

UPDATED AMENDED AGENDA COMMITTEE OF THE WHOLE MEETING OF THURSDAY, FEBRUARY 8, 2018, AT 9:00 A.M. COUNCIL CHAMBERS CITY HALL, 1 CENTENNIAL SQUARE Located on the traditional territory of the Esquimalt and Songhees People

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	APPROVAL OF AGENDA	
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	READING OF MINUTES	
1.	Minutes from the Meeting held October 12, 2017	9 - 19
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	UNFINISHED BUSINESS	
	LAND USE MATTERS	
3.	Update on Rezoning Application No. 00562 and Official Community Plan Amendment for 3025 Douglas Street (Burnside)J. Tinney, Director of Sustainable Planning & Community Development	51 - 83
	A report providing information and recommendations regarding an update on an application to convert the existing building from a motel to a multiple dwelling consisting of approximately 48 market rental units, and existing commercial storage area in the lower level.	
	Late Item: Presentation	
	<u>Recommendation:</u> 1. That Council instruct staff to prepare the necessary	

<u>Recommendation:</u>1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act by removing the property located at 3025 Douglas Street from the General Employment Urban Place

Designation and adding it to the Town Centre Urban Place Designation; as well as, the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met: i. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff: a. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity. ii. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration. iii. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required. iv. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment. v. That Council give first reading to the Official Community Plan Amendment Bylaw. vi. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2018-2020 Draft Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw. vii. That Council give second reading to the Official Community Plan Amendment Bylaw. viii. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing. 2. That Council instruct staff to change the land use designation of the property located at 3025 Douglas Street from General Employment to Town Centre in the Burnside Gorge Neighbourhood Plan.

<u>Report_REZ 00562 for 3025 Douglas Street and Associated OCP</u>
 <u>Amendment</u>
 <u>Appendix A_COTW Minutes dated November 2, 2017</u>
 <u>Appendix B_Council Minutes dated November 9, 2017</u>
 <u>Appendix C_COTW Report dated October 19, 2017</u>
 <u>Correspondence</u>
 <u>LATE_Presentation</u>

[Addenda]

4. Development Permit with Variances Application No. 00054 for 1800 85 - 142 Quadra Street (North Park) --J. Tinney, Director of Sustainable Planning & Community Development

A report providing information and recommendations regarding an application to construct a one-storey, 60 square meter addition to the existing church.

Late Item: Correspondence & Presentation

<u>Recommendation:</u>That Council decline Development Permit with Variances Application No. 00003 for the property located at 1800 Quadra Street.

<u>1 Report_DPV 00054 for 1800 Quadra Street</u>
<u>2 Attachment A & B Maps</u>
<u>3 Attachment C Plans</u>
<u>4 Attachment D Letter to Mayor and Council</u>
<u>5 Attachment E Correspondence</u>
<u>6 LATE_Presentation</u>
<u>7 LATE_Correspondence</u>

[Addenda]

STAFF REPORTS

5.	Update on Archives Digitization Project	143 - 145
	C. Coates, City Clerk	

A report providing an update on the archives digitization project which is ready to be launched online.

<u>Recommendation:</u>That Council receive this report for information.

Update on Archives Digitization Project

6.Storm Water Utility and Rainwater Rewards Update147 - 161--F. Work, Director of Engineering & Public Works147 - 161

A report providing information and recommendations regarding an update on the Storm Water Utility and Rain Water Rewards credit and rebate program.

Late Item: Report & Presentation

<u>Recommendation:</u> That Council directs staff to: 1. Extend the Rainwater Rewards rebate pilot program and report back with a review and recommendations in June 2018.2. Amend the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071, Section 30 Multiple Occupancy (Strata Property Act) Premises to reflect the practices for imposing fees and charges with respect to strata lot premises.

1 Report Stormwater Utility and Rainwater Rewards Update

2 Presentation

[Addenda]

7.	Proclamation - "International Development Week" February 4-10, 2018	163 - 167
	<u>1 Report Proclamation International Development Week</u> <u>2 Appendix A Proclamation International Development Week</u> <u>3 Appendix B List of Previously Approved Proclamations</u>	
8.	Proclamation - "Chamber of Commerce Week" February 19-23, 2018	169 - 173

1 Report Proclamation Chamber of Commerce Week 2 Appendix A Proclamation Chamber of Commerce Week

3 Appendix B List of Previously Approved Proclamations

NOTICE OF MOTIONS

NEW BUSINESS

9.

Resolution: Uniform Business Regulations for Disposable Plastic Packaging

175

--Councillor Isitt & Loveday

A Council member motion providing recommendations regarding a proposed motion on uniform business regulations for disposable plastic packaging to be forwarded to the AVICC & UBCM for consideration.

Recommendations: That Council endorse the following resolution for consideration at the 2018 annual meetings of the Association of Vancouver Island and Coastal Communities (AVICC) and the Union of BC Municipalities (UBCM), and direct staff to forward electronic copies of the resolution to local governments belonging to the AVICC and UBCM, requesting favourable consideration and resolutions of support: Resolution: Uniform Business Regulations for Disposable Plastic Packaging WHEREAS uniform regulations of businesses provide predictability, certainty and efficiency for consumers and business operators; AND WHEREAS unrestricted use of disposable plastic packaging is inconsistent with values of British Columbia residents and imposes costs on local governments in British Columbia, prompting communities to examine options for business regulations limiting disposable plastic packaging in order to contain costs and manage solid waste streams responsibly; THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with local governments and retailers to introduce uniform, province-wide business regulations in relation to disposable plastic packaging, to substantially reduce the volume of disposable plastic packaging in local solid waste streams.

Uniform Business Regulations for Plastic Packaging

Late Item: Association of Vancouver Island and Coastal Communities (AVICC) Motion re: Climate Accountability for Fossil Fuel Companies --Mayor Helps, Councillors Isitt & Loveday

177 - 178

A Council member motion providing recommendations regarding a proposed motion on climate change accountability for consideration by the AVICC.

Late Item: Motion

Recommendation: WHEREAS communities in British Columbia face a range of impacts from climate change, including sea-level rise, increased coastal erosion, prolonged summer drought, and increased winter precipitation; AND WHEREAS communities are required to consider these impacts in infrastructure planning, construction and maintenance. as well as to mitigate the financial impacts of these costs on residents and businesses given the limits of local government revenue raising to property taxes and utilities; AND WHEREAS while the precise amount of increased costs due to the increase in work on infrastructure due to climate change is not yet quantified, local governments in British Columbia are almost certainly already paying significantly increased costs and those amounts will only increase; AND WHEREAS fossil fuel companies have played a major role in the creation of climate change. making hundreds of billions of dollars in selling products which cause climate change with the 20 largest fossil fuel companies having contributed – through their operations and products – to approximately 29.3% of greenhouse gases in the global atmosphere today; THEREFORE BE IT RESOLVED that the AVICC write a Climate Accountability Letter to the 20 fossil fuel companies outlining the types of costs that communities are incurring and expected to incur due to climate change, and requesting that the companies pay their fair share of those impacts.

AVICC Motion re: Climate Accountability for Fossil Fuel Companies

[Addenda]

11.

10.

Late Item: Resolution: Advocacy for Review of Board of Variance Process

--Councillors Isitt & Madoff

A Council member motion providing recommendations regarding a proposed motion on a review of the Board of Variance process for consideration by the AVICC and UBCM.

<u>Recommendation:</u> That Council endorse the following resolution for consideration at the 2018 annual meetings of the Association of Vancouver Island and Coastal Communities (AVICC) and the Union of BC Municipalities (UBCM), and direct staff to forward electronic copies of the resolution to local governments belonging to the AVICC and UBCM, requesting favourable consideration and resolutions of support: Resolution: Advocacy for Review of Board of Variance Process WHEREAS the Local Government Act requires local governments to appoint Boards of Variance that are empowered to consider minor 179

variances where a person alleges that complying with a bylaw respecting the siting, size or dimensions of a building would cause them hardship; AND WHEREAS deliberations of local Boards of Variance provide minimal opportunities for public comment on the requested variances, and provide no role for comment from the elected council of a municipality or the board of a regional district in unincorporated areas; THEREFORE BE IT RESOLVED THAT the provincial government review the current provisions in the Local Government Act relating to Boards of Variance and consider amendments to ensure that the interests of public accountability, transparency, and local democracy are upheld.

Resolution Advocacy for Review of Board of Variance Process

[Addenda]

12.

Late Item: Protecting Coastal Communities and Waterways from Oil Spills

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--Councillor Isitt & Loveday

A Council member motion providing recommendations regarding a proposed motion on protecting coastal communities and waterways from oil spills for consideration by the AVICC.

Recommendation: That Council endorse the following resolution for consideration at the 2018 annual meeting of the Association of Vancouver Island and Coastal Communities (AVICC) and direct staff to forward electronic copies of the resolution to local governments belonging to the AVICC, requesting favourable consideration and resolutions of support: Resolution: Protecting Coastal Communities and Waterways from Oil Spills WHEREAS the Province of British Columbia is pursuing regulations to restrict the transport of diluted bitumen until such time as adequate safeguards are in place to protect coastal communities and waterways from the harm caused by oil spills; AND WHEREAS the impacts of oil spills on local communities are severe, including: costs relating to emergency response, clean-up and recovery; damage and loss of enjoyment of shoreline areas; damage to biological diversity of plant and animal species; reduced property values; public health impacts; and economic losses in tourism, fishing and other sectors: THEREFORE BE IT RESOLVED that the Association of Vancouver Island and Coastal Communities endorses the efforts of the Province of British Columbia to introduce regulations that will safeguard coastal communities and waterways from harm caused by oil spills

Protecting Coastal Communities and Waterways from Oil Spills

[Addenda]

13.

Late Item: AVICC Motion re: Gender-based Violence Strategy for Youth --Councillor Loveday

A Council member motion providing recommendations regarding a proposed motion on a gender-based violence strategy for youth for consideration by the AVICC and UBCM.

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Recommendation: Whereas children and youth who have been impacted by violence experience devastating and long-ranging mental health, physical health, social and educational impacts. And whereas the #metoo campaign has recently highlighted gender-based violence as one of the most pervasive forms of violence, taking various forms (e.g. cyber, physical, sexual, psychological, emotional, and economic). And whereas according to Statistics Canada, young women aged 15 to 17 report the highest rate of gender-based violence amongst all age groups (2.710 per 100,000), and Indigenous, LGBTQ2, and disabled girls experience even higher rates of violence. And whereas in 2017 the Government of Canada launched It's Time: Canada's Strategy to Prevent and Address Gender-Based Violence identifying three priority areas: prevention, engaging men and boys, and support for survivors. To support the strategy, the federal government has committed \$100.9 million over five years, and an additional \$20.7 million per year going forward. While the BC government recently announced \$5 million to assist organizations working to prevent and respond to gender-based violence, there is currently no cohesive provincial strategy in place And whereas in order to combat genderbased violence among youth in BC and support healthy relationships. healthy families and healthy communities, a provincial strategy is needed. Drawing on the expertise of all relevant Ministries, and building on the resources and strategies identified in the federal strategy, a comprehensive provincial strategy can be a catalyst for positive cultural change. Therefore be it resolved that the AVICC call on the Ministry of Education, the Ministry of Child and Family Development, the Ministry of Public Safety, and the Ministry of Mental Health to work together to develop a Gender-Based Violence Prevention Strategy for Youth. And be it further resolved that AVICC forward this motion on to UBCM for consideration.

AVICC Motion re Gender-based Violence Strategy for Youth

[Addenda]

ADJOURNMENT

<u>MINUTES OF THE</u> <u>COMMITTEE OF THE WHOLE MEETING</u> <u>HELD THURSDAY, OCTOBER 12, 2017, 9:00 A.M.</u>

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

Committee Members Present: Mayor Helps (Chair), Councillors Alto, Coleman, Isitt, Loveday, Lucas, Thornton-Joe, and Young

Absent: Councillor Madoff

Staff Present:J. Jenkyns – Acting City Manager; C. Coates – City
Clerk; P. Bruce – Fire Chief; S. Thompson –
Director of Finance; J. Jensen – Head of Human
Resources; J. Tinney – Director of Sustainable
Planning & Community Development; N. Sidhu –
Assistant Director of Parks, Recreation, &
Facilities; F. Work – Director of Engineering &
Public Works; B. Eisenhauer – Head of
Engagement; C. Mycroft – Manager of Executive
Operations; A. Meyer – Assistant Director of
Development Services; L. Taylor – Senior Planner;
P. Martin – Recording Secretary.

2. APPROVAL OF AGENDA

- Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Agenda of the October 12, 2017, Committee of the Whole meeting be approved.
- <u>Amendment</u>: It was moved by Councillor Loveday, seconded by Councillor Isitt, that the Agenda of the October 12, 2017, Committee of the Whole meeting be amended as follows:

Consent Agenda:

Item #1 – Minutes from the meeting held September 7, 2017 Item #4 - Progress Report on 1525 Shasta Place 60-Day Temporary Protection Order (Rockland) Item #5 - Application for a New Liquor Primary Licence for The Drake, 517 Pandora Street (Downtown) Item #10 - Emergency Container at 2906 Cook Street

> On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That the amended Agenda of the October 12, 2017, Committee of the Whole Meeting be approved with the following amendments:

Consent Agenda:

Item #1 – Minutes from the meeting held September 7, 2017 Item #4 - Progress Report on 1525 Shasta Place 60-Day Temporary Protection Order (Rockland) Item #5 - Application for a New Liquor Primary Licence for The Drake, 517 Pandora Street (Downtown) Item #10 - Emergency Container at 2906 Cook Street

> On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

3. CONSENT AGENDA

<u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Coleman, that the following items be approved without further debate:

3.1 Minutes from the meeting held September 7, 2017

<u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Coleman, that the Minutes of the meeting held September 7, 2017, be adopted.

CARRIED UNANIMOUSLY 17/COTW

3.2 Progress Report on 1525 Shasta Place 60-Day Temporary Protection Order (Rockland)

Committee received a report dated October 3, 2017, from the Director of Sustainable Planning & Community Development regarding a report providing an update on the status of discussions with the owners of 1525 Shasta Place, that have occurred as a result of the 60-day temporary protection order placed on the property.

<u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council receive this report for information.

CARRIED UNANIMOUSLY 17/COTW

3.3 Application for a New Liquor Primary Licence for The Drake, 517 Pandora Street (Downtown)

Committee received a report dated September 22, 2017, from the Director of Sustainable Planning & Community Development regarding an application for a new Liquor Primary License at 517 Pandora Avenue, having licenced hours of service

from 9:00 a.m. until 12:00 a.m., seven days a week and an occupant load of 178 persons.

- <u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council direct staff to provide the following response to the Liquor Control and Licensing Branch:
 - Council, after conducting a review with respect to the location of the establishment and the person capacity and hours of liquor service, supports the application of The Drake, located at 517 Pandora Street to obtain a new Liquor Primary License permitting service from 9:00 am until 12:00 am seven days a week for an occupant load not in excess of 178 persons. Providing the following comments on the properties of considerations:

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered and is expected to be consistent with existing operations based on an understanding that the total licensed capacity under the Food Primary Licence is 178 persons and the hours of operation are 11:30 am until 12:00 am seven days per week.
- b. If the application is approved, the impact on the community is expected to be negligible given the size and hours of the business.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posted at the property. The City received four letters, all in support of the application.
- d. Council recommends the issuance of the license.

CARRIED UNANIMOUSLY 17/COTW

3.4 Emergency Container at 2906 Cook Street

Committee received a report dated October 4, 2017, from Councillors Isitt and Loveday regarding the residents and owners of the Spencer Castle condominium complex at who have approved the installation of an emergency container on Spencer Castle property, on the parcel at 2906 Cook Street, in order for the residents of the 105-unit, 3-building condominium complex to be self-sufficient in case of an emergency. This objective aligns with the City of Victoria's Strategic Priorities relating to emergency preparedness.

Motion: It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council direct staff to add the property at 2906 Cook Street to the second round of Land Use Contract terminations, and initiate a rezoning to the R3-A1 Zone via a concurrent City initiated rezoning, to permit the installation of an emergency container on the property.

CARRIED UNANIMOUSLY 17/COTW

4. LAND USE MATTERS

4.1 Temporary Use Permit Application No. 00003 for 3020 Douglas Street & 540 Burnside Road East

Committee received a report dated September 28, 2017, from the Director of Sustainable Planning & Community Development regarding an application to temporarily change the use from motel to 52 transitional housing units and monthly rental parking for a period of up to three years.

Committee discussed:

- The possibility for better bike storage.
- That the Temporary Use Permit cannot be terminated early, however conditions can be put in place as a requirement for the permit.
- **Motion:** It was moved by Councillor Isitt, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for a Public Hearing at the next available meeting of Council, consider the following motion: "That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:
 - 1. Plans date stamped August 24, 2017.
 - 2. Development meeting all Zoning Regulation Bylaw requirements.
 - 3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property and attend to the removal of any rubbish or debris
 - residents provided with access to health care and counselling support services.
 - 4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.
 - 5. The Temporary Use Permit lapsing three years from the date of this resolution.

Committee discussed:

- The importance of forwarding this application to a Public Hearing in order to hear from the public.
- The potential impact on the neighbourhood and consideration of how similar facilities have been run.

<u>Amendment</u>: It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended to include the following point:

6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

- <u>Amendment</u>: It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended to include the following point:
 - 7. Direct staff to work with the applicant to provide more appropriate bicycle parking for the residents.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Concerns relating to the impact on the neighbourhood.
- <u>Amendment</u>: It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that point three be amended as follows:
 - 3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property **daily** and attend to the removal of any rubbish or debris **or graffiti**
 - residents provided with access to health care and counselling support services.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

<u>Amendment</u>: It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that the motion be amended to include the following point:

- 8. On the condition that as per the applicant's letter visitors are allowed on an individual basis with staff monitoring all ingress and egress.
- <u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Young, that the applicant be allowed to answer the question of what sort of tenancy is being contemplated for this residence.

CARRIED UNANIMOUSLY 17/COTW

The applicant advised Council that the type of tenancy would be subject to Residential Tenancy Act, and that they come up with rules as a community.

Committee discussed:

• Concerns relating to whether this amendment restrains the freedoms of the tenants.

Amendment to the amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the amendment be amended as follows:

8. <u>That</u> On the condition that as per the applicant's letter visitors are allowed on an individual basis with staff monitoring all ingress and egress.

On the amendment to the amendment: CARRIED UNANIMOUSLY 17/COTW

On the amendment: CARRIED UNANIMOUSLY 17/COTW

- <u>Amendment</u>: It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that the motion be amended to include the following point:
 - 9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That Council after giving notice and allowing an opportunity for a Public Hearing at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00003 for 3020 Douglas Street and 540 Burnside Road East, in accordance with:

- 1. Plans date stamped August 24, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. Registration of a Section 219 Covenant on title to the satisfaction of staff to secure the following minimum criteria with respect to transitional housing on the subject property:
 - 24/7 staffing model and ancillary supports, including two trained resident support workers onsite at all times and one full-time supervisor during the week;
 - at least one staff member patrolling around the entire perimeter of the building to inspect the property daily and attend to the removal of any rubbish or debris or graffiti; and
 - residents provided with access to health care and counselling support services.
- 4. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated August 17, 2017 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of any building permits.

- 5. The Temporary Use Permit lapsing three years from the date of this resolution.
- 6. That the applicant hold a Community Association Land Use Committee meeting before proceeding to Public Hearing.
- 7. Direct staff to work with the applicant to provide more appropriate bicycle parking for residents.
- 8. That staff will monitor all ingress and egress.
- 9. And will primarily house those already in supportive housing facilities, who have favourably responded to and are willing to accept the restrictions, policies, and procedures for the building.

On the main motion as amended: CARRIED 17/COTW

- For:Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and
Thornton-JoeAgainst:Councillor Young
- <u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the City of Victoria request that BC Housing:
 - Convene a meeting with transitional and supportive housing operators to identify actions and resources necessary to mitigate neighbourhood impacts of transitional and supportive housing facilities in the City of Victoria; and
 - 2. Provide Council with a summary report of actions arising from this meeting.

CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 10:05 a.m., and returned at 10:11 a.m.

