

PLANNING & LAND USE COMMITTEE REPORT
FROM THE MEETING HELD JULY 9, 2015

For the Council Meeting of July 9, 2015, the Committee recommends the following:

1. **Density Bonus:** That Council:
 1. Receive the City of Victoria Density Bonus Policy Study, March 2015, for information.
 2. Direct staff to consider the appropriate community amenity contribution approach based on the following:
 - a. The amount of development growth envisioned within the *Official Community Plan*.
 - b. The findings of the Density Bonus Policy Study respecting the limited contributions predicted to be available.
 - c. Housing affordability objectives within the *Strategic Plan, 2015-2018*.
 - d. Actions arising out of the Mayor's Housing Affordability Task Force related to developer contributions to affordable housing (e.g. inclusionary zoning or similar mechanism).
 - e. Consultation with neighbourhoods on the type of amenity desired in neighbourhoods.
 3. That staff include consideration of a fixed rate bonus density calculation in the downtown.
 4. That staff be directed to report back on the Development Cost Charges (DCC) review process.
 5. That staff report back to Council in the fall of 2015 with a proposed approach to the community amenity contributions including proposed public engagement.
2. **Dr. Sun Yat-Sen Statue Donation and Site Approval:** That Council:
 1. Accept the donation of the statue and base and approve the installation in Capital Regional District Square.
 2. Accept the recommendation of the Art in Public Places Committee to reduce the height of the base as much as practically possible and review of the interpretive text by a historian.
 3. Direct staff to work with The Sun Yat-Sen Foundation for Peace and Education and the local organizing committee to install and unveil the statue.
3. **Development Permit Application No. 000427 for 1284-1298 Gladstone Avenue:**
That Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000427 for 1284-1298 Gladstone Avenue, in accordance with:

 1. Plans date stamped May 14, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements.
 3. The Development Permit lapsing two years from the date of this resolution."
 4. **Development Variance Permit Application No. 00149 for 1362 Dallas Road:** 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. 00149 for 1362 Dallas Road, in accordance with:

1. Plans date stamped June 10, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Schedule C, Section 16.A.7, reducing the off-street parking requirement from three stalls to two parking stalls for the four unit conversion;
 - b. Schedule G, Section 6.B, relaxation to allow changes to the exterior of the building for the addition of an unenclosed deck space on the south side yard;
 - c. Schedule G, Section 6.E, relaxation to allow changes to the exterior of a building facing a street, for the addition of an unenclosed deck space on the south side yard.
 3. The Development Permit lapsing two years from the date of this resolution.”
5. **Development Permit with Variances Application No. 000425 for 755 Caledonia 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. 000425 for 755 Caledonia, in accordance with:
1. Plans date stamped May 7, 2015.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Section 6.8.1(e) Increase of up to 435m² in permitted residential use on the first storey.
 3. The Development Permit lapsing two years from the date of this resolution.”
6. **Strata Conversion Application for 1237-1239 Oscar Street:** That Council approve a contribution of \$10,000 to the Victoria Housing Reserve Fund in lieu of the previous approval from June 28, 2012, requiring a covenant securing one of the units at 123-1239 Oscar Street, as rental for a five (5) year period.
7. **Review of Licensee Retail Rezoning Policy:** That Council consider the following changes to the Licensee Retail Stores Rezoning Policy:
- “The Licensee Retail Rezoning Policy be amended as follows:
1. The distinction between private liquor stores and government liquor stores be eliminated and that the policy be renamed the Liquor Retail Store Rezoning Policy to provide clarity that the policy applies to all liquor retail stores, regardless of the operator.
 2. The recommended store size be increased to 275m² and larger stores to be considered on a case-by-case basis.
 3. References to primary, neighbourhood or district centres in the General Characteristics section of the policy be replaced with references to Large Urban Villages or Town Centres to reflect the terminology within the *Official Community Plan*.”
8. **Review of Licensee Retail Rezoning Policy:** That Council receive advice on the advisability of having regulations for liquor being sold in grocery stores.