Aid Society to assist in the development of 45 units of affordable rental housing within the project to be constructed at 3211 – 3223 Quadra Street, on the following conditions:

1. The grant will be eligible for payment to the Victoria Cool Aid Society upon approval of the grant by Council.

2. The grant is to be repaid by the Victoria Cool Aid Society if the project does not proceed.
3. The Victoria Cool Aid Society will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of this project.
4. Upon project completion, the applicant submits a final report to the Sustainable Planning & Community Development department.
5. The Victoria Cool Aid Society enter into an unregistered agreement to use the full grant amount to fund the construction of the Cottage Grove project as per its grant application and to return the grant funds to the City of Victoria should the project not be completed and operating within 36 months of approval of this grant request.