4.2 Land Use Procedures Bylaw Amendments – Temporary Use Permits Notification

Committee received a report dated September 29, 2017, from the Director of Sustainable Planning & Community Development regarding a recommended change to the Land Use Procedures Bylaw to fulfil Council's previous intent for the Temporary use Permit application process.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council:

- 1. Give 1st, 2nd, and 3rd readings for the attached Land Use Procedures Bylaw amendments which would reduce the notification distance for opportunities for public comment for Temporary Use Permits.
- 2. Direct staff to amend the Storefront Cannabis Retailer Rezoning Policy to specify that Temporary Use Permit applications require the notification distance for Council's opportunity for public comment be 100 metres.

CARRIED UNANIMOUSLY 17/COTW

4.3 Zoning Bylaw, 2017 – Direction to Proceed to Public Hearing

Committee received a report dated September 18, 2017, from the Director of Sustainable Planning & Community Development regarding the proposed Zoning Bylaw 2017, which is ready to proceed to Public Hearing.

Committee discussed:

- The letter from the Downtown Residents Association.
- Whether the bylaw could lead to the overbuilding of retail in the downtown.
- <u>Motion</u>: It was moved by Mayor Helps, seconded by Councillor Lucas, that Council direct staff to bring forward Zoning Bylaw 2017 for Council's consideration of first and second readings prior to a Public Hearing.

CARRIED UNANIMOUSLY 17/COTW

5. STAFF REPORTS

5.1 Update: Artist in Residence Program

Committee received a report dated October 12, 2017, from the Acting City Manager regarding an update on the Artist in Residence program.

Motion: It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council approve the extension for one year of the Artist in Residence to December 31, 2018.

Committee discussed:

- The positive feedback that has been received by the public.
- The possibility of nominating the Artist in Residence for an award.

CARRIED UNANIMOUSLY 17/COTW

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council direct staff to report back on the Indigenous Artist in Residence Program with recommendations on its future.

CARRIED UNANIMOUSLY 17/COTW

5.2 2018 Council and Committee Meeting Calendar

Committee received a report dated October 3, 2017, from the City Clerk regarding the 2018 Committee of the Whole and Council meeting schedule.

Motion: It was moved by Mayor Helps, seconded by Councillor Loveday, that Council approve the 2018 Committee of the Whole and Council meeting schedule attached to this report and make available to the public as required under the Section 127 of the Community Charter.

<u>Amendment</u>: It was moved by Mayor Helps, seconded by Councillor Loveday, that Council approve the 2018 Committee of the Whole and Council meeting schedule as amended and make available to the public as required under the Section 127 of the Community Charter:

That the 2018 Committee of the Whole and Council meeting schedule be amended by removing the October 4th and October 25th, 2018 meeting dates, and making November 1st, 2018 the Inaugural Meeting date.

Amendment to the amendment:

It was moved by Councillor Young, seconded by Councillor Alto, that the amendment be amended as follows:

That the 2018 Committee of the Whole and Council meeting schedule be amended by removing the <u>October 4th and</u> October 25th, 2018 meeting dates, and making November 1st, 2018 the Inaugural Meeting date.

On the amendment to the amendment: CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe, and Young

Against: Councillor Isitt

Amendment to the amendment:

It was moved by Mayor Helps, seconded by Councillor Alto, that the amendment be amended as follows:

That the 2018 Committee of the Whole and Council meeting schedule be amended by removing the October 25th, 2018 meeting date, replacing the proposed October 25th, 2018 Council meeting date with a Council meeting on October 4th, 2018, and making November 1st, 2018 the Inaugural Meeting date.

> On the amendment to the amendment: CARRIED 17/COTW

For:Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe,
and YoungAgainst:Councillor Isitt

Amendment to the amendment:

It was moved by Councillor Isitt that the motion be amended as follows:

That the 2018 Committee of the Whole and Council meeting schedule be amended by <u>moving the August 2nd and August 9th meeting dates to</u> <u>August 16th and August 23rd, removing the October 25th, 2018 meeting</u> date, replacing the proposed October 25th, 2018 Council meeting date with a Council meeting on October 4th, 2018, and making November 1st, 2018 the Inaugural Meeting date.

On the amendment to the amendment: Defeated due to no seconder

Committee discussed:

• That there should be a robust orientation program for new councils.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That Council approve the 2018 Committee of the Whole and Council meeting schedule as amended and make available to the public as required under the Section 127 of the Community Charter.

That the 2018 Committee of the Whole and Council meeting schedule be amended by removing the October 25th, 2018 meeting date, replacing the proposed October 25th, 2018 Council meeting date with a Council meeting on October 4th, 2018, and making November 1st, 2018 the Inaugural Meeting date.

> On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

6. NEW BUSINESS

6.1 Holding Fossil Fuel Companies Responsible for Climate Change

Committee received a report dated October 5, 2017, from Mayor Helps and Councillors Loveday and Isitt regarding a recommendation that letters be sent to major fossil fuel companies on climate accountability.

Motion: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council request that the Mayor, on behalf of Council, send a Climate Accountability Letter to major fossil fuel companies.

Committee discussed:

- The importance of municipalities being leaders in climate change.
- Whether the onus should be on senior levels of the government to take steps towards major climate action change, rather than fossil fuel companies.

CARRIED 17/COTW

<u>For:</u>	Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and
	Thornton-Joe
<u>Against:</u>	Councillor Young

- <u>Motion</u>: It was moved by Mayor Helps, seconded by Councillor Isitt, that the Mayor formulate into a motion for COTW consideration and upon approval, forward to AVICC.
- <u>Amendment</u>: It was moved by Councillor Isitt, seconded by Councillor Coleman, that the Mayor formulate into a motion for COTW consideration and upon approval, forward to AVICC and FCM for consideration at the UBCM Convention.

On the amendment: CARRIED 17/COTW

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and Thornton-Joe Against: Councillor Young

Main motion as amended:

That the Mayor formulate into a motion for COTW consideration and upon approval, forward to AVICC and FCM for consideration at the UBCM Convention.

> On the main motion as amended: CARRIED 17/COTW

For:Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and
Thornton-JoeAgainst:Councillor Young

7. ADJOURNMENT

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Committee of the Whole meeting of October 12, 2017, be adjourned at 11:51 a.m.

CARRIED UNANIMOUSLY 17/COTW

CERTIFIED CORRECT:

CITY CLERK

MAYOR

<u>MINUTES OF THE</u> <u>COMMITTEE OF THE WHOLE MEETING</u> HELD THURSDAY, DECEMBER 14, 2017, 9:00 A.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

Committee Members Present: Mayor Helps (Chair), Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, and Young

Staff Present: J. Jenkyns – Acting City Manager; C. Coates – City Clerk; C. Havelka – Deputy City Clerk; T. Zworski - City Solicitor; P. Bruce - Fire Chief; S. Thompson - Director of Finance; J. Tinney -Director of Sustainable Planning & Community Development; T. Soulliere - Director of Parks, Recreation, & Facilities; F. Work - Director of Engineering & Public Works; B. Eisenhauer -Head of Engagement; A. Hudson - Assistant Director of Community Planning; A. Meyer -Assistant Director of Development Services; A. Johnson - Senior Planner; L. Baryluk - Senior Planner; M. Conley – Senior Heritage Planner; C. Medd – Planner; S. Young – Climate & Environmental Sustainability Specialist; D. Miller -Community Energy Specialist; N. Reddington -Senior Cultural Planner; C. Mycroft - Manager of Executive Operations; A. M. Ferguson -**Recording Secretary**

Guests:

Mr. L. Ramsey – Artist in Residence; Ms. L. Delaronde – Indigenous Artist in Residence; Mr. D. Clancy - Project Director for the Waste Water Treatment Project, CRD; Mr. B. Evans – Lead Architect, WSP Canada; J. Nobrega, KWL Consulting Engineers; S. Bean – Principal, Thurber Engineering Ltd.; M. Jacobson – Senior Transportation Engineer, Watt Consulting Group; Ms. P. Huntsman, Consultant - Patricia Huntsman Culture & Communication Consultant

2. APPROVAL OF AGENDA

- Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the Agenda of the December 14, 2017, Committee of the Whole meeting be approved.
- <u>Amendment</u>: It was moved by Councillor Alto, seconded by Councillor Loveday, that the Agenda of the December 14, 2017, Committee of the Whole meeting be amended as follows:

Consent Agenda:

Item No. 1 - Minutes from the meeting held September 21, 2017

Item No. 2 - Minutes from the meeting held October 19, 2017

Item No. 3 - Minutes from the meeting held November 2, 2017

Item No. 13 & 14 - Rezoning Application No. 00578 & Development Permit with Variances Application No. 00578 for 1410 Myrtle Avenue

Item No. 15 - Development Variance Permit No. 00200 for 2695 Capital Heights

Item No. 20 - Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

Item No. 23 - Summary of Public Input on Draft 2018 Financial Plan

Item No. 24 - Draft 2018-2022 Financial Plan - Responses to Council Motions

Item No. 27 - Proclamation - "Dr. Victoria Chung Day" December 8, 2017

Item No. 28 - Proclamation - "BC AWARE 2018: Be Secure, Be Aware Days" January 29 - February 9, 2018

Item No. 31 - North American Indigenous Games (NAIG) Supporting Motion

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That the amended Agenda of the December 14, 2017 Committee of the Whole Meeting be approved with the following amendments:

Consent Agenda:

Item No. 1 - Minutes from the meeting held September 21, 2017

Item No. 2 - Minutes from the meeting held October 19, 2017

Item No. 3 - Minutes from the meeting held November 2, 2017

Item No. 13 & 14 - Rezoning Application No. 00578 & Development Permit with Variances Application No. 00578 for 1410 Myrtle Avenue

Item No. 15 - Development Variance Permit No. 00200 for 2695 Capital Heights

Item No. 20 - Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

Item No. 23 - Summary of Public Input on Draft 2018 Financial Plan

Item No. 24 - Draft 2018-2022 Financial Plan - Responses to Council Motions

Item No. 27 - Proclamation - "Dr. Victoria Chung Day" December 8, 2017

Item No. 28 - Proclamation - "BC AWARE 2018: Be Secure, Be Aware Days" January 29 - February 9, 2018

Item No. 31 - North American Indigenous Games (NAIG) Supporting Motion

On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

3. CONSENT AGENDA

<u>Motion</u>: It was moved by Councillor Coleman, seconded by Councillor Alto, that the following items be approved without further debate:

3.1 Minutes from the meeting held September 21, 2017

<u>Motion</u>: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Minutes of the meeting held September 21, 2017, be adopted.

CARRIED UNANIMOUSLY 17/COTW

3.2 Minutes from the meeting held October 19, 2017

<u>Motion</u>: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Minutes of the meeting held October 19, 2017, be adopted.

CARRIED UNANIMOUSLY 17/COTW

3.3 Minutes from the meeting held November 2, 2017

<u>Motion</u>: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Minutes of the meeting held November 2, 2017, be adopted.

CARRIED UNANIMOUSLY 17/COTW

3.4 Rezoning Application No. 00578 & Development Permit with Variances Application No. 00578 for 1410 Myrtle Avenue

Committee received a report dated November 30, 2017, from the Director of Sustainable Planning & Community Development regarding an application to create two small lots, retain the existing single-family dwelling on one lot, and construct a new small lot house on the other.

<u>Motion</u>: It was moved by Councillor Coleman, seconded by Councillor Alto: Rezoning Application No. 00578

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00578 for 1410 Myrtle Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00578

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. 00578, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit No. 00578 for 1410 Myrtle Avenue, in accordance with:

- 1. Plans date stamped October 16, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, R1-S2 Zone, Restricted Small Lot (Two Storey District) except for the following variances:
 - i. reduce the front yard setback for Lot A (new house) from 6.00m to 3.14m;
 - ii. reduce the rear yard setback for Lot B (existing house) from 6.00m to 2.40m.
- 3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

3.5 Development Variance Permit No. 00200 for 2695 Capital Heights

Committee received a report dated November 30, 2017, from the Director of Sustainable Planning & Community Development regarding an application to retain the existing single-family dwelling on one lot, and construct a new small lot house on the other.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, 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 Variance Permit Application No. 00200 for 2695 Capital Heights, in accordance with:

- 1. Plans date stamped October 30, 2017.
- 2. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variances:
 - i. remove the requirement to construct frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
- 3. Provision of a \$36,000 security equivalent to the costs of installing frontage improvements. The \$36,000 would be applied to frontage improvements, following public consultation completed within one year of the date of this resolution, on an alternate design.
- 4. References to a split rail fence removed from the submitted plans.
- 5. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW

3.6 Development Permit with Variances Application No. 00057 for 1105 Caledonia Avenue

Committee received a report dated November 24, 2017, from the Director of Sustainable Planning & Community Development regarding an application to locate a coffee shop, coffee roaster and retail shop in an existing building.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:

"That Council authorize the issuance of Development Permit Application No. 00057 for 1105 Caledonia Avenue, in accordance with:

- 1. Plans date stamped November 16, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the number of vehicle parking stalls from eleven stalls to three stalls as required by Schedule C
 - ii. allow one off-street parking stall to be located in the side yard (CR-4 Zone)
 - iii. reduce the width of the landscape strip and setback required for a parking stall along the north side of the building from 2.4m to 0.55m (CR-4 Zone).
- 3. A minimum of eight Class 1, and sixteen Class 2 bicycle stalls be maintained on the site and the installation be secured by way of a landscape security deposit.
- 4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

3.7 Summary of Public Input on Draft 2018 Financial Plan

Committee received a report dated December 11, 2017, from the Head of Engagement regarding feedback and correspondence received during the 2018 Financial Plan public consultation period.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council receive the report for information.

CARRIED UNANIMOUSLY 17/COTW

3.8 Draft 2018-2022 Financial Plan - Responses to Council Motions

Committee received a report dated December 5, 2017, from the Director of Finance regarding information in response to the motions passed during the October 30, 31, November 2 and 7 budget meetings for Council's review in preparation for the meetings scheduled for January 4 and 8, 2018.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council receive this report for information and consideration on January 4, 2018.

CARRIED UNANIMOUSLY 17/COTW

3.9 **Proclamation - "Dr. Victoria Chung Day"** December 8, 2017

Committee received a report dated December 1, 2017, from the City Clerk regarding a proclamation for "Dr. Victoria Chung Day" on December 8, 2017.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the *Dr. Victoria Chung Day Proclamation* be forwarded to the December 14, 2017 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY 17/COTW

3.10 Proclamation - "BC AWARE 2018: Be Secure, Be Aware Days" January 29 - February 9, 2018

Committee received a report dated December 1, 2017, from the City Clerk regarding a proclamation for "BC AWARE 2018: Be Secure, Be Aware Days" on January 29 – February 8, 2017.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the BC AWARE 2018: Be Secure, Be Aware Days Proclamation be forwarded to the December 14, 2017 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY 17/COTW

3.11 North American Indigenous Games (NAIG) Supporting Motion

A Council member motion dated December 12, 2017, from Mayor Helps and Councillor Alto regarding recommendations for the 2020 North American Indigenous Games.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the City of Victoria supports, in principle, a bid by local First Nations for the 2020 North American Indigenous Games, contingent on sustaining funding, as set out by the NAIG Council bid requirements, from the provincial and federal governments.

That once sustaining provincial and federal funding has been confirmed, the City of Victoria enter into conversation with the Host Nation about the details of the City's administrative, in-kind and/or financial support.

CARRIED UNANIMOUSLY 17/COTW

4. MINUTES

4.1 Minutes from the special meeting held November 7, 2017

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the Minutes of the special meeting held November 7, 2017, be adopted with the following correction:

Include information regarding the time Councillor Thornton-Joe arrived to the meeting.

CARRIED UNANIMOUSLY 17/COTW

5. LAND USE MATTERS

5.1 Public Realm Waterfront Designs - Revised Plan and Interim Phasing

Committee received a report dated December 4, 2017, from the Director of Sustainable Planning and Community Development regarding updated public realm waterfront designs, including interim plans as an option for phased implementation and budget considerations for the Public Real Waterfront Design.

Committee discussed:

Motion:

- Development Cost Charges fund and the implications of amending the bylaw, including other potential funding sources.
- Landscape, roadway, and public art designs.
 - It was moved by Councillor Coleman, seconded by Mayor Helps, that Council:
 - 1. Approve the revised concept designs for the Triangle Island and Northern Junk plaza in accordance with the Johnson Street Bridge Public Realm Revised Design Concept dated December 1, 2017.
 - 2. Direct staff to include in the 2018 Financial Plan, a budget of \$650,000 reallocated from the following 2017 projects that came in under budget or were cancelled:
 - a. Surface Infrastructure \$80,000
 - b. 0.2 Mile Bridge upgrade \$200,000
 - c. Centennial Square Washrooms \$58,000
 - d. Cameron Band Shell Roof Repair \$22,000
 - e. VCC upgrades and repairs \$150,000
 - f. CNG fuel station refurbishment \$140,000 for completion of the following areas in accordance with the above concept plans:
 - a. Triangle island;
 - b. Janion plaza;
 - c. Johnson Street traffic median; and
 - d. Esquimalt and Harbour Road intersection.
 - 3. Direct staff to amend the Development Cost Charges Bylaw by merging parks acquisition and park development charges.
 - Direct staff, after amendments have been made to the Development Cost Charges Bylaw, to include within the 2018-2022 Financial Plan, a budget of \$3,000,000 for the construction of the future Victoria West park (at the former 'S-curve' lands) in accordance with the Johnson Street Bridge Public Realm - Revised Design Concept dated December 1, 2017, with funding from development cost charges.
 - 5. Refer detailed design drawings to the Accessibility Working Group for input prior to finalizing.

- <u>Amendment</u>: It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended to include the following point:
 - 6. Direct staff to work with the Songhees and Esquimalt Nations to incorporate local Indigenous elements into the story wall.

Amendment to the amendment:

It was moved by Councillor Isitt, seconded by Councillor Thornton-Joe, that the amendment be amended as follows:

6. Direct staff to work with the Songhees and Esquimalt Nations to incorporate local Indigenous elements into the story wall <u>and identify</u> <u>other opportunities to recognize the history of the Lekwungen Peoples</u> <u>on these lands</u>.

On the amendment to the amendment: CARRIED UNANIMOUSLY 17/COTW

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

• Design considerations for the public art and its surrounding context.

<u>Amendment</u>: It was moved by Councillor Loveday, seconded by Councillor Isitt, that the motion be amended to include the following point:

5. Refer detailed design drawings to Direct staff to present for input from the Accessibility Working Group for input prior to finalizing information and proposed plans in forms that are accessible for all members.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

The Mayor agreed to vote on the motion separately as follows:

- Motion: It was moved by Councillor Coleman, seconded by Mayor Helps, that Council:
 - Approve the revised concept designs for the triangle island and Northern Junk plaza in accordance with the Johnson Street Bridge Public Realm -Revised Design Concept dated December 1, 2017.

CARRIED 17/COTW

- For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe
- Against: Councillor Young
- <u>Motion</u>: It was moved by Councillor Coleman, seconded by Mayor Helps, that Council:
 - 2. Direct staff to include in the 2018 Financial Plan, a budget of \$650,000 reallocated from the following 2017 projects that came in under budget or were cancelled:
 - a. Surface Infrastructure \$80,000

- b. 0.2 Mile Bridge upgrade \$200,000
- c. Centennial Square Washrooms \$58,000
- d. Cameron Band Shell Roof Repair \$22,000
- e. VCC upgrades and repairs \$150,000
- f. CNG fuel station refurbishment \$140,000 for completion of the following areas in accordance with the above concept plans:
- a. Triangle island;
- b. Janion plaza;
- c. Johnson Street traffic median; and
- d. Esquimalt and Harbour Road intersection.

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Lucas, Madoff, and Thornton-Joe

- Against: Councillors Loveday and Young
- Motion: It was moved by Councillor Coleman, seconded by Mayor Helps, that Council:
 - 3. Direct staff to amend the Development Cost Charges Bylaw by merging parks acquisition and park development charges.
- <u>Amendment</u>: It was moved by Councillor Isitt, seconded by Councillor Young, that the motion be amended as follows: That Council:
 - 3. Direct staff to amend report back on the rationale and implications of amending the Development Cost Charges Bylaw by merging parks acquisition and park development charges.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That Council:

3. Direct staff to report back on the rationale and implications of amending the Development Cost Charges Bylaw by merging parks acquisition and park development charges.

On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

- <u>Motion</u>: It was moved by Councillor Coleman, seconded by Mayor Helps, that Council:
 - Direct staff, after amendments have been made to the Development Cost Charges Bylaw, to include within the 2018-2022 Financial Plan, a budget of \$3,000,000 for the construction of the future Victoria West park (at the former 'S-curve' lands) in accordance with the Johnson Street Bridge Public Realm - Revised Design Concept dated December 1, 2017, with funding from development cost charges.

- <u>Amendment</u>: It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended as follows: That Council:
 - 4. Direct staff, after subject to amendments have been being made to the Development Cost Charges Bylaw, to include within the 2018-2022 Financial Plan, a budget of \$3,000,000 for the construction of the future Victoria West park (at the former 'S-curve' lands) in accordance with the Johnson Street Bridge Public Realm Revised Design Concept dated December 1, 2017, with funding from development cost charges.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That Council:

 Direct staff, subject to amendments being made to the Development Cost Charges Bylaw, to include within the 2018-2022 Financial Plan, a budget of \$3,000,000 for the construction of the future Victoria West park (at the former 'S-curve' lands) in accordance with the Johnson Street Bridge Public Realm
 Revised Design Concept dated December 1, 2017, with funding from development cost charges.

On the main motion as amended:

CARRIED 17/COTW

- For: Mayor Helps, Councillors Alto, Coleman, Lucas, Loveday, Madoff, and Thornton-Joe
- Against: Councillors Isitt and Young

Main motion as amended:

That Council:

5. Direct staff to present for input from the Accessibility Working Group information and proposed plans in forms that are accessible for all members.

On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That Council:

6. Direct staff to work with the Songhees and Esquimalt Nations to incorporate local Indigenous elements into the story wall and identify other opportunities to recognize the history of the Lekwungen Peoples on these lands.

On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 10:44 a.m. and reconvened at 10:51 a.m.

5.2 Presentation: CRD Clover Point Pump Station and Dallas Road Forcemain Project Update

Committee received a report dated December 8, 2017, from Mr. Dave Clancy, Project Director for the CRD Wastewater Treatment Project, regarding design proposals for the Clover Point Pump Station building exterior and public realm improvements; and the clover point forcemain and cycle track alignment, as well as the findings of the geotechnical assessment for the clover point forcemain.

Committee discussed:

- Incorporating public input into the plan.
- The cycle path route and parking impacts.

Councillor Isitt withdrew from the meeting at 11:27 a.m. and returned at 11:28 a.m.

- <u>Motion</u>: It was moved by Mayor Helps, seconded by Councillor Coleman, that Council receive the report for information.
- <u>Amendment</u>: It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended as follows:
 - 1. That Council receive the report for information.
 - 2. That Council request that the CRD Project team work with staff to:
 - a. soften the interface between the lower foreshore walkway at Clover Point and the loading bays / retaining walls, recognizing the context of a waterfront park;
 - b. improve the quality of materials / design of the lower foreshore walkway, so that it presents and functions effectively as a pedestrian walkway in a waterfront park;
 - c. consider retention of angle parking on Dallas Road from Dock Street to Lewis Street.

Mayor Helps agreed to vote on the amendment separately as follows:

- <u>Amendment</u>: It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended as follows:
 - 2. That Council request that the CRD Project team work with staff to:
 - a. soften the interface between the lower foreshore walkway at Clover Point and the loading bays / retaining walls, recognizing the context of a waterfront park;
 - b. improve the quality of materials / design of the lower foreshore walkway, so that it presents and functions effectively as a pedestrian walkway in a waterfront park;

On the amendment: CARRIED UNANIMOUSLY 17/COTW

<u>Amendment</u>: It was moved by Councillor Isitt, seconded by Mayor Helps, that the motion be amended as follows:

2. That Council request that the CRD Project team work with staff to:

c. consider retention of angle parking on Dallas Road from Dock Street to Lewis Street.

Motion to table:

It was moved by Councillor Isitt, seconded by Councillor Alto, that the amendment be amended as follows:

That Council postpone consideration of the following motion until information regarding parking spaces between Dock Street and Lewis Street is received from staff:

 That Council request that the CRD Project team work with staff to:
 c. consider retention of angle parking on Dallas Road from Dock Street to Lewis Street.

> On the motion to table: CARRIED UNANIMOUSLY 17/COTW

- <u>Amendment</u>: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended as follows:
 - 3. That Council request that the CRD Project team work with staff to:
 - d. consider shifting the cycle track and forcemain into the road right of way in Beacon Hill Park, to achieve the following objectives:
 - prevent unnecessary encroachment into natural areas and conserve biological diversity; and
 - introduce a road diet to increase traffic calming and quiet enjoyment of the park.

On the amendment: DEFEATED 17/COTW

For:Councillors Isitt and LovedayAgainst:Mayor Helps, Councillors Alto, Coleman, Lucas, Madoff, Thornton-Joe, and
Young

<u>Amendment</u>: It was moved by Councillor Thornton-Joe, seconded by Mayor Helps, that the motion be amended to include the following:

4. That Council direct staff to refer the plan to the Accessibility Working Group in a way that can be understood and accessed by all members.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

<u>The Director of Engineering & Public Works:</u> Advised that there are approximately 25 parking stalls on Dallas Road between Dock Street and Lewis Street.

Motion to lift from the table:

It was moved by Councillor Isitt, seconded by Councillor Alto, that the following motion be lifted from the table:

2. That Council request that the CRD Project team work with staff to:

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d. consider retention of angle parking on Dallas Road from Dock Street to Lewis Street.

CARRIED UNANIMOUSLY 17/COTW

<u>Amendment</u>: It was moved by Mayor Helps, seconded by Councillor Lucas, that the motion be amended in the following point:

- 2. That Council request that the CRD Project team work with staff to:
 - d. **report back on the current parking demand** consider retention of angle parking on Dallas Road from **between** Dock Street to **and** Lewis Street.

On the amendment:

CARRIED 17/COTW

- For:Mayor Helps, Councillors Coleman, Isitt, Loveday, Lucas, Madoff, and
Thornton-JoeAgainst:Councillors Alto and Young
- <u>Amendment</u>: It was moved by Councillor Isitt, seconded by Councillor Alto, that the motion be amended to include the following:
 - 3. That Council direct staff to refer the plan to the Active Transportation Advisory Committee.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

- 1. That Council receive the report for information.
- 2. That Council request that the CRD Project team work with staff to:
 - a. soften the interface between the lower foreshore walkway at Clover Point and the loading bays / retaining walls, recognizing the context of a waterfront park;
 - b. improve the quality of materials / design of the lower foreshore walkway, so that it presents and functions effectively as a pedestrian walkway in a waterfront park;
 - c. report back on the current parking demand on Dallas Road between Dock Street and Lewis Street
- 3. That Council direct staff to refer the plan to the Active Transportation Advisory Committee.

On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 12:09 p.m. and reconvened at 12:15 p.m.

5.3 Update on 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

Committee received a report dated November 30, 2017, from the Director of Sustainable Planning and Community and Development regarding an update on an

application to increase the density and allow for the construction of a six-storey multiunit residential building, a four-storey multi-unit residential building and nine townhouses.

Councillor Alto returned to the meeting at 12:15 p.m.

Councillor Young returned to the meeting at 12:16 p.m.

Committee discussed:

- Concerns regarding the tree loss on site.
- Height and massing changes from the original design.
- Public input received regarding the proposal.

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas:

Rezoning Application No.00525 and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment 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 to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to nonowners
 - b. Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria
 - c. Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage
 - d. Statutory Right-of-Way of 2.40m for the provision of a public pathway connecting Fort Street to Pentrelew Place
 - e. Statutory Right-of-Way of 2.53m for the provision of a future public pathway along the west side of the property
 - f. Section 219 Covenant for public realm improvements to Fort Street and Pentrelew Place
 - g. Section 219 Covenant for construction and maintenance of the public pathways.
- 2. That Council determine, pursuant to section 475(1) of the *Local Government Act,* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
- 3. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the

property owners and occupiers within a 200m radius of the subject properties having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act.*

- 4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- 5. That Council give first reading to the Official Community Plan Amendment Bylaw.
- 6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2012 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- 7. That Council give second reading to the Official Community Plan Amendment Bylaw.
- 8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00035 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. 00525, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

- 1. Plans date stamped November 15, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m
 - b. increase the maximum height for Building B from 12.00m to 15.11m
 - c. increase the maximum site coverage from 40% to 42.60%
 - d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
 - e. reduce the south setback for Building B from 7.56m to 6.13m
 - f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
 - g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
 - h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
 - i. reduce the required parking from 120 parking stalls to 119 parking stalls
 - j. reduce the required visitor parking from 12 stalls to 9 stalls.
- 3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. The Development Permit lapsing two years from the date of this resolution."

Motion to postpone:

It was moved by Councillor Madoff, seconded by Councillor Isitt, that the motion be amended as follows:

That Council postpone the following motion:

Rezoning Application No.00525 and associated Official Community Plan Amendment

And refer the application back to staff to work with the applicant for further consideration of the following points:

- 1. Revise the density, massing, height and setbacks of the building to south, to provide a more sensitive transition to the ground-oriented adjacent and nearby properties and mitigate concerns relating to overlook;
- 2. Demonstrate how the application is consistent with the objectives of Development Permit area 7b that encourage building that enhances the heritage character of the Fort Street corridor.

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment 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 to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to nonowners
 - b. Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria
 - c. Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage
 - d. Statutory Right-of-Way of 2.40m for the provision of a public pathway connecting Fort Street to Pentrelew Place
 - e. Statutory Right-of-Way of 2.53m for the provision of a future public pathway along the west side of the property
 - f. Section 219 Covenant for public realm improvements to Fort Street and Pentrelew Place
 - g. Section 219 Covenant for construction and maintenance of the public pathways.
- 2. That Council determine, pursuant to section 475(1) of the *Local Government Act,* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
- 3. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties

having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act.*

- 4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- 5. That Council give first reading to the Official Community Plan Amendment Bylaw.
- 6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2012 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- 7. That Council give second reading to the Official Community Plan Amendment Bylaw.
- 8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00035 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. 00525, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

- 1. Plans date stamped November 15, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m
 - b. increase the maximum height for Building B from 12.00m to 15.11m
 - c. increase the maximum site coverage from 40% to 42.60%
 - d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
 - e. reduce the south setback for Building B from 7.56m to 6.13m
 - f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
 - g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
 - h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
 - i. reduce the required parking from 120 parking stalls to 119 parking stalls
 - j. reduce the required visitor parking from 12 stalls to 9 stalls.
- 3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. The Development Permit lapsing two years from the date of this resolution."

On the amendment: DEFEATED 17/COTW

<u>For:</u>	Councillors Isitt and Madoff
Against:	Mayor Helps, Councillors Alto Coleman, Loveday, Lucas, Thornton-Joe, and Young

Main motion: Rezoning Application No.00525 and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment 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 to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners
 - b. Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria
 - c. Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage
 - d. Statutory Right-of-Way of 2.40m for the provision of a public pathway connecting Fort Street to Pentrelew Place
 - e. Statutory Right-of-Way of 2.53m for the provision of a future public pathway along the west side of the property
 - f. Section 219 Covenant for public realm improvements to Fort Street and Pentrelew Place
 - g. Section 219 Covenant for construction and maintenance of the public pathways.
- 2. That Council determine, pursuant to section 475(1) of the *Local Government Act,* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
- 3. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act.*

- 4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- 5. That Council give first reading to the Official Community Plan Amendment Bylaw.
- 6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2012 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- 7. That Council give second reading to the Official Community Plan Amendment Bylaw.
- 8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00035 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. 00525, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

- 1. Plans date stamped November 15, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m
 - b. increase the maximum height for Building B from 12.00m to 15.11m
 - c. increase the maximum site coverage from 40% to 42.60%
 - d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
 - e. reduce the south setback for Building B from 7.56m to 6.13m
 - f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
 - g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
 - h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
 - i. reduce the required parking from 120 parking stalls to 119 parking stalls
 - j. reduce the required visitor parking from 12 stalls to 9 stalls.
- 3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. The Development Permit lapsing two years from the date of this resolution."

On the main motion: CARRIED 17/COTW

For:Mayor Helps, Councillors Alto Coleman, Loveday, Lucas, Thornton-Joe,
and YoungAgainst:Councillors Isitt and Madoff

Committee recessed at 12:56 p.m. and reconvened at 1:30 p.m.

Councillor Young recused himself from the meeting at 1:31 p.m. due to a non-pecuniary conflict of interest as the next item could affect parking on the street he lives on.

5.4 Rezoning Application No. 00558 & Development Permit with Variances Application No. 000496 for 1303 Fairfield Road and associated Official Community Plan Amendment

Committee received reports dated November 29, 2017, from the Director of Sustainable Planning and Community Development regarding an application to increase the density to 1.84:1 floor space ratio and allow for construction of a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor and rental apartments above.

Committee discussed:

• Affects to the neighbouring school and parking for the church.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto: Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment 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 to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
- 2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

- 3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
- 4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- 5. That Council give first reading to the Official Community Plan Amendment Bylaw.
- 6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- 7. That Council give second reading to the Official Community Plan Amendment Bylaw.
- 8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496 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. 00558, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

- 1. Plans date stamped October 10, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
- 3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

• Appropriate uses for the site.

- <u>Amendment</u>: It was moved by Councillor Madoff, seconded by Mayor Helps, that the motion be amended to include the following point under the development permit:
 - 5. Further consideration of the finishes on the tower element of the proposal.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

- <u>Amendment</u>: It was moved by Councillor Isitt, that the motion be amended to include the following point under the development permit:
 - 6. That consideration be given to a step back on the fourth floor on the north and west frontages.

MOTION FAILED DUE TO NO SECONDER

Main motion as amended:

Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment 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 to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
- 2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
- 3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted

at a Community Association Land Use Committee (CALUC) Community meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

- 4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
- 5. That Council give first reading to the Official Community Plan Amendment Bylaw.
- 6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- 7. That Council give second reading to the Official Community Plan Amendment Bylaw.
- 8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496 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. 00558, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

- 1. Plans date stamped October 10, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
- 3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. The Development Permit lapsing two years from the date of this resolution.
- 5. Further consideration of the finishes on the tower element of the proposal."

On the main motion as amended:

CARRIED 17/COTW

For:Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and
Thornton-JoeAgainst:Councillor Isitt

Councillor Young returned to the meeting at 2:08 p.m.

5.5 Rezoning Application No.00549 & Development Permit Application No. 000490 for 2813 - 2887 Quadra Street and 2814 - 2890 and 2780/82 Fifth Street

Committee received reports dated November 27, 2017, from the Director of Sustainable Planning and Community Development regarding an application to retain the existing rental townhouse development (Quadra Villa) and redevelop the parking lot and adjacent lot at 2780/82 Fifth Street for a 34-unit multiple-dwelling project (rental units).

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto:

Rezoning Application No.00549

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00549 for 2813-2887 Quadra Street and 2814-2890 and 2780/82 Fifth Street, 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:

That Rezoning Application No. 00549 for 2813-2887 Quadra Street and 2814-2890 and 2780/82 Fifth Street proceed for consideration at a Public Hearing and that staff prepare the necessary Zoning Regulation Bylaw amendments, subject to completion of the following for the new project prior to a Public Hearing:

- 1. Securing a car share agreement that includes the purchase of two cars and a car share membership for all units (existing and new) to the satisfaction of the Director of Engineering and Public Works.
- Restrictive covenant ensuring two car share stalls are allocated on the site for access by residents of both buildings, or an alternative arrangement as approved by the Director of Engineering and Public Works.
- 3. Registration of a Statutory Right-of-Way agreement for 2.72m along the entire frontage of Quadra Street.
- 4. A restrictive covenant be registered on the title which will prohibit the issuance of any building permits for the new project until the small parking lots are constructed for the existing units (Quadra Villa).
- 5. An executed Housing Agreement to ensure the units in the new building are rental in perpetuity.

And further for Quadra Villa (existing rental units), that staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to the following:

A site-specific zone be drafted to allow the following changes:

- 1. Limiting development to the current existing situation for a maximum of 64 units.
- 2. Changes to density (FSR), parcel coverage and open site space as a result of the reduced lot size.
- 3. Reducing the vehicle parking requirement to 37 parking stalls for the existing

development; however, 21 stalls may be provided on the new project

lot, subject to the registration of an easement and a Section 219 covenant

- 4. Additional floor area allowance for two laundry rooms and a caretaker's office.
- 5. Setbacks that recognize the existing siting from Quadra Street and Fifth Street that were previously approved by the Board of Variance for the reconstruction of the stairs and decks.
- 6. Reducing the setback requirement from Topaz Avenue for the relocation of the laundry rooms and caretaker's office.
- 7. Reducing the setback requirement from the newly created interior lot line (south).

Development Permit Application No. 000490

That Council, after the Public Hearing for Rezoning Application No. 00549, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000490 for 2813 - 2887 Quadra Street and 2814 - 2890 and 2780/82 Fifth Street in accordance with:

- 1. Plans date stamped August 8, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. Prior to the issuance of any Building Permit the siting of Block A be reevaluated with the intent of providing a greater separation space between the ground floor units and the Statutory Right of Way to the satisfaction of the Director of Sustainable Planning and Community Development.
- 4. Prior to the issuance of any Building Permit, the entrance of the units be further defined to be more prominent to the satisfaction of the Director of Sustainable Planning and Community Development.
- 5. Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.
- 6. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

Urban design standards and the proposed surface parking.

CARRIED UNANIMOUSLY 17/COTW

5.6 Update Report - Rezoning Application No. 00591 for 1122 Collinson Street

Committee received a report dated November 30, 2017, from the Director of Sustainable Planning and Community Development regarding an update on an application to permit six self-contained units in a house conversion.

Motion: It was moved by Mayor Helps, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00591 for 1122 Collinson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to the preparation and execution of a Housing Agreement Bylaw to secure the six dwelling units as rental for 10

years to the satisfaction of the Director of Sustainable Planning and Community Development.

Committee discussed:

• Tenant relocation plans.

CARRIED 17/COTW

For:Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff,
Thornton-Joe, and YoungAgainst:Councillor Isitt

5.7 Rezoning Application No. 00582, Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street

Committee received reports dated November 30, 2017, from the Director of Sustainable Planning and Community Development regarding an application to subdivide the subject lot to create one small lot, while maintaining the existing heritage designated house and converting it into four strata units.

<u>Motion</u>: It was moved by Councillor Lucas, seconded by Councillor Coleman: Rezoning Application No. 00582

That Council instruct staff to prepare the necessary Zoning Regulation bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00582 for 224 Superior Street, that first and second reading of the Zoning Regulation bylaw amendments be considered by Council and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way (SRW) of 2.41m on Superior Street.

Development Permit Application No. 00582

That Council after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00582 for 224 Superior Street, in accordance with:

- 1. Plans date stamped November 9, 2017
- 2. Development meeting all Zoning Regulation Bylaw requirements
- 3. The Development Permit lapsing two years from the date of this resolution." Heritage Alteration Permit Application with Variances No. 00007 That subject to the correction of minor plan inconsistencies and the applicant exploring alternate parking layouts with staff to reduce the impact on the streetscape to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice, and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing Heritage-Designated house at 224 Superior Street, in accordance with:

- 1. Plans, date stamped November 9, 2017
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

- a. Reduce side yard setback from 3.65m to 1.20m
- b. Reduce rear yard setback from 4.0m to 1.36m
- c. Relaxation to allow parking in the front vard
- d. Increase the site coverage from 30.0% to 35.09%
- 3. Final plans as amended in accordance with this motion to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development
- 4. Heritage Alteration Permit lapsing two years from the date of this resolution."
- It was moved by Mayor Helps, seconded by Councillor Madoff, that the Motion: meeting be extended to 4:00 p.m.

CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

The architecture, siting of the R1S2 house, and the heritage significance of the • building.

CARRIED 17/COTW

F<u>or:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Thornton-Joe, and Young Councillor Madoff

Against:

STAFF REPORTS 6.

Climate Action – Proposed Change Leadership Plan – Draft for Public 6.1 Comment

Committee received a report dated December 8, 2017, from the Director of Engineering and Public Works regarding a draft Climate Leadership Plan (CLP) for review, and approval to release for public comment and engagement, before the final plan is brought to Council for approval in June 2018.

Councillor Thornton-Joe withdrew from the meeting at 2:38 p.m. and returned at 2:42 p.m.

Motion:

It was moved by Councillor Isitt, seconded by Mayor Helps, that Council:

- 1. Approve this Climate Leadership Plan as a draft for public comment, and direct staff to engage with the community for feedback and input,
- 2. Approve the allocation of \$460,000 from the Climate Action Reserve Fund to commit funding for temporary staffing and priority actions, and
- 3. Direct staff to report back with the final Climate Leadership Plan on June 1, 2018, with a long term funding strategy and program update.

Councillor Loveday withdrew from the meeting at 3:09 p.m. and returned at 3:10 p.m.

Committee discussed:

- Climate action targets and plans for external transportation providers.
- Energy performance and heritage buildings.

CARRIED 17/COTW <u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe <u>Against:</u> Councillor Young

Councillor Lucas withdrew from the meeting at 3:33 p.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a retail store that supplies plastic bags to its customers.

6.2 Single-Use Checkout Bag Regulation – Draft Bylaw Feedback

Committee received a report dated December 7, 2017, from the Director of Engineering and Public Works regarding feedback on the proposed draft bylaw for single-use checkout bag regulation.

Councillor Coleman withdrew from the meeting at 3:45 p.m. and returned at 3:49 p.m.

Committee discussed:

- Implications of a potential increase in use of paper bags.
- <u>Motion</u>: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council direct staff to:
 - 1. Implement the Checkout Bag Regulation Bylaw, effective July 1, 2018.
 - 2. Deliver the proposed engagement and education program between January and December 2018, and
 - 3. Include in the 2018 the financial plan an allocation of \$30,000 from 2017 surplus to complete the necessary engagement and education programs.

Committee discussed:

- Moving towards a zero-waste strategy.
- Concerns about the proposed cost of a reusable bag.
- Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, that the meeting be extended to 4:30p.m. and that item no. 29 Letter from the Minister of Energy, Mines and Petroleum Resources and item no. 30 Witness Reconciliation Program 2018 Budget be referred to the January 4, 2011 Committee of the Whole Meeting.
- <u>Amendment</u>: It was moved by Councillor Alto, seconded by Councillor Isitt, that the meeting be extended to 4:30p.m. and that item no. 29 Letter from the Minister of Energy, Mines and Petroleum Resources and item no. 30 Witness Reconciliation Program 2018 Budget be referred to the January 4, 2011 Committee of the Whole Meeting.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That the meeting be extended to 4:30 p.m.

On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW

 On the motion regarding single-use checkout bags:

 CARRIED 17/COTW

 For:
 Mayor Helps, Councillors Alto Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe

 Against:
 Councillor Young

6.3 Create Victoria Arts and Culture Master Plan (2018-2022)

Committee received a report dated November 30, 2017, from the Acting City Manager regarding a final proposed Create Victoria Arts and Culture Master Plan and Implementation Framework and an extension to the term for the Create Victoria Advisory Group.

Motion:It was moved by Councillor Loveday, seconded by Councillor Alto, that
Council:
Approve the proposed Arts and Culture Master Plan and Implementation
Framework.
Extend the Create Victoria Advisory Group term from March 2018 to
December 2018 to advise staff and Council on the first year of
implementation.For:Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and
Thornton-Joe

Against: Councillor Young

7. NEW BUSINESS

7.1 Letter from the Minister of Energy, Mines and Petroleum Resources

A letter dated October 4, 2017, from the Minister of Energy, Mines, and Petroleum Resources providing a response to the City's letter regarding measures to encourage building retrofits for energy efficiency.

Motion: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council refer the following motion to the January 11, 2018 Committee of the Whole Meeting: That Council receive this report for information and consideration on January 4, 2018.

CARRIED UNANIMOUSLY 17/COTW

7.2 Witness Reconciliation Program 2018 Budget

A Council member motion dated December 7, 2017, from Councillor Alto regarding a 2018 budget allocation for the Witness Reconciliation Program.

Motion: It was moved by Councillor Alto, seconded by Mayor Helps, that the following Motion be forwarded to and considered at the January 4, 2018, Committee of the Whole: Whereas Reconciliation with First Peoples remains a priority for the City of Victoria,

> Whereas the City of Victoria is actively engaged in a Witness Reconciliation Program in partnership with the Songhees and Esquimalt Nations,

> Whereas the Witness Reconciliation Program will proceed through 2018 and beyond, and its work will require financial commitment and support,

Be it thus resolved that any funds unspent from the 2017 budget allocation to the Witness Reconciliation Program be rolled over into 2018, and

Be it further resolved that the 2018 city budget include an additional \$50,000 allocation for the Witness Reconciliation Program, funded from the 2017 surplus.

CARRIED UNANIMOUSLY 17/COTW

8. ADJOURNMENT

Motion: It was moved by Councillor Alto, seconded by Councillor Coleman, that the Committee of the Whole meeting of December 14, 2017, be adjourned at 4:20 p.m.

CARRIED UNANIMOUSLY 17/COTW

CERTIFIED CORRECT:

CITY CLERK

MAYOR



Committee of the Whole Report For the Meeting of February 8, 2018

То:	Committee of the Whole	Date:	January 25, 2018
From:	Jonathan Tinney, Director, Sustainable Plannin	g and Cor	nmunity Development
Subject:	Rezoning Application No. 00562 for 3025 Official Community Plan Amendment	Douglas	Street and Associated

RECOMMENDATION

- 1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* by removing the property located at 3025 Douglas Street from the *General Employment* Urban Place Designation and adding it to the *Town Centre* Urban Place Designation; as well as, the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - i. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity.
 - ii. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - iii. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - iv. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are

necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.

- v. That Council give first reading to the Official Community Plan Amendment Bylaw.
- vi. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2018-2020 Draft Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- vii. That Council give second reading to the Official Community Plan Amendment Bylaw.
- viii. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
- 2. That Council instruct staff to change the land use designation of the property located at 3025 Douglas Street from General Employment to Town Centre in the *Burnside Gorge Neighbourhood Plan*.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to update Council with information, analysis and recommendations for a Rezoning Application for the property located at 3025 Douglas Street. The proposal is to rezone from the T1 Zone, Limited Transient Accommodation District, to a new zone in order to convert the existing building from a motel to a multiple dwelling consisting of approximately 48 market rental units, and existing commercial storage area in the lower level.

At the Committee of the Whole meeting on November 2, 2017 (minutes and report attached), Council considered this Rezoning Application and directed staff to prepare the necessary Official Community Plan (OCP) and Zoning Regulation Bylaw amendments with the

Committee of the Whole Report Rezoning Application No. 00562 for 3025 Douglas Street

Update on Rezoning Application No. 00562 and Official Community Plan Ame...

understanding that the OCP amendment would be in the form of a of a new policy. This new policy would address motel conversions consistent with the policies in the *Burnside Gorge Neighbourhood Plan*, and include a proviso that only existing buildings would qualify, and new development (demolition with new construction) that was not consistent with the General Employment designation, would require an OCP amendment.

In the process of drafting the OCP Amendment Bylaw, staff discovered that adding a general policy to the OCP would be too broad and affect other properties, which would require additional public consultation (beyond 200m of the subject property) and clearly not the intent of this proposal. Furthermore, it is not good legal practice to add a policy to the OCP for one property as it would result in a site specific OCP amendment and transform the purpose of the OCP from a broad land use policy and categorization scheme to a site specific regulatory framework more akin to a Zoning Regulation Bylaw than an OCP. Given this direction, amending the Urban Place Designation from *General Employment* to *Town Centre* would be the most appropriate solution for several reasons in order to support rental housing on the subject property at this time.

ANALYSIS

Amending the Urban Place Designation from *General Employment* to *Town Centre* would be the most appropriate solution for several reasons. Firstly, *Town Centre* supports commercial land uses, heights up to ten-storeys and densities up to 2:1 floor space ratio (FSR) and may be increased up to a total of approximately 3:1 FSR when advancement of plan objectives are considered. This designation also supports low and mid-rise multi-unit residential and mixed-use buildings. For comparison, the *General Employment* designation only supports densities up to 2:1 FSR and heights up to six storeys. Similarly, the *Burnside Gorge Neighbourhood Plan* only supports buildings up to four storeys at this location and this would not change.

In addition, the subject property is one property away from lands designated *Town Centre* and less than 150m from Mayfair Shopping Centre, which is also designated *Town Centre* in the OCP. Expanding the Town Centre designation to the subject property would not be a huge leap nor out of context with the immediate neighbourhood. Ground-oriented commercial is also strongly encouraged in the *Town Centre* designation. The site specific zone has been drafted to fit with the current use, density and height of the existing building so that any future redevelopment of the site would be subject to a rezoning and a Council process.

The second option is to change the land use designation of the subject property to *Urban Residential* as this designation does support mixed-use buildings along arterial roads (i.e. Douglas Street), such as Douglas Street, up to six-storeys and a 2:1 FSR; however, residential uses must be provided; whereas, the *Town Centre* designation does support standalone commercial uses which is more consistent with the *General Employment* designation and strongly encouraged at this location.

The third option would be to amend the *General Employment* designation by adding a policy that supports motel conversions to rental housing, which would affect all lands with this designation. This type of OCP amendment would require greater public consultation and it would be a significant departure from the intent of the *General Employment* designation, which is to preserve existing and future commercial and light industrial uses that generate economic development in the city while minimizing potential conflicts with residential uses that may arise adjacent to industrial uses.

CONCLUSION

Amending the Urban Place Designation from *General Employment* to *Town Centre* would be the most appropriate solution in order to support rental housing on the subject property. The *Town Centre* designation is comparable to *General Employment* in relation to encouraging a strong commercial presence along Douglas Street. The *Town Centre* designation does support more height and density compared to the *General Employment* designation; however, redevelopment of the subject property would be subject to other OCP policies and design guidelines, and would have to fit with the neighbourhood context. Therefore, maximizing heights and densities that are supported in the *Town Centre* designation may not be appropriate on the site alone. Staff recommend for Council's consideration that the OCP designation of the subject property is changed from *General Employment* to *Town Centre* and the Application advance to a Public Hearing.

ALTERNATE MOTIONS

ALTERNATIVE MOTION 1 (Decline)

That Council decline Rezoning Application No. 00562 for the property located at 3025 Douglas Street.

Respectfully submitted,

Leanne Taylor Senior Planner Development Services Division

1. Key

Jonathan Tinney, Director Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager:

List of Attachments:

- Appendix A: Committee of the Whole minutes dated November 2, 2017
- Appendix B: Council minutes dated November 9, 2017
- Appendix C: Committee of the Whole report dated October 19, 2017

Committee of the Whole Report Rezoning Application No. 00562 for 3025 Douglas Street

Update on Rezoning Application No. 00562 and Official Community Plan Ame...

ATTACHMENT A

3.1 Rezoning Application No. 00562 & Development Variance Permit Application No. 00198 for 3025 Douglas Street

Committee received reports dated October 23, 2017 and October 19, 2017, from the Director of Sustainable Planning and Community Development regarding an application to convert the existing motel to a multiple dwelling consisting of approximately 48 affordable market rental units and retain the existing vehicle storage area in the lower level.

Committee discussed:

- The changes made to the proposal since the original design.
- The intended use of the building and requirements for affordable units.

Motion:

It was moved by Councillor Young, seconded by Councillor Thornton-Joe: Rezoning Application No. 00562

- 1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act, and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity
 - b. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - d. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.

- f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2012-2016 Financial Plan, the Capital Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
- g. That Council give second reading to the Official Community Plan Amendment Bylaw.
- h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing

Development Variance Permit Application No. 00198

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. 00562, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00562 for 3025 Douglas Street, in accordance with:

- 1. Plans date stamped August 3, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for:
 - Part 3.9, Section 13(2): reduce the required number of parking spaces from 62 to 28;
 - Schedule C, Section 7.2(g): reduce the required number of visitor parking spaces from 3 to 0;
 - Schedule C, Section C(5) and Section D(1): reduce the required number of parking 18 to 0. 3.
- 3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

REPORTS OF COMMITTEES

1. <u>Committee of the Whole – November 2, 2017</u>

5. <u>Rezoning Application No. 00562 & Development Variance Permit Application No. 00198 for 3025</u> <u>Douglas Street</u>

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman:

Rezoning Application No. 00562

- That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act, and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00562 for 3025 Douglas Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement to ensure that the dwelling units in the existing building would remain as rental in perpetuity
 - b. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. That consider Community Council the Official Plan Amendment Bylaw in conjunction the Victoria 2012-2016 Financial Plan, the Capital with City of Regional District Liquid Waste Management Plan, and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing

Development Variance Permit Application No. 00198

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. 00562, if it is approved, consider the following motion:

Council Meeting Minutes November 9, 2017

Carried Unanimously

"That Council authorize the issuance of Development Variance Permit Application No. 00562 for 3025 Douglas Street, in accordance with:

- 1. Plans date stamped August 3, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for:
 - Part 3.9, Section 13(2): reduce the required number of parking spaces from 62 to 28;
 - Schedule C, Section 7.2(g): reduce the required number of visitor parking spaces from 3 to 0;
 - Schedule C, Section C(5) and Section D(1): reduce the required number of parking 18 to 0. 3.
- 3. The Development Permit lapsing two years from the date of this resolution."

Council Meeting Minutes November 9, 2017

Update on Rezoning Application No. 00562 and Official Community Plan Ame...

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Committee of the Whole Report

For the Meeting of November 2, 2017

To:	Committee of the Whole	Date:	October 19, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00198 for 3025 Douglas Street

RECOMMENDATION

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. 00562, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00562 for 3025 Douglas Street, in accordance with:

- 1. Plans date stamped August 3, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for:
 - Part 3.9, Section 13(2): reduce the required number of parking spaces from 62 to 28
 - Schedule C, Section 7.2(g): reduce the required number of visitor parking spaces from 3 to 0
 - Schedule C, Section C(5) and Section D(1): reduce the required number of parking 18 to 0.
- 3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 3025 Douglas Street. The proposal is to convert the existing building from a motel to 48 residential rental units and commercial storage area in the lower level. The variance is related to reducing the required number of parking spaces from 80 to 28.

Committee of the Whole Report Development Variance Permit Application No. 00198 October 19, 2017 Page 1 of 3 The following points were considered in assessing this Application:

- a Parking Analysis was prepared by the Applicant summarizing the current parking situation onsite. The analysis confirms that not all the parking spaces are utilized by the existing residents
- the commercial storage space in the basement is currently being used by nearby car dealerships to store vehicles
- secure and enclosed bicycle parking would be provided onsite to offset the parking shortfall
- the subject property is located on a major bus route and is in close proximity (walking and biking) to a mix of shops and services
- the parking variance is supportable given the total onsite parking demand, the addition of bicycle parking, and the close proximity to transit and shops and services.

BACKGROUND

Description of Proposal

The proposal is to vary the required number of parking spaces from 80 to 28 in order to facilitate the conversion of an existing motel to a multiple-dwelling consisting of 48 affordable market rental units.

Sustainability Features

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently zoned for uses such as transient accommodation, but has been operating without all the necessary approvals as long-term housing for the past few years.

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, on September 5, 2017, the application was referred for a 30-day comment period to the Burnside Gorge Neighbourhood Association. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances; therefore, in accordance with the City's Land Use *Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

Committee of the Whole Report Development Variance Permit Application No. 00198

ANALYSIS

The Applicant is proposing to reduce the required number of parking spaces from 80 to 28 in order to facilitate the conversion of the existing motel to a multiple-dwelling consisting of 48 affordable market rental units and existing commercial storage space in the lower level. According to the Parking Analysis prepared by the Applicant, the current residents do not occupy all the existing parking spaces onsite, and therefore, the demand is lower than the existing supply of parking. The existing commercial storage area is currently being used by nearby car dealerships to store vehicles. It is not a typical storage business where there are separate storage units rented out to individuals. The current driveway on Douglas Street providing access to the underground level can be maintained provided that this level in not used for parking.

To offset the parking shortfall, the Applicant is proposing to provide 48 Class 1 (secure and enclosed) bicycle parking spaces in lower level of the building which can be accessed off of Douglas Street. The subject property is also located on a major bus route and in close proximity (walking and biking) to a mix of shops and services.

CONCLUSIONS

The proposal to reduce the required number of parking spaces from 80 to 28 will help facilitate the creation of more rental housing in the community. According to the parking analysis, there is adequate parking onsite to manage the parking demand that would be generated by the residential and warehouse uses. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00198 for the property located at 3025 Douglas Street.

Respectfully submitted,

Łeanne Taylor Senior Planner Development Services Division

Jonathan Tinney, Director Sustainable Planning and Community Development Department

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Report accepted and recommended by the City Manager Date:

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 3, 2017
- Attachment D: Letter from applicant to Mayor and Council dated January 25, 2017
- Attachment E: Letter from applicant to Mayor and Council including the Parking Analysis dated October 23, 2017
- Attachment F: Community Association Land Use Committee Correspondence.

Committee of the Whole Report Development Variance Permit Application No. 00198 October 19, 2017 Page 3 of 3

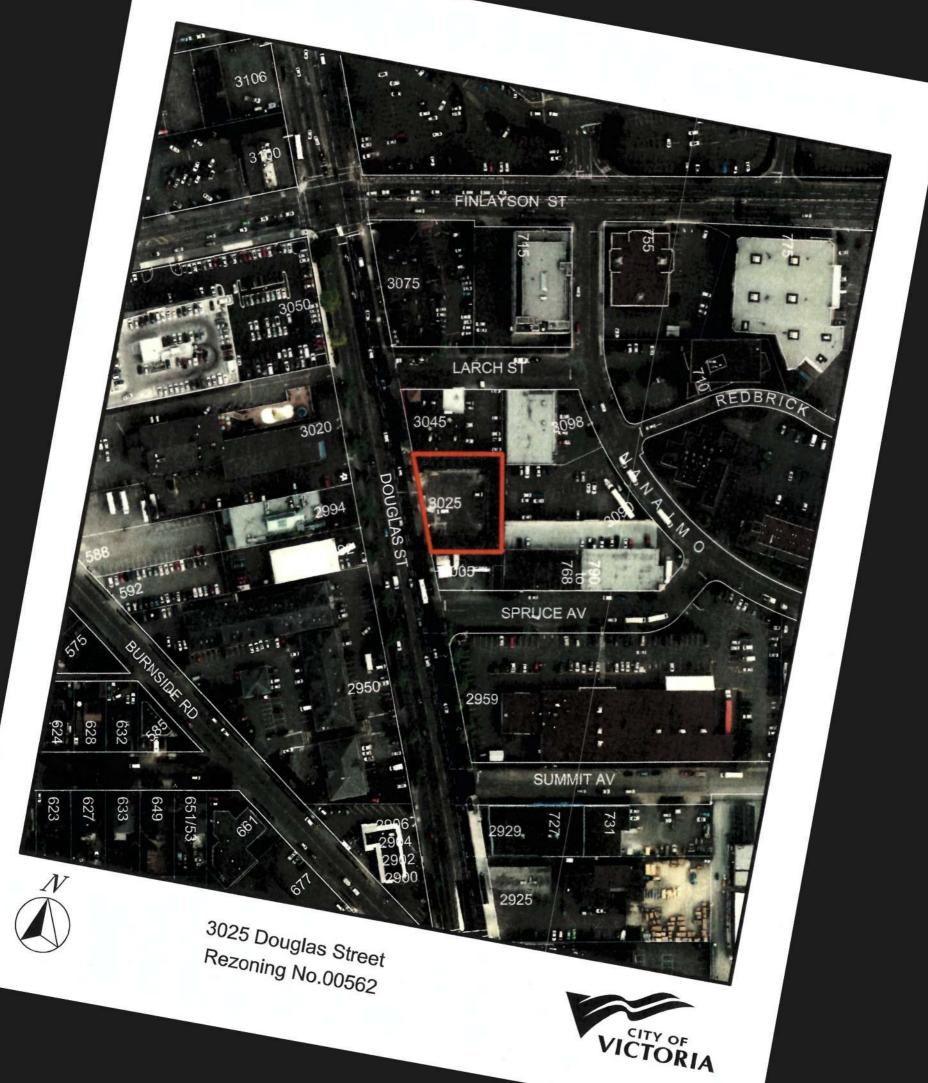
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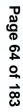
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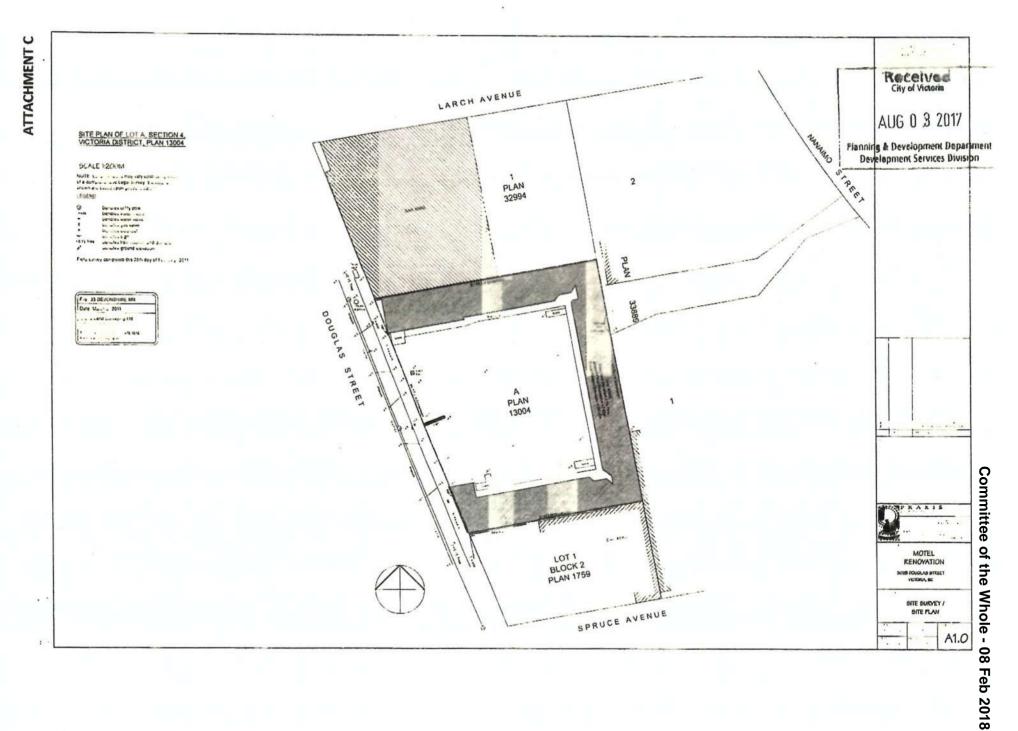


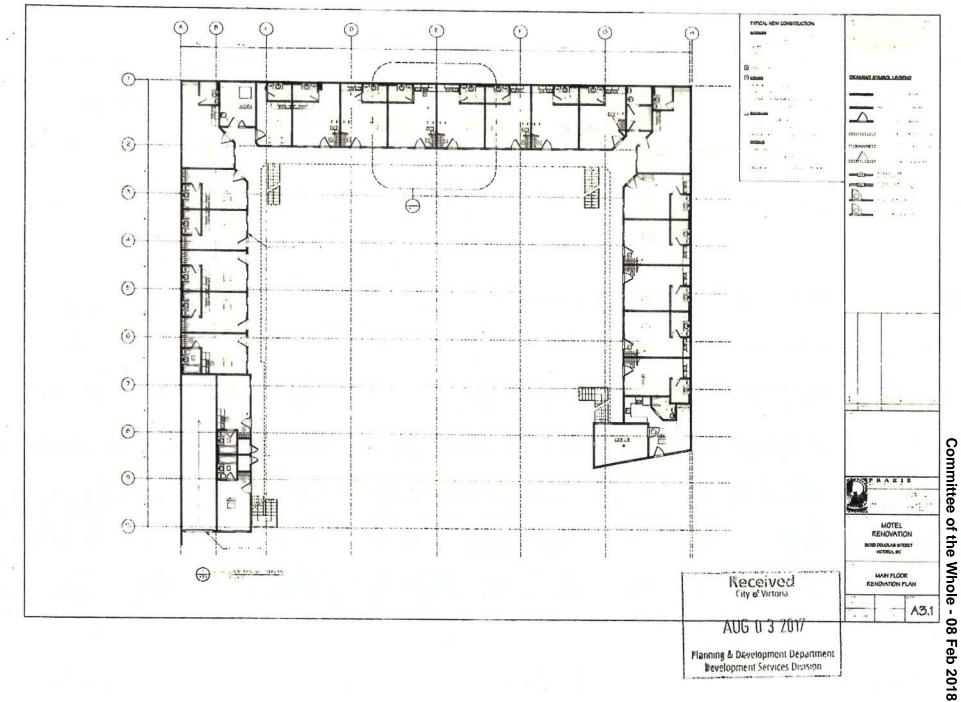
Update on Rezoning Application No. 00562 and Official Community Plan Ame...

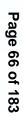




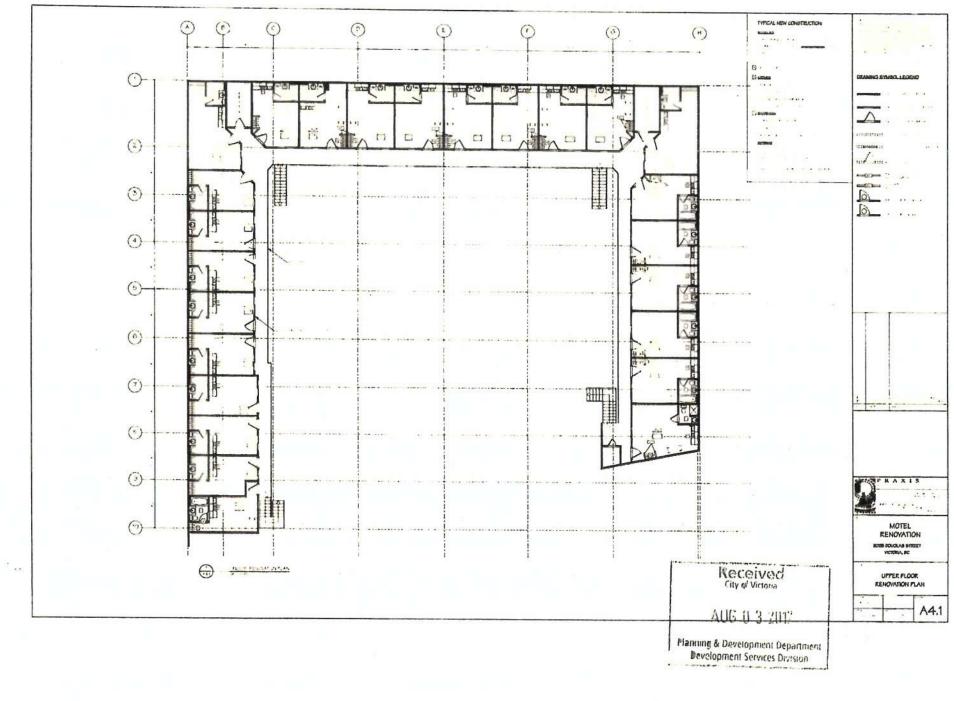




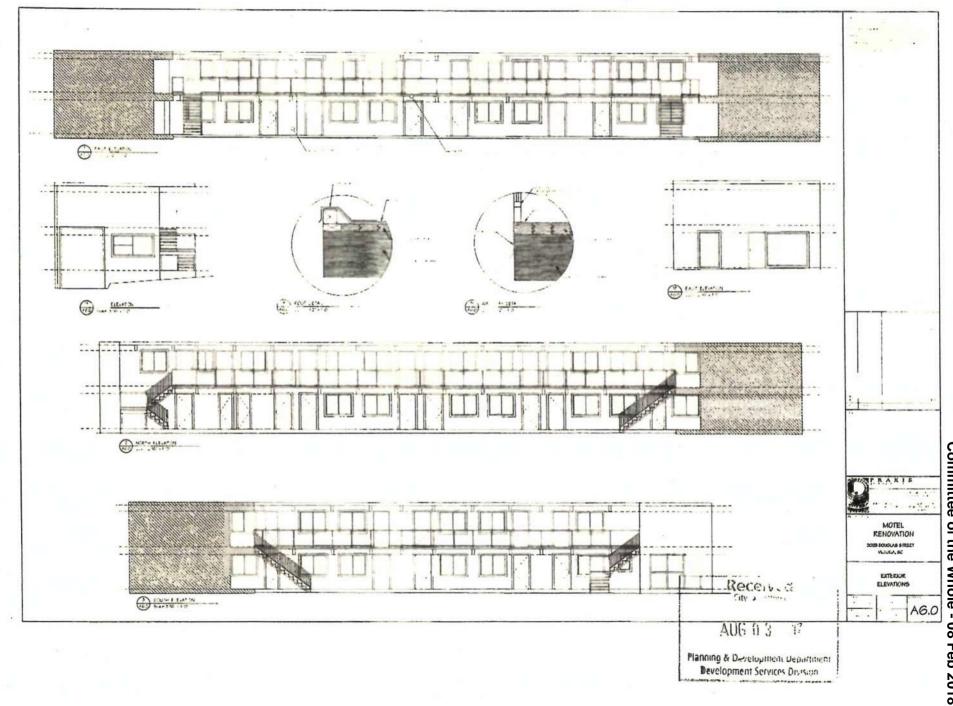




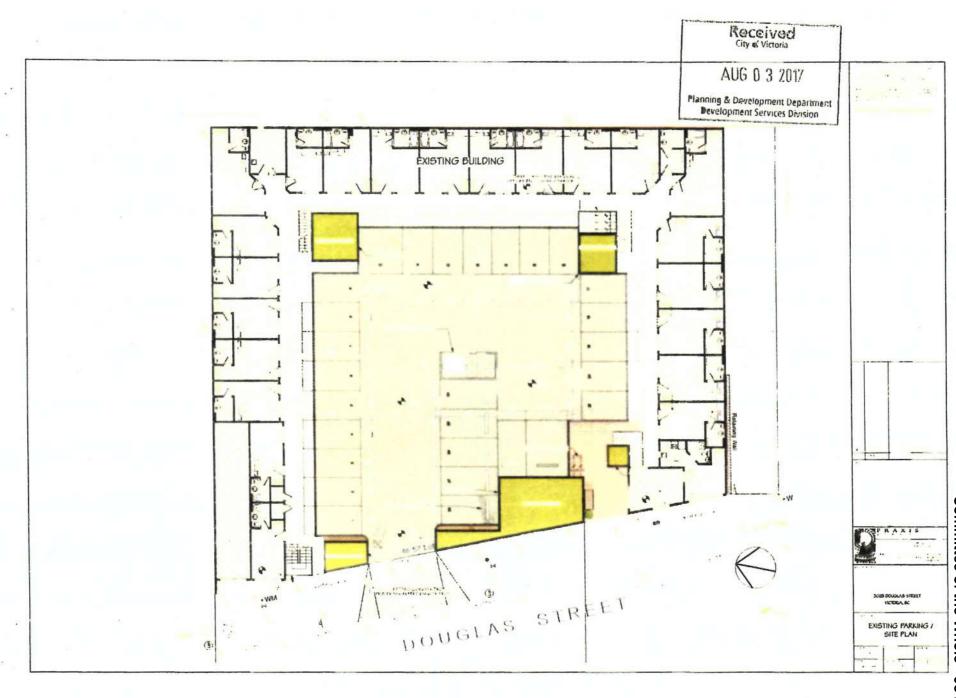
Update on Rezoning Application No. 00562 and Official Community Plan Ame...



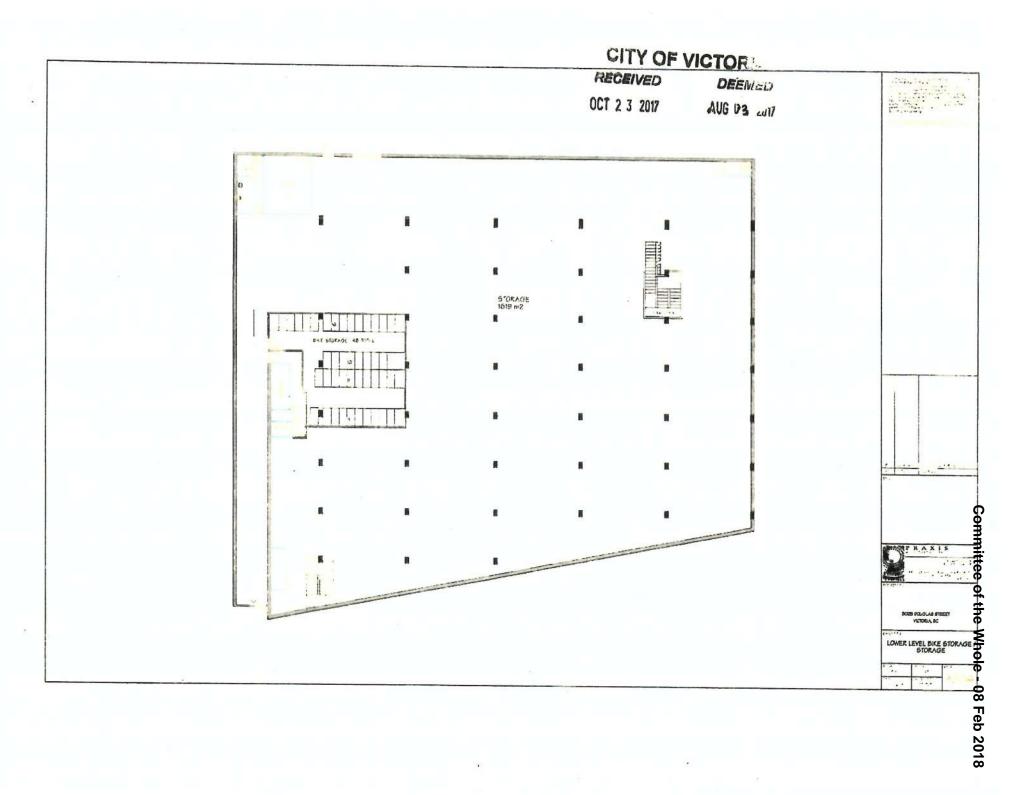
Committee of the Whole - 08 Feb 2018

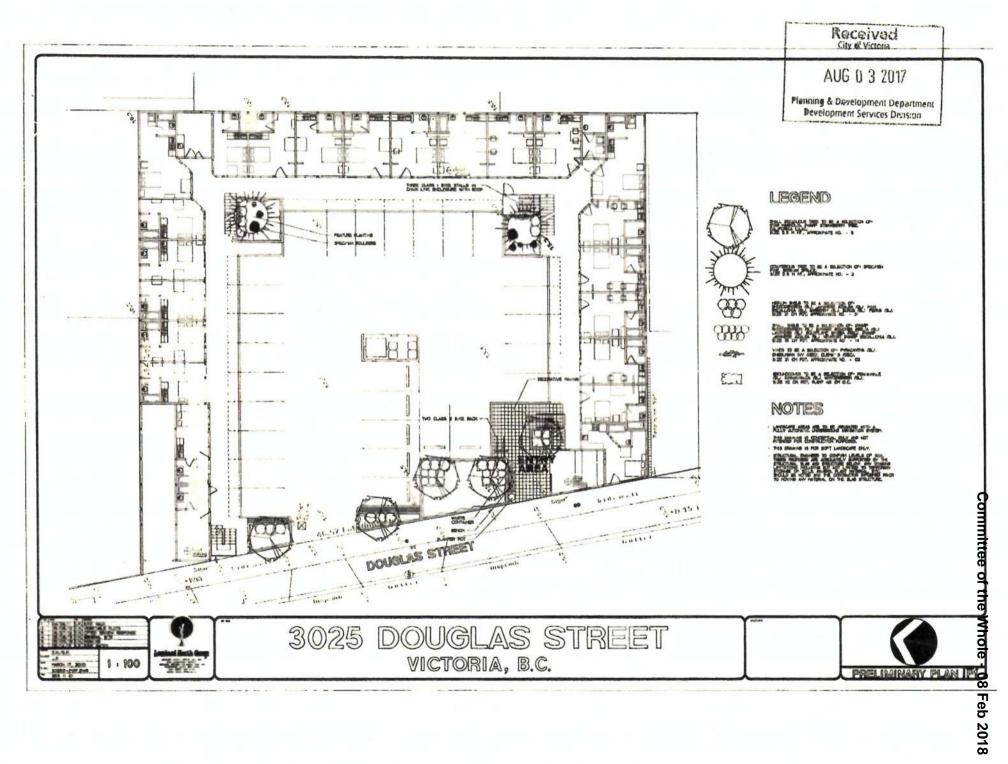


Committee of the Whole - 08 Feb 2018



Committee of the Whole - 08 Feb 2018





ATTACHMENT D

P R A X I S

architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2 Tel: (250) 475-2702 • Fax: (250) 475-2701 robert.rocheleau@praxisarchitectsinc.com

January 25, 2017

City of Victoria

1 Centennial Square Victoria, BC V8W 1P6

Re. 3025 Douglas Street Rezoning – Existing Motel to Residential

Mayor and Council, DESCRIPTION OF PROPOSAL

The owner of the existing motel at 3025 Douglas wishes to rezone the existing property from T-1 transient to residential.

Currently occupants of the existing motel when staying past the maximum time permitted in the T-1 zoning are subject to eviction. The proposed rezoning is requested so that these residents can legally remain where they now reside. It is understood that there is a shortage in Victoria of available accommodation that serves the budget and needs similar to those now living at 3025 Douglas St.

NEIGHBOURHOOD CONTEXT

The building is existing and newly renovated. The proposed change has been presented to the Burnside - Gorge Community Association and there are no objections to this proposed change. Refer to attached for more detailed information.

Trust this to be of assistance,

PRAXIS ARCHITECTS INC

AL

Robert Rocheleau, Architect AIBC Director



Update on Rezoning Application No. 00562 and Official Community Plan Ame...

1/1

per:

ATTACHMENT E

PRAXIS



architects inc.

Robert Rocheleau, Architect AIBC

401-1245 Esquimalt Road, Victoria, BC V9A 3P2 Tel: (250) 475-2702 • Fax: (250) 475-2701 robert.rocheleau@praxlsarchitectsinc.com

October 23, 2017

City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

	Receit/20 City of Victoria
	OCT 2 3 2017
Plann Đ:	ing & Development Department evelopment Services Division

Re. 3025 Douglas Street Rezoning – Existing Motel to Residential

Mayor and Council,

The following is provided in response to the Application Review Summary received, subsequent discussions, a meeting with planning and transportation engineering on July 17 at the City of Victoria, and comments received from Leanne Taylor on August 24, 2017.

1. Amendment to the OCP

As per correspondence and meeting of July 17 at City of Victoria, Gorge Community Association Land Use Committee has advised that no additional meeting required.

2. Parking Variance:

Number of Units 48, market rental.

Existing parking 28 stalls.

It is proposed that there be a parking variance accepting the existing 28 stalls as sufficient.

The proposed revised Schedule C that is coming to Council for approval would require the following for Bachelor apartments:

If this building was in nearby Village Ce	entre .6 spaces / unit	28.8 spaces
If this building was in other areas	.75 spaces / unit	36 spaces

Parking ratio for existing Schedule C 1.3 spaces / unit 63 spaces

Per above, the provided 28 stalls is only .8 of a stall above meeting the Town Centre requirement. As this is within a block of the delineation of the Mayfair Town Centre boundary indicated in the proposed revised Schedule C, and 8 spaces short of meeting the requirement of the pending revised Schedule C, I submit that the requested variance is reasonable.

Notwithstanding the above, monitoring parking on site currently indicates that there are a significant number of available stalls of the 28 provided that are not being used.

For the existing storage	area at basement	level:	
Area 1619 m2	storage	93 m2 / stall	17.4 spaces
29 m2 office / WC		65 m2 / stall	.45 spaces

(Note that in reality for continuing the existing car storage there area no occupants other than those from the dealership moving cars in and out, which is much less than the 18 required.)

Total parking required per current bylaw requirements

81

U	ni	t	S	izes:	

	11			11-14	
	Unit	m2	1	Unit	m2
			plus office		12010/02017/04
	100	22.6	16.5	200	27.1
	101	20.3		201	22.9
	102	22.9		202	22.9
	103	22.9		203	22.9
	104	22.9		204	22.9
	105	22	382	205	22
	106	29.7		206	29.7
	107	22.8		207	22.8
	108	23.7		208	23.7
	109	23.7		209	23.7
	110	23.7		210	23.7
	111	23.7		211	23.7
	112	23.7		212	23.7
	113	23.8		213	23.8
	114	17.9		214	23.2
	115	29.9		215	29.9
*	116	19.7		216	19.7

117	20.3	217	20.3
118	20.3	218	20.3
119	20.3	219	20.3
120	20.3	220	20.3
121	20.5	221	21.4
122	19.3	222	21.4
		223	19.8
		224	19.8

3. Housing Agreement:

Owners will undertake a housing agreement with the City of Victoria

4. Lower Level Storage:

It is proposed that a portion of the lower level storage area be used to provide the required bicycle storage area to accommodate 48 bikes. Refer to the plan drawing of the Storage Area. Access will be provided down the existing ramp from Douglas Street.

Lighting will be provided to ensure the area is well lit, security cameras will be installed and monitored at the manager's office, and an alarm will also be installed, sounding in the bicycle storage area and the manager's office.

It is also proposed that the current use of car storage for nearby dealerships be permitted, as the existing ramp has proven adequate to serve this use. In the meeting with Transportation Engineering of July 17 this was discussed and there did not appear to be any objection to continue using the existing ramp off Douglas for this purpose, as is now done.

5. Private easement over 3090 Nanaimo Street:

The owner of the property at 3090 Nanaimo St. is not willing to enter into an agreement to provide this easement in perpetuity, therefore it is assumed that access will continue from Douglas Street down the existing ramp and also by new exit stairs to grade level.

6. Site Plan - Existing Parking layout:

See attached plan.

7. Landscape Strip:

As discussed in the meeting of July 17, there is no possibility of incorporating a landscape strip between car wheel stops and end of stalls, as the parking is over an existing structure.

- Bicycle Storage: Refer to Item 4 above.
- Removal of redundant driveway crossings on Douglas St. frontage: This was completed as part of the previous DP.
- 10. Storm Water Treatment:

Existing parking area exceeds 10 spaces. No change proposed from existing parking, which is as per previously approved DP.

 Sewage Attenuation This is an existing building whereby no changes are proposed.

Trust this to be of assistance,



PRAXIS ARCHITECTS INC

Robert Rocheleau, Architect AIBC Director

per:

ATTACHMENT F

Burnside Gorge Community Association

471 Cecelia Road, Victoria, BC V8T 4T4 T. 250-388-5251 | F. 250-388-5269 info@burnsidegorge.ca | www.burnsidegorge.ca

April 30, 2016

Dear Mayor and Council:

CALUC Community Meeting: Rezoning Application for 3025 Douglas Street

On April 11, 2016, the Burnside Gorge Community Association (BGCA) hosted a CALUC community meeting that was advertised to discuss the proposal to rezone 3025 Douglas Street from T-1 (Transient accomodation) to residential. While the property was recently renovated and is already fully occupied by tenants staying lonber than 30 days, the new property owners wish to bring the building's zoning into conformance with its present use. There are 48 units, with an average size of 33-50 square metres; current rent is \$600-\$700.

Robert Rocheleau with Praxis Architects presented on behalf of the property owner. Feedback on this proposal is summarized below.

Parking

 No parking variance would be applied for. There are 28 parking stalls on site which accommodates current use.

Building tenants

- One attendee asked who currently lives in the building. Robert responded that the building is fully occupied, mainly by young people coming into Victoria to work, and that most people stay longer than 30 days.
- One attendee asked about frequency of police visits to the building. Robert responded that he wasn't certain how frequently police visit 3025 Douglas.
- One attendee asked whether current tenants are using leases. Robert responded that current tenants are not using leases, but that the owner intends to offer one-year leases should the rezoning application be successful.

Building use/zoning

- A property manager lives on site.
- One attendee asked whether the City is pressuring the new owners to rezone. Robert replied that the owner is voluntarily undertaking the rezoning process in order to come into compliance.
- One attendee asked whether anything in the OCP precludes the owner from developing the site if the rezoning application is succesful. Robert responded that according to the OCP, the owner may redevelop the site to a larger/taller development in future without another rezoning, and that it may not necessarily be residential.

Burnside Gorge - a unique and innovative community centre

Burnside Gorge Community Association

471 Cecelia Road, Victoria, BC V8T 4T4 T. 250-388-5251 | F. 250-388-5269 info@burnsidegorge.ca | www.burnsidegorge.ca

Vote: As per the process of a BGCA rezoning community meeting, there was a straw vote to provide context to the questions. Of the meeting attendees who chose to vote, 3 were generally in favour and 1 was opposed to the proposal as presented.

Broader Context for Development

In addition to facilitating comments on the specific rezoning application at BGCA community meetings, the Chair also seeks feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. This information is provided to Mayor and Council and the Planning department to help provide critical, holistic perspectives on neighbourhood development objectives. Over time, this will help us stitch together a more comprehensive view and put rezoning applications into context of overarching community goals.

Attendees provided the following comments about the area around 3025 Douglas Street:

- I'm not opposed to seeing this property remain the same but I want to see a mix of affordable housing and market housing. You can't put all marginalized people in one area.
- This property is a good example of the pressures facing this area; the neighbourhood plan includes more density but developments are low density.
- I want to see a large format grocery store in this area.

Respectfully,

Carolyn Gisborne

Land Use Committee Chair Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department Robert Rocheleau, Praxis Architects

Burnside Gorge - a unique and innovative community centre

Update on Rezoning Application No. 00562 and Official Community Plan Ame...

From: Carolyn Gisborne ia: duse Sburnsidegorge.ca

Subject: Waiving community meeting: 3025 Douglas

Date: November 27, 2016 at 1:03 PM

To: caluc@victoria.ca Cc: mayorandcouncil&victoria.ca, Robert Rocheleau robert.rocheleau@praxisarchitectsinc.com

Good afternoon,

Robert recently reached out to the burnside gorge CALUC to inform us that the owners of 3025 Douglas intend to move forward with their reconing application to bring it in line to its existing use as residential, from existing translent zoning.

Seven months have lapsed since the most recent community meeting and as such the CALUC can require another meeting. As the details of the application have not changed since the most recent community meeting in April, our CALUC does not require another meeting on this property.

However, please refer to the comments in the attached letter for a sense of community comments on this site and other motel conversions.

Best regards,

Carolyn Gisborne

From: Carolyn Gisborne <la::duse@burnsidegorge.ca> Subject: CALUC community meeting: 3025 Douglas Date: April 30, 2016 at 1:40:37 PM PDT To: caluc@victorla.ca Cc: Robert Rocheleau <robert.rocheleau@praxisarchitectsinc.com>, Development Services email inquirles <DevelopmentServices@victorla.ca>

Dear Mayor and Council,

Please find attached a letter summarizing the CALUC community meeting feedback for 3025 Douglas.

Respectfully,

Carolyn Gisborne



3025Douglas.doc.pdf

Pamela Martin

From: Subject: Public Hearings FW: 3025 Douglas Street Input

From: Lindsay Edwards [Sent: December 11, 2017 4:54 PM To: Leanne Taylor <<u>ltaylor@victoria.ca</u>> Subject: 3025 Douglas Street Input

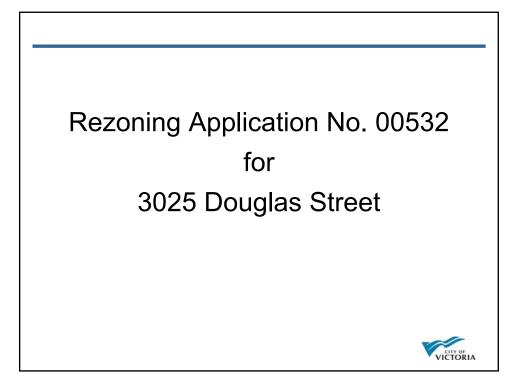
Hi Leanne,

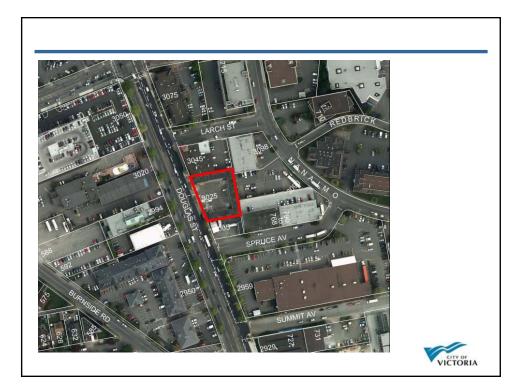
I think converting 3025 Douglas St from motel to residential is a great idea.

Thanks,

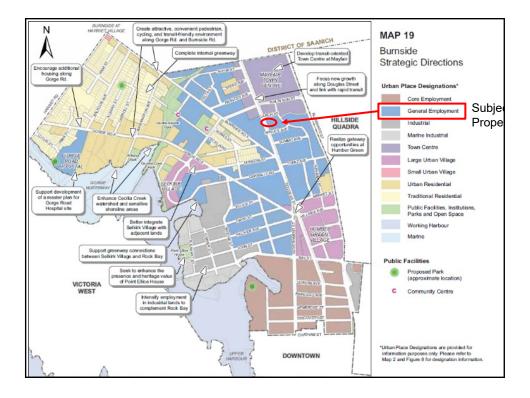
Lindsay Edwards

1









Comparison of OCP Urb	an Place Designations
General Employment (existing)	Town Centre (proposed)
Maximum 2:1 Floor Space Ratio	 2:1 Floor Space Ratio and may be increased up to approximately 3:1 FSR for the advancement of Plan objectives
Maximum height of six storeys	Maximum height of ten storeys
 Uses: Commercial, including office and retail Light industrial Industrial live/work Education, research and development, health services Residential uses not supported 	 Uses: Low, mid and high-rise multi-unit residential and mixed use Commercial, including office, destination retail and visitor accommodation Live/work
	VICTORIA



Committee of the Whole Report For the Meeting of February 8, 2018

То:	Committee of the Whole	Date:	January 26, 2018
From:	Jonathan Tinney, Director, Sustainable Plannin	g and Comm	nunity Development
Subject:	Development Permit with Variances No. 000	54 for 1800	Quadra Street

RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00003 for the property located at 1800 Quadra Street.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances application for the property located at 1800 Quadra Street. The proposal is for a 60 square meter addition to the existing church. The variances being requested are related to setbacks and the maximum horizontal distance of a structure.

The following points were considered in assessing this application:

- the proposal is partially consistent with the objectives and guidelines contained in Development Permit Area 3 (HC): Core Mixed-Use Residential of the Official Community Plan, 2012 (OCP). The proposal provides visual interest and a connection to the public street with windows and a prominent entry, and includes materials and details that would fit with the existing building to the east. The proposal does not, however, respond to the context of the existing older portion of the building to the west
- the requested variances are to reduce the setback to the south lot line and increase the maximum horizontal distance of a structure. These variances would impact the public street. To help mitigate the impacts, the applicant is proposing to provide a landscaping strip between the addition and the lot line and to provide a break between the existing older portion of building to the west and the new addition

• a variance is also requested to reduce the minimum open site space. The existing site is legal non-conforming and the proposed change is small; therefore, it will not have a substantial impact.

BACKGROUND

Description of Proposal

The proposal is for a one-storey 60 square meter addition to the existing church. Specific details include:

- design elements such as a flat roof, prominent entry with roof overhang, and windows (to match existing windows)
- the exterior materials are to match existing, including brick, cedar fascia, and metal flashing, and aluminium cladding on entry overhang
- new soft landscaping would be introduced including shrubs and groundcover between the proposed addition and the street.

The proposed variances are related to:

- reducing the minimum open site space from 40.00% to 7.00%
- reducing the minimum setback of a building from 6.00m to 0.40m for 19.50m of building frontage
- increasing the maximum horizontal distance of a structure from 30.00m to 38.20m.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a church. Under the current R3-C Zone, the site could be redeveloped as multiple dwellings, churches, business or professional offices, retail stores, restaurants, rest homes, nursing homes and hospitals, launderettes, theatres, auditoriums and places of recreation, private hospitals, intermediate care facilities, and commercial care facilities. The maximum floor space ratio is 2.50:1.00 to 3.00:1.00 depending on the site coverage and open site space provided.

Data Table

The following data table compares the proposal with the existing R3-C Zone, Central Area Residential District. An asterisk is used to identify where the proposal would require variances.

Two asterisks are used where the existing development is legally non-conforming.

Zoning Criteria	Proposal	R3-C Zone
Site area (m²) - minimum	8079.00	920.00
Density (Floor Space Ratio) - maximum	0.54:1.00	2.50:1.00 to 3.00:1.00
Total floor area (m²) - maximum	4367.37	n/a
Height (m) - maximum	13.40	37.00
Storeys - maximum	2	n/a
Site coverage % - maximum	31.80	50.00
Open site space % - minimum	7.00*	40.00
Setbacks (m) – minimum: South - North Park Ave. East - Quadra St. West – Julia St. North - Internal Horizontal distance of a structure - minimum	0.40* 40 (approx.) Less than 1.0** 9.48 38.20 *	6.00 4.50 6.00 6.00 30.00
Parking - minimum	173	88
Parking setback - minimum	0.00**	6.50

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 8, 2017, the application was referred for a 30-day comment period to the North Park CALUC. A letter dated December 10, 2017 is attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The Official Community Plan (OCP) identifies this property within Development Permit Area 3 (HC): Core Mixed-Use Residential. The proposal is partially consistent with the design guidelines associated with this development permit area.

The proposal provides a connection to the public street and sidewalk with windows on both the south and east elevations. Additionally, an entrance faces the street that is clearly identified with a roof overhang and stairs.

The proposed building façade would provide visual interest along the street and includes materials and details that would fit with the existing building to the east. The proposal does not,

however, respond to the context of the existing older portion of the building to the west in terms of building elements such as façade rhythm and horizontal cornice lines.

The applicant is proposing to provide a 0.91m break between the existing western portion of the building and the proposed addition. This would help differentiate between the two portions of building that were built at different times and have different styles. The existing older portion would not, however, retain its prominence over the newer addition because the proposed addition would be located closer to the street.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

The applicant is requesting three variances related to setbacks. These are not supportable because of the impact they would have on the public sidewalk and street.

Minimum Site Open Space

The applicant is proposing a variance to reduce the minimum site open space from 40.00% to 7.00%. The existing open site space is legal non-conforming and is only approximately 8.00%; therefore, this variance will not have a substantial impact.

Minimum Setback of a Building

The applicant is proposing to reduce the minimum setback from a building to the south lot line from 6m to 0.405m. This variance will impact the public street and sidewalk by permitting the building to be located closer to North Park Street than is currently allowed. The sidewalk at this location is located close to the lot line. To help soften the impact on the street the applicant is proposing to have a landscape planting strip located between the addition and the lot line. The proposed addition would also provide a connection to the public street with windows and a covered entry.

Minimum Setback between Adjacent Planes

The applicant is proposing a variance to increase the maximum aggregated horizontal distance of a structure from 30m to 38.20m. To help break-up this length of façade, the applicant is proposing to provide a 0.909m wide break between the existing building located to the west and the proposed addition. This would help differentiate between the two portions of building.

CONCLUSIONS

The proposal to construct an addition to an existing church is partially consistent with Development Permit Area 3 (HC): Core Mixed-Use Residential. The materials and details would provide visual interest and would be in keeping with the existing building. The variances, however, are not supportable because of the impacts the addition would have on the public street and sidewalk by permitting the building to be located close to the lot line. Staff recommend that Council consider declining this application. An alternate motion has been provided should Council wish to direct staff to work with the applicant to revise the proposal to reduce the prominence of the proposed addition, and reduce its impacts on the public street.

ALTERNATE MOTIONS

Option 1 – Direct Staff to Work with Applicant to Revise Plans

That Council direct staff to work with the applicant to reduce the prominence of the proposed addition and reduce its impacts on the public street, and to bring the revised proposal back to a future Committee of the Whole meeting.

Option 2 – Approve the Current Proposal

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. 00054 for 1800 Quadra Street, in accordance with:

- 1. Plans date stamped December 4, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - reduce the minimum open site space from 40.00% to 7.00%; i.
 - reduce the minimum setback from a building to the south lot line from 6.00m to ii. 0.40m for 19.5m of building frontage;
 - increase the maximum horizontal distance of a structure from 30.00m to iii. 38.20m:
- The Development Permit lapsing two years from the date of this resolution." 3.

Respectfully submitted,

Rob Bateman Senior Process Planner **Development Services Division**

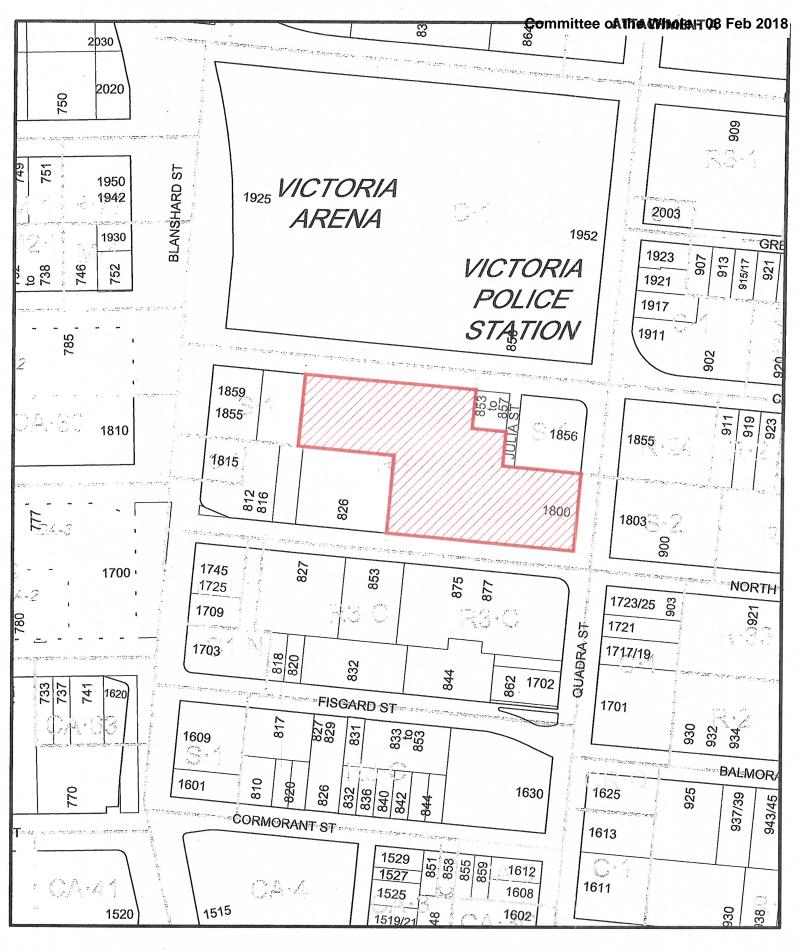
Jonathan Jinney/Director

Sustainable Planning and Community **Development Department**

Report accepted and recommended by the City Manager Date:

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 4, 2017
- Attachment D: Letter from applicant to Mayor and Council dated December 4, 2017
- Attachment E: Community Association Land Use Committee Comments dated December 10, 2017



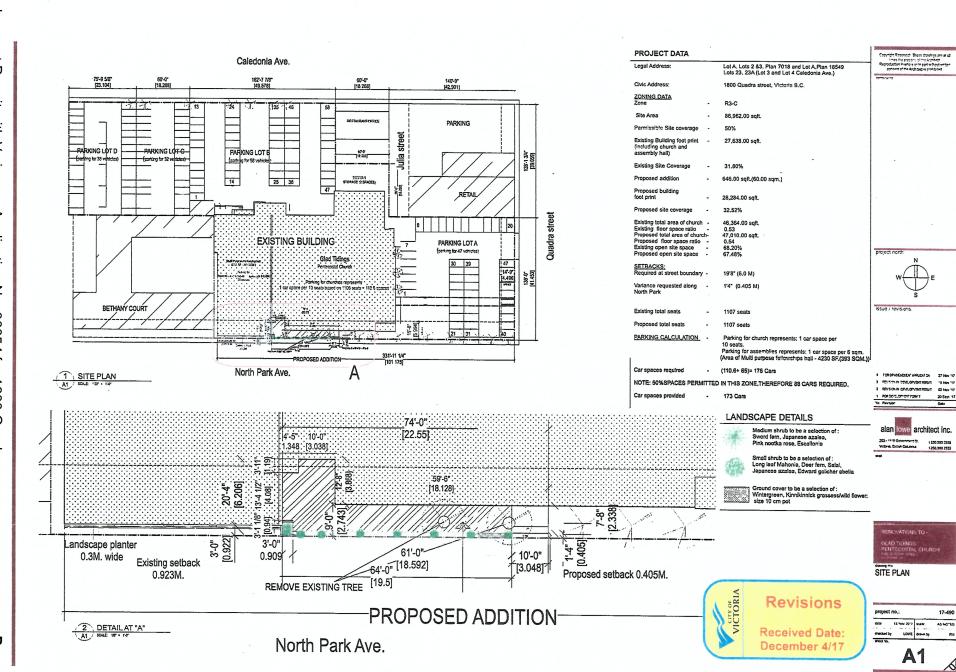
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Committee of the Whole - 08 Feb 2018

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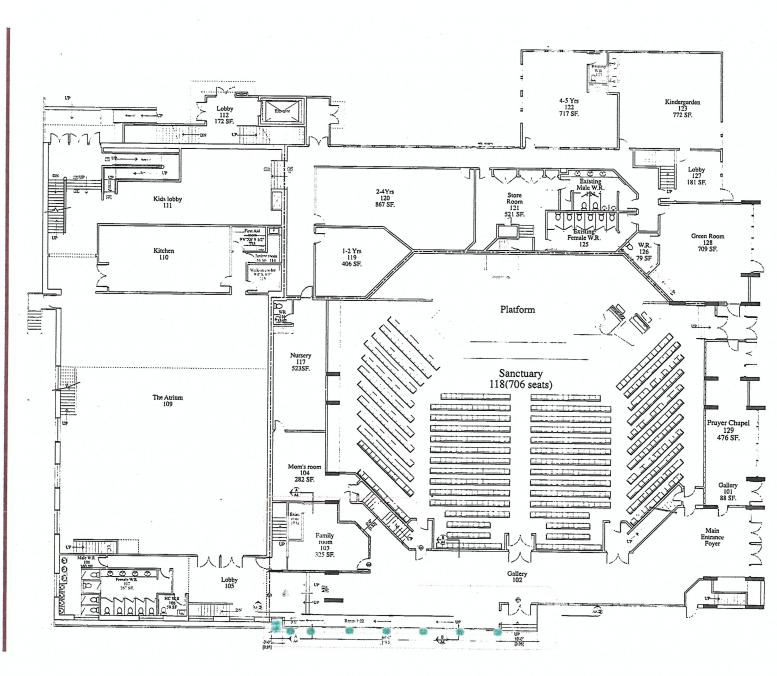
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Development Permit with Variances Application No. 00054 for 1800 Quadra ...



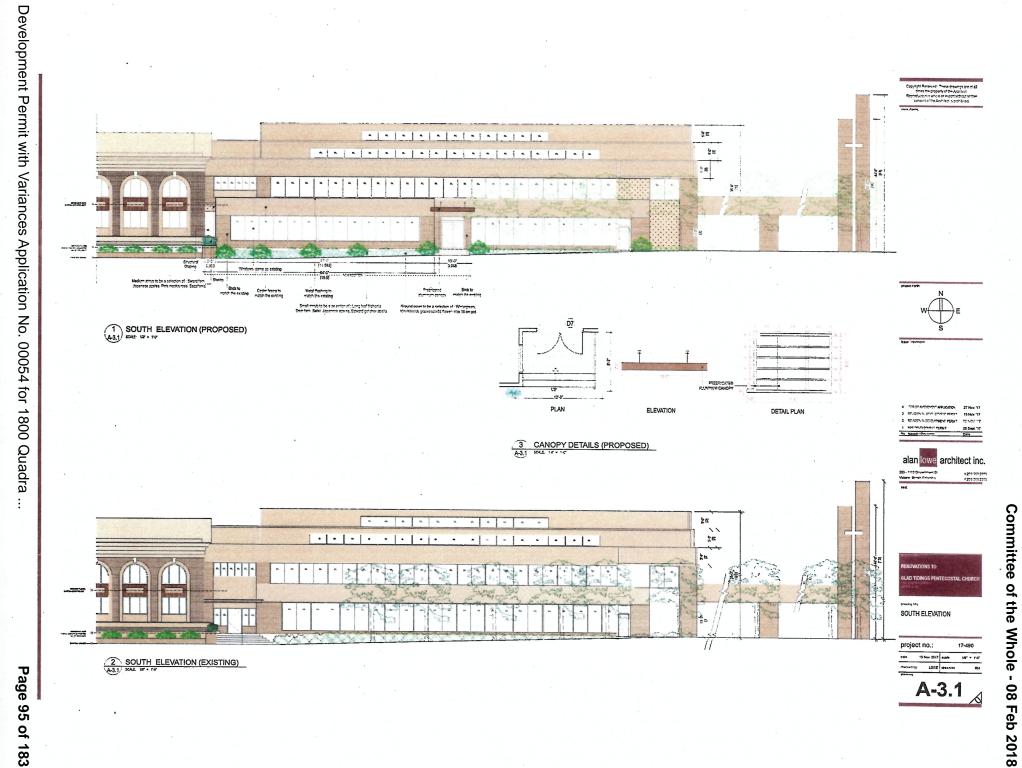
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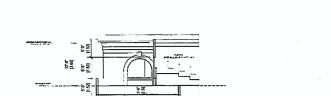
Committee of the Whole - 08 Feb 2018





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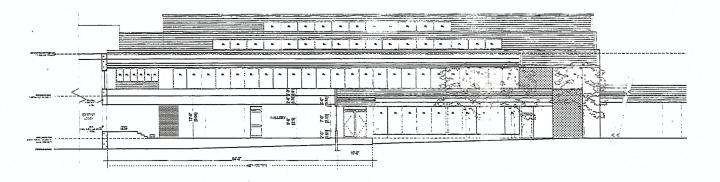
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Committee of the Whole - 08 Feb 2018

Committee of the Whole - 08 Feb 2018



City of Victom JAN 3 1 2018 Plonning & Development Department Development Services Division

Received

January 31, 2018

City of Victoria #1 Centennial Square Victoria, British Columbia

Attention: Mayor Helps and Councillors

Re: Development Variance Permit Application – 1800 Quadra Street

Dear Mayor and Council,

Please find enclosed our application for a development permit with variances for a small ones torey 646 square foot addition to the Glad Tidings Church at 1800 Quadra Street. The church is aiming to create a better functioning building for its congregation and accessibility and safety is very important. With the interior renovations proposed for the church, the lobby around the sanctuary becomes very tight within the existing footprint of the building.

The church would like to propose a 60 square metre (646 sq.ft.) addition along the North Park frontage of the building. The R3-C zone requires a setback of 6.0 metres from a street boundary. Our proposal is to request a variance for the setback to 0.4 metres. If a variance was not required, we could have applied for a delegated development permit for the size of this addition. A portion of the existing building is already 0.9 metres from the property line and a brick landscape planter is built within 0.3 metres of the property line. We are requesting that the proposed addition would be allowed to come out to the line of the existing planter.

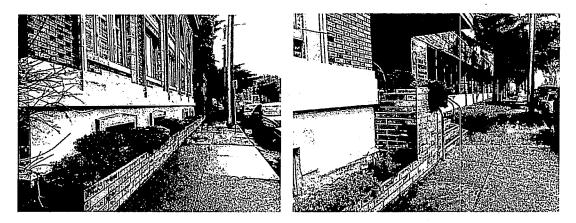
The zone also requires the staggering of the building along the street wall by 1.5 metres. We would like to request a variance to reduce this to 0.9 metres.

This addition creates better functional space for the church. It encloses an exterior staircase that is hidden away from the street and is not safe from a CPTED point of view. The church is proposing to locate all of their public washrooms to this side of the building and an interior connection to the new washrooms will be required. The existing connection is through a 3 foot wide corridor for a church with a capacity of 1000 persons.

#203-1110 Government Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555

Development Permit with Variances Application No. 00054 for 1800 Quadra ...

In order to show that the new addition does not overlap with the original building built in the early 1900s, we have separated our addition with a 3'-0" structural glazed element to show the existing building fabric. This 3'-0" section is also set back to create a vertical element.



Existing church building built in early 1900s is 0.9 metres from property line, the planter extends further towards sidewalk, with 1979 church building beyond.



Location of proposed one storey lobby addition. Reduced setback would not feel out of character along the north side of North Park. Existing stairs are steep and not accessible. Area to be enclosed and ramp access created from new lobby.

The cedar siding along the fascia on the existing façade is also in need of repair and refurbishment. By creating this one level addition at this location, the church can create a new cedar fascia that is identical to the existing fascia. The materials and finishes to the addition will match the existing building.

We have also reviewed the unprotected openings in the south façade along North Park and have confirmed that the unprotected openings meet the BC Building Code requirements. The unprotected openings allowed would be 60% and our calculations show that our openings are only 50%.

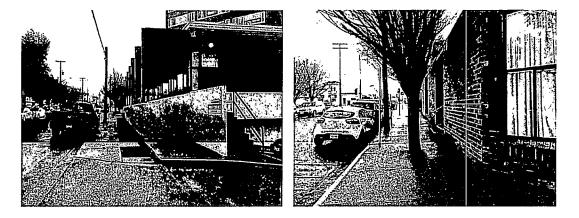
We have canvassed our neighbours along the street and they do not have any concerns regarding our variance to expand the lobby. We will note that the Bethany Court housing complex to the west has balconies extending out to the property line and their entrance canopy extending over the

2

City sidewalk and the North Park Manor across the street having their community room (being converted to residential units) extending out to the property line with a 5 foot high concrete wall and the Baptist Church on the corner extending out to the property line with trees planted in the middle of the sidewalk.



Bethany Court to the west with 3 levels of balconies extending to the property line with parking under the building.



North Park Manor community room extends to property line across the street as well as the Baptist Church on the corner. Tree also planted in the middle of the sidewalk.

Although this may not meet the setback requirements of the zone, the R3-C zone was meant for multi-family developments that are 3 storeys or higher and would have wanted the residential units set back from the property line for some privacy. As this is a church building, those privacy issues are not a concern and it is more beneficial to create better functional space for the church rather than having a dark landscaped area with overgrown trees that is never used. The glazing in the lobby addition will create a more animated street edge. The portion of the building that we are requesting the variance will not be a solid wall.

We trust that this Development Permit application with a variance is minor and that this request is supportable.

Our proposal meets or exceeds all other R3-C zoning bylaw requirements. Should you have any questions regarding our proposal, please contact our office at 250-360-2888.

Yours truly,

Alan Lowe, Architect AIBC Alan Lowe Architect Inc.

4

Katie Lauriston

From:	Pam Hartling <
Sent:	Sunday, December 10, 2017 8:24 PM
То:	Victoria Mayor and Council
Cc:	Development Services email inquiries; Chris Fleming
Subject:	RE: Development Permit with Variance Received for 1800 Quadra Street - DPV No. 00054

Dear Mayor and Council,

The NPNA LUC has considered this DVP application. In order to protect the public realm and maintain the best possible pedestrian facilities, we suggest that the applicant be encouraged to find another option.

Regards,

Pam Hartling Land Use Chair, North Park Neighbourhood Association

From: Katie Lauriston [mailto:klauriston@victoria.ca]

Sent: November 8, 2017 8:56 AM

To: info@npna.ca;
Subject: Development Permit with Variance Received for 1800 Quadra Street - DPV No. 00054

Dear Ms. Jenny Farkas, Ms. Pam Hartling and Mr. Chris Fleming,

Re: 1800 Quadra Street – DPV No. 00054

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances for the building siting along the North Park frontage to accommodate the addition:

- Building setback reduced from 6.0 m to 0.329 m for 24 m of building frontage
- Building setback reduced from 1.5 m to 0.92 m along a horizontal distance of 30 m of building frontage

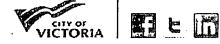
The details of this application can be found on the Development Tracker at <u>1800 Quadra Street</u>. You will also be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department within 30 days from the date of this email.

Yours truly,

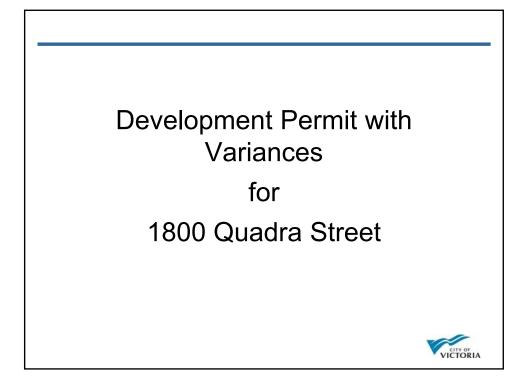
Katie Lauriston Planning Secretary Sustainable Planning and Community Development Development Services Division City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0498 F 250.361.0386



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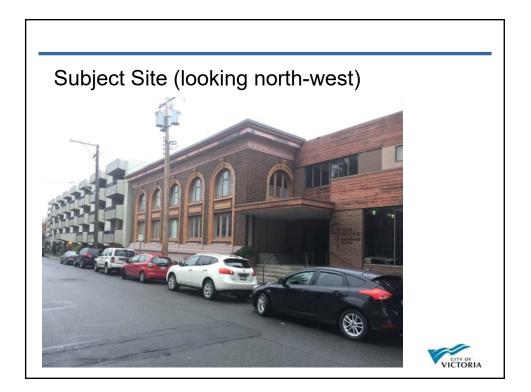


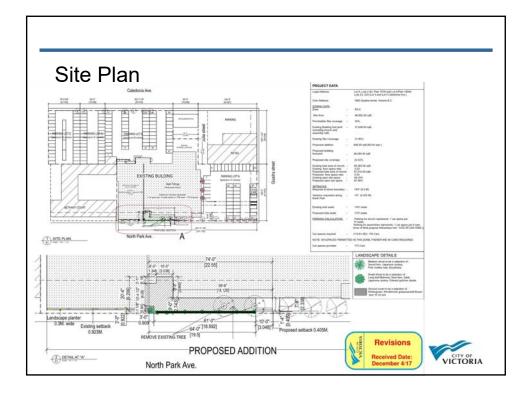


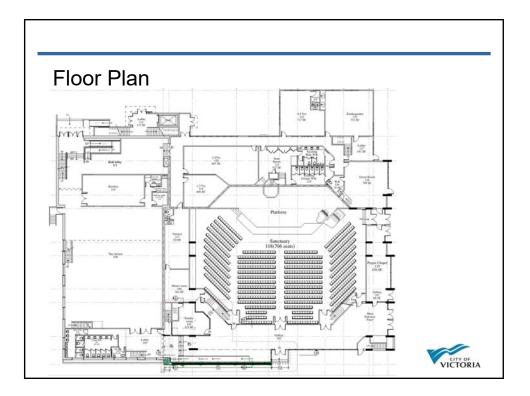


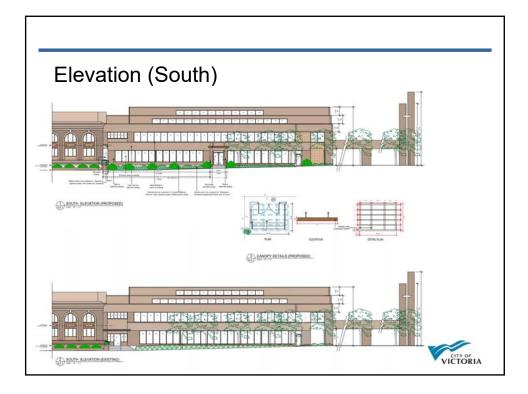
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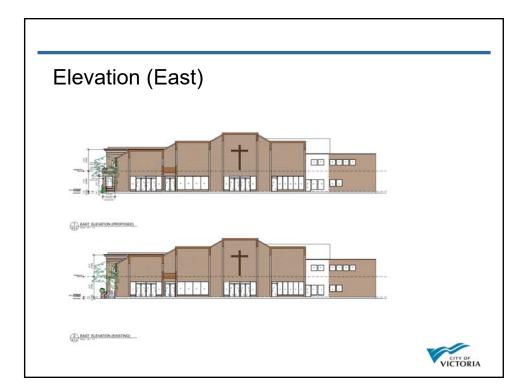


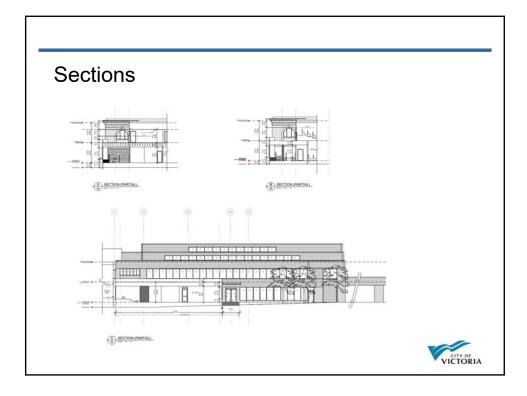


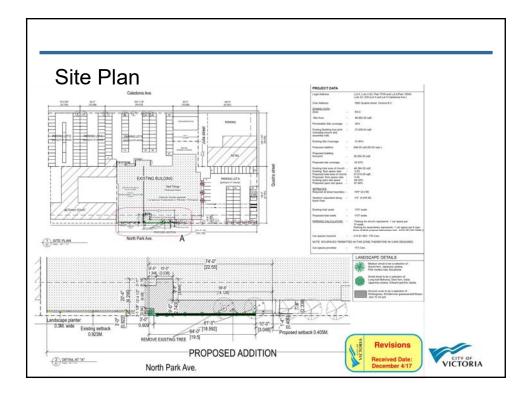














Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

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ESLOBUT. BETHANIN (OWET HUSING SOCIETY. SOC NORTH PARK STREET. Name

-teb. 5, 2018

Date

Address

Unit 118 – 21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



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Name I READURER BEARING CONT Housing Society

2018

Date

AKERIDGE PLACE VELTIENA BC.

Address

City of Victoria #1 Centennial Square Victoria, British Columbia

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Name

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Date

214 876 NI Parket Strul Address VSW 3V4

Victura Bc

City of Victoria #1 Centennial Square Victoria, British Columbia

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Ina Achlinder

- Feb. 3nd. (2018)

Name Date 416-826-North Park At.

Address

City of Victoria #1 Centennial Square Victoria, British Columbia

Mayor and Council Attention:

Development Permit Application – 1800 Quadra Street Re:

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GLENYS MINCER

Name

FEB 5/18

Date

Address

City of Victoria #1 Centennial Square Victoria, British Columbia

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Karen Jaco Usen

Name

- Feb. 5Th / 18

Date

826 North Park #321

Address

City of Victoria #1 Centennial Square Victoria, British Columbia

Attention: Mayor and Council

Development Permit Application – 1800 Quadra Street Re:

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me

Date 319-626 NORTH PARK ST.

Address

Unit 118 - 21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



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Name

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211- 826 NORTH PARK ST.

Address



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Name

02/01/18

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107-826 NORTH PARK ST.

Address



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Unit 118 - 21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



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Name

Feb 1/2018

Date

317- 826-N. PARK Address ULCTORIA



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<u>Diane Pickin</u> Name Date <u>419-826 Moth Park St., Victoria, BC</u>

Address



Attention: Mayor and Council

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Name

Date

tog- 926 N. PARK ST.

Address

Unit 118 – 21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



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Shard, Cherry

Name

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Date

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Address



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JANE HE

Name

Date

eb 2018

422-826 Norm Park St Victoria, BC

V8W 3B4

Address

Unit 118 - 21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



Attention: Mayor and Council

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VINCENT TAN

Name

Date 1 Feb 2018

422-826 North Park 82. Victorie. BC VSW 3B4

Address



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ROBFIET FOSTER OWNER TECHNICAL FIRE CONSULTANTS

Name

FBB. 2/2018

Date

110-826 NORTH PARK ST. VICTORIA, B.C.

Address



Attention: Mayor and Council

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Alephane Wong

Name

FCG- 1, 2018

Date

421-526 North Part St Victoria BC Vow 3B4

Address

Unit 118 – 21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



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402-826 NORTH PARK ST Address VICTURIA, BC.

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Name DAVID OSMOND 107-826 North Park SX.

Address



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Liselotte Mueller Feb. 1. 2018

Name

Date

318-826 Mara Paula Str.

Address



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Junemeren Jehr/18. Date

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Ween Ruchige

Name

- dr 1/18

Date

-110 - 826 Math Park st

Address



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Feb. 1/18

Date

405- SZG North Park St.

Address

Name

Unit 118 – 21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



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Date

304-826 arb Address

Name

Unit 118-21 Erie Street, Victoria, B.C. tel. 250.360.2888 fax.250.360.2555



Committee of the Whole Report For the Meeting of February 8, 2018

To: Committee of the Whole

From: Chris Coates, City Clerk

Subject: Update on Archives Digitization Project

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

The mandate of the City of Victoria Archives is to identify, acquire, preserve and provide access to archival material in the form of civic and private records documenting the history and governance of the City of Victoria and its community. Currently, Archives has approximately 1000 linear meters of textual records and 350,000 photographs in its holdings noting that new materials are acquired on a regular basis. In May 2016, Council approved the Archives Digitization Project to align with this mandate and as a part of the City's open government objectives and a key component of the City's records management program to enhance public access to City records.

Date:

January 26, 2018

The Archives Digitization Project was planned in three phases over three years and was funded through the Archives Equipment Reserve. The amount approved by Council was for up to \$50,000, noting that most of the funds in the reserve will be expended with this project.

This project is expected to be completed by the end of 2018 with the intention to transition this work as an operation of the Archives in 2019. It is worth noting that the records migrated to the online database account for approximately 42% of the total textual records and only 3% of the photographs Archives has in its holdings.

With Council approval in May 2016, the Archives Digitization Project was launched and staff engaged a developer to build a database providing online, searchable access to the City's archival collections.

The first phase of the project was to migrate approximately 10,000 photos currently available through an in-house database to an online database. This involved formatting the data for migration and mapping the digital objects to the related descriptions.

Phases two and three of the project involves migrating to the database descriptions of archival materials that can be viewed in person at the Archives Reference Room.

Committee of the Whole Report Update on Archives Digitization Project

Update on Archives Digitization Project --C. Coates, City Clerk A report...

While engaged in this work, it became apparent that the City's data needed to be restructured to work effectively with the requirements of the software, resulting in a more comprehensive approach. Rather than migrating photos alone in the first phase, this approach led to migrating data relating to City records, community records and other material that was originally scheduled to be added later in the project. This has resulted in the online database ready to launch with the overall project ahead of schedule.

Going forward, staff are proceeding with the final phase of the project which is to continue migrating archival material into the online database. This will include adding descriptions of City reports, maps and plans and other community records, as well as developing a scanning plan in order to migrate more digital content online.

Currently, staff resources do not permit the regular arrangement and description of archival records and this work will continue as time permits. Staff will bring forward a report in the future outlining the resources that would be necessary to expedite this work as an operational function of the Archives.

An instructional video has been prepared to help to navigate the new database and forms a part of the communications plan to reach all stakeholders on the availability of this new, online database.

OPTIONS & IMPACTS

Accessibility Impact Statement

The launch of this online database will enhance citizens' ability to access archival material.

2015 – 2018 Strategic Plan

This project aligns with the Strategic Objectives *Engage and Empower the Community* and *Nurture our Arts, Culture and Learning Capital.*

Impacts to Financial Plan

Staff will report back on funding options to operationalize this program.

Official Community Plan Consistency Statement

This project aligns with the *Official Community Plan* through *Placemaking, Community Well Being and Arts and Culture,* by providing a resource for learning and celebrating Victoria's vibrant history.

CONCLUSIONS

The Archive Digitization Project responds to the long-term goal for the City's archival collections to be available online which will increase access to materials that contain the City's rich history. This meets the City's open government objectives and enhances public access to City records.

Respectfully submitted,

Christine Havelka Deputy City Clerk

Chris Coates

Čhris Coates City Clerk

Report accepted and recommended by the City Manager

Date:



Committee of the Whole Report For the Meeting of February 8, 2018

To:	Committee of the Whole	Date:	February 2, 2018
From:	Fraser Work, Director of Engineering a	and Public Wor	ks

Subject: Stormwater Utility and Rainwater Rewards Update

RECOMMENDATIONS

That Council directs staff to:

- 1. Extend the Rainwater Rewards rebate pilot program and report back with a review and recommendations in June 2018.
- 2. Amend the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071, *Section 30 Multiple Occupancy (Strata Property Act) Premises* to reflect the practices for imposing fees and charges with respect to strata lot premises.

EXECUTIVE SUMMARY

Council approved the stormwater utility project charter and engagement strategy in 2011. Extensive community and stakeholder engagement conducted in 2013 and 2014 informed the final stormwater utility billing model and credit program, approved by Council in 2014. Assessment notices were sent to all owners in May 2015 to inform them of the change to a stormwater utility and the approximate charge for their property.

The pilot Rainwater Rewards rebate program was adopted by council in January 2015 and launched in May 2015, running until December 2017. The rebate program offers one-time payments to low density residential property owners for installation of approved rainwater management methods. All property owners are eligible for ongoing credits to their stormwater bill, ranging from a 2-50% reduction. Since the program's inception in May 2015, the Rainwater Rewards incentive Program has received 106 applications. The rebate program is currently under review, and once concluded, staff will bring any recommendations to Council for direction.

The City has concluded the second year of stormwater billing. In 2016, staff responded to approximately 1,400 inquiries, with the most common themes being general questions about the stormwater utility, feedback about the street cleaning charge, property characteristic review requests, inquiries related to the rainwater rewards program and concerns about property taxes.

Approximately 650 inquiries were received in response to the 2017 billing. The most common themes include: requests for more information about the Rainwater Rewards program, billing related inquiries, updates to property characteristics, questions about the fee increase and impacts to taxes, and general inquiries about the utility. Staff have commenced a review of stormwater billing to identify efficiencies and improvements to internal processes.

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update

Two policies have been reviewed as a result of feedback generated by the stormwater billing over the past two years, including calculation of the street cleaning component of the stormwater bill, and equal bill splitting for low density residential strata property owners. The following recommendations have been made as a result:

- Maintain the existing fee calculation for Low Density residential property owners for the Street Cleaning Factor component of the stormwater utility bill.
- Amend Section 30 Multiple Occupancy (*Strata Property Act*) Premises to provide clarification on how stormwater bills are distributed to strata property owners.

Future stormwater projects include the creation of rainwater management requirements for new developments, and design guidelines for projects on City property.

PURPOSE

The purpose of this report is to:

- 1. Provide Council with an update on the Stormwater Utility and the Rainwater Rewards Credit and Rebate program;
- 2. Seek Council Direction on Rainwater Rewards Rebate program;
- 3. Seek Council direction on maintaining the Street Cleaning Factor of the stormwater utility fee.
- 4. Seek Council direction on an amendment to the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071, Section 30 Multiple Occupancy (*Strata Property Act*) Premises.

BACKGROUND

Council approved the stormwater utility project charter and engagement strategy in 2011. Extensive community and stakeholder engagement conducted in 2013 and 2014 informed the final utility billing model and credit program, approved by Council in July 2014.

The new stormwater utility changes the way the City's stormwater system is financed. The new model moves away from a utility based on property value (ie. property taxes), to a model based on property stormwater management characteristics, to reflect more of a "user pay" system. The rationale supporting the new stormwater utility includes:

- **Transparent**: It is a more transparent, fair and equitable way to fund the stormwater system, as the fee relates to the impact a property has on the system,
- **Incentivised**: The City can offer incentives to encourage and reward properties that manage rainwater more sustainably,
- **Control**: Property owners can now influence how much they pay by reducing impervious area in new builds/major renovations and/or managing rainwater on site,
- **Consistent**: All properties that use stormwater services are now contributing in a manner consistent with the water and sewer utilities.
- **Best Practice**: Stormwater utilities have been identified as a best practice by the Federation of Canadian Municipalities.

The stormwater utility fee is based on the following property characteristics:

- Impervious area, such as roofs, driveways and parking lots
- Street frontage length and street classification for street and sidewalk cleaning
- Property type based on BC Assessment use codes
- Participation in the City's stormwater Codes of Practice pollution prevention program

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update

Assessment notices were sent to all owners in May 2015 to notify them of the new stormwater utility and the approximate charge for their property. Feedback generated by this communication was collected, and informed final changes prior to 2016 billing. The first annual stormwater bills were sent in October 2016, and the most recent stormwater utility billing concluded in October 2017.

Rainwater Rewards

The pilot Rainwater Rewards rebate program was adopted by council in January 2015, and has run from May 2015 until December 2017, and is currently under review. Offering the incentive program in advance of adoption of the new stormwater utility provided some opportunity for property owners to apply for credits and rebates prior to the first stormwater bills.

The Rainwater Rewards program consists of two components, a one-time rebate and ongoing credits. The rebate program is available to low density residential (1-4 units) properties, and provides a one-time payment and a 10% ongoing credit for approved rainwater management methods including cisterns, rain gardens, permeable paving, infiltration chambers and bioswales. Rain barrels meeting minimum size requirements are eligible for a rebate, but no on-going credit. Low density residential properties that have installed approved rainwater management methods prior to the program launch are not eligible for rebates; however they can apply for a 10% ongoing credit.

Credits ranging from 2-40% of the annual stormwater bill are available to multi-family, civic, institutional, commercial and industrial properties for installation of cisterns, rain gardens, bioswales, green roofs, infiltration chambers and permeable paving or other approved engineered systems. An education credit is available for properties undertaking an educational component in conjunction with an approved rainwater management method, of 5-10%. School properties are eligible for a 10% credit if watershed and rainwater/stormwater management information is integrated into curriculum.

In the January 22, 2015 Governance and Priorities meeting, Council adopted the proposed Rainwater Rewards Rebate program, and directed staff to report back after the pilot program completion. A full analysis and report will be presented to Council in June 2018.

Stormwater Utility Outlook

The next planned Stormwater Utility program phases are to explore options for rainwater management requirements in new developments, commencing in early 2018, and to create rainwater management design guidelines for City projects on roads, rights of ways, properties and facilities, and is planned for introduction in 2019.

ISSUES / DISCUSSION

Four main issues have been raised from the public, during the first years of the Stormwater utility, which are outlined below.

- Inquiries (feedback): Questions and clarification related to billing and the program,
- **Rainwater Rewards Outlook**: Questions related to the duration of the program to support/incent stormwater management improvements.
- Street Cleaning Fee: Questions / concerns regarding the costs and equity of the modification of the street cleaning fee away from property taxes, to a more use-pay model, associated with the stormwater utility.

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update • **Billing**: The questions related to the optimal future billing plan for the stormwater utility, to be either on its own, or a combined bill. This is currently under review.

These issues are broken down in more details below.

Community Engagement

Upon adoption of the stormwater utility, communication and engagement remained a priority to ensure property owners had an understanding of the purpose of the utility, calculation method and awareness of the Rainwater Rewards inventive program. Communications included a media release, summary infographic included with the bill, and supporting web pages. Feedback continues to be collected to assist with identifying improvements to the program.

Stormwater Utility – Community Feedback

The first stormwater utility bills were issued in October 2016 to 14,372 accounts. Approximately 1,400 inquiries were received in the first four months following the bills, via phone, email and counter visits in response to the bills. The majority of the inquiries did not require follow up, and were resolved in a reasonable amount of time. For those requiring follow up, the majority involved checking the current residential connection status to re-confirm connections were present, for concerned property owners. The most common themes emerging from the inquiries were (in order of frequency):

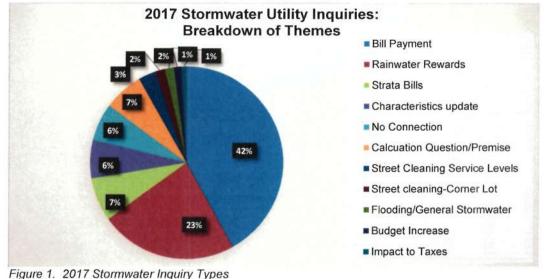
- · General inquiries related to stormwater and the stormwater utility
- Questions related to the rationale behind the move to a stormwater utility
- Clarification related to the methods used in property attribute assessments
- Rainwater Rewards inquiries
- Street cleaning related questions/complaints, including charges are unfair for multi-frontage lots, street cleaning is not effective and/or a low level of service is received
- Feedback regarding an increase to property taxes despite the creation of the stormwater utility
- Requests for review of property attributes, including connection status, impervious area and clarification around codes of practice participation
- Complaints about the inadequacy of Rainwater Rewards incentives
- Requests for clarification on why a separate bill was necessary, and the charge not included on the existing utility bill or on the property tax bill.

Prior to the October 2017 billing, staff identified and incorporated lessons learned from 2016 and made process adjustments to improve and streamline metric tracking for billing inquiries. As of December 15, 2017 there were approximately 650 inquiries (~4%). Often more than one topic area was included in each inquiry. A breakdown of the inquiry themes can be seen in the chart below in order of frequency:

- Bill payment questions (what is the bill for, can the bill be paid via phone, online, etc., who is responsible for the bill following a recent house sale, etc.)
- Interest in the Rainwater Rewards program
- Strata billing clarification (what is included in the bill and who is responsible to pay)
- Characteristic updates for properties
- Confirmation of no connection to the stormwater system
- Questions regarding the calculation method or premise of the utility
- Inquiries related to the frequency of street cleaning service

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update

- Feedback about the bill calculation for corner lots
- General stormwater or flooding questions
- Questions regarding the budget increase and subsequent increase to bills
- Questions related to impact of the stormwater bill on taxes, and whether taxes decreased by the equivalent amount



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Rainwater Rewards

The Rainwater Rewards program consists of on on-going credit component, available to all properties connected to the stormwater system, and a pilot rebate component, running from May 2015 to December 2017. Evaluation of the program is underway, and staff anticipate making recommendations for improvements in spring 2018.

Approximately 265 inquiries have been made related to the Rainwater Rewards program following the 2017 billing. The majority of inquiries have been from low density residential property owners, and specifically have been related to what existing rainwater management methods qualify, how to integrate rainwater management into new projects, and how to apply.

Since the program's inception, the City has received 106 applications for the Rainwater Rewards program. Of those, 79 are completed, 7 are active, and 20 are on hold, cancelled or denied. A total of \$12,470.82 of the budgeted \$225,000 has been awarded as rebates.

Street Cleaning Fee

Street cleaning fee is an essential component of the Stormwater utility as it relates to the operations that remove road debris that would otherwise enter the stormwater system, and be transferred to the ocean environment. Historically, street cleaning has been independently funded from a portion of property taxes, and captured in that bill. Street cleaning also fulfills the function of cleanliness in the roadway, and enhances aesthetics and reduces safety risks to motorists, pedestrians and cyclists.

In October 2015, Council directed staff to amend the Sanitary Sewer and Stormwater Utility bylaw to charge all low density residential properties the "local" street cleaning rate, regardless of the

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update

street classification on which the property was located to improve fairness in the application of the street cleaning component of the stormwater utility rate calculation.

In 2015, the approved approach was where all properties paid a fee per metre of frontage for street cleaning based on street classification, which reflected the frequency of street cleaning. The level of street cleaning service delivered varies for downtown, arterial, collector and local streets; properties on busier roads were charged more per metre than nearby neighbours on quieter local streets, resulting in a perceived inequity between low density residential property owners.

Staff have received significant feedback regarding street cleaning fees following the changes made to the 2016 billing cycle, which allocated the largest portion of the street cleaning services to the utility bill (with the associated amount removed from property tax bill). The questions/feedback centred around the street cleaning component of the stormwater bill, particularly from low density residential properties with multiple frontages. Many of these properties saw an increase on their bill, which reflected the larger cleaning requirement, rather than the historical value tied to property value.

Billing/Administration

Currently a separate bill is issued in the fall for the stormwater utility. A review of the current billing process and alternatives has commenced to determine if there are opportunities for improvements. Details and recommendations, if any, will follow in a subsequent report to Council.

ANALYSIS / COMMENTARY

Stormwater Utility

The highest percentage of inquiries in the first two years were questions related to bill payment. In the first year this feedback commonly included that this was a "rain tax" and moving stormwater charges to a new utility bill was to avoid the property tax cap. The majority of these inquiries were resolved by direct conversation to explain the rationale and justification for the changes.

More recently in 2017 the bill payment questions were primarily related to the transfer of funds to pay bills, or clarification related to what the bill is for. There were questions about the purpose of the bill that required explanation, however most often it was due to lack of information or understanding of the utility. Once the explanation was made, the majority of property owners agreed that it is a more logical way to fund the system.

The stormwater utility is now in its second year of operation. Based on a decrease in the inquiries and feedback after the latest billing period staff believe the majority of ratepayers understand the purpose, rationale and calculation of the stormwater bill. Future areas of focus related to stormwater and rainwater management include the development of rainwater management requirements for new development. This will provide additional opportunities for engagement and education on the importance of stormwater management. Ongoing review of the utility and related issues is required to ensure the required adjustments are actioned.

Rainwater Rewards

Interest in the program continues, and staff recommend that all applications currently in progress or property owners with time-sensitive applications are able to continue to be approved under the

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update

existing program until the program is amended. This will also help to maintain momentum generated by the communications included with the 2017 billing.

Street Cleaning Fee

To address concerns related to perceived lack of street cleaning service, stormwater utility staff have communicated generalized street cleaning schedules to property owners and provided a summary of comments and issues to operational staff for their planning. In response, staff continue to investigate options to optimize street cleaning services, and to address challenges related to cleaning streets with parked vehicles.

Two main street-cleaning cost formulas have been explored to address the issue of larger costs to those properties with long frontages, who had been used to paying a nominal street cleaning fee: user pay (proportional to frontage length), or a common fee for a residential property. The user-pay model aligns with the principles of the stormwater utility, but coupling the frontage fee based on street cleaning services has given rise to the questions related to the actual service costs imposed by their particular property frontage.

- Frontage Length Calculation (existing formula): Changes to the funding formula in 2015 significantly moderated the impacts to low density residential properties fronting arterial, collector or downtown streets, while still following the principles of the stormwater utility to charge properties in a fair and equitable manner.
- Common Residential Parcel Fee: that is applied to all low density residential properties. This may address the perceived inequities for properties on corner lots, however will result in an increase to street cleaning fees for the majority of low density residential properties. Minor additional administration would be required to implement this change for 2019.

Cost Comparison:

Using 2018 fees, a redistribution of the portion of the street cleaning budget billed to low density residential properties into a per parcel fee of \$35.16, based on 2018 rates would result in the following impacts to properties:

	Average Impact to Bills	Number of Properties Impacted	Range of impacts
Increase	\$ 9.85	8885	\$0.01-\$35
Decrease	\$ (32.73)	2670	(\$0.09)-(\$205)

Impact of Parcel Fee for Street Cleaning of \$35.16, based on 2018 rates

This parcel-fee subsidizes the properties with large frontages, and would result in an increase in costs for almost 9000 properties (ranging from \$0.02-\$35). This scheme would impose an associated reduction for large frontage properties (2670 in number), ranging from \$0.09-\$205. Should Council direct staff to implement this option, further administrative work and adjustments to the estimated parcel fee would be necessary in the calculation of the 2019 stormwater utility rates.

Street Cleaning Operational Considerations

Many residents had questions or critique about a perceived lack of service or infrequent cleaning, noting hurdles related to street cleaning due to vehicles parked on the road. Street cleanliness is proportional to debris (leaves, waste, etc), obstructions (parked cars and parking regulations) and

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update

the ability of our equipment to access those locations. Improvement of the overall street cleaning services are part of ongoing planning to reduce flood risks, leaf pickup program, parking regulation and patterns in residential areas, labour requirements and minimizing disruption to residents. Recommendations for any changes to street cleaning operations will come late in 2018 as part of the financial planning process alongside the review of all of these programs.

Billing/Administration

Strata properties have multiple owners that share common areas and services, and are assessed as one property under the stormwater utility. However, in response to requests from low density strata property owners, the City has created stormwater accounts for all duplex, triplex and quad plex owners and bills have been split equally by the City.

Properties that do not have an equal unit entitlements are sent one bill to a designated Strata representative, to be split by the owners.

Currently Section 30 of the Sanitary Sewer and Stormwater Utilities Bylaw states:

If a parcel has been subdivided under the *Strata Property Act*, and all strata lots shown on the strata plan are serviced through a common water service, sanitary sewer service connection, and storm sewer service connection, then for the purpose of imposing the sanitary sewer use charge and the stormwater user fee, the Collector shall treat the strata development as a single parcel and may render the account for the sanitary sewer use charge and the stormwater user fee strata corporation.

An update to the bylaw is required to reflect the strata owners who receive split bills. Stormwater bills will continue to be sent to one representative for multi-family and commercial strata property types.

Subject to ongoing reviews and analysis of billing administration staff will provide analysis and recommendations in a subsequent report to Council.

OPTIONS & IMPACTS

This report outlines several recommended policy changes and options for Council's consideration that have varying impacts.

Rainwater Rewards Program

Option 1: (Recommended): Extend the Rainwater Rewards rebate pilot program and report back with a program review in June 2018.

Moving forward with this option would ensure that rebates that are currently in progress are captured by the program, that the program capitalizes on interest and momentum gained through the latest communications included with the stormwater utility bill and there is no gap in the availability of rebates while the review of the program is undertaken.

Option 2: Cease offering rebates under the Rainwater Rewards program while the program review is undertaken.

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update

There is the potential for missed opportunities should property owners choose to decline to integrate rainwater management into projects under the expectation that the program is ending and they would not benefit from any incentives.

Street Cleaning Fee for Low Density Residential Properties

Option 1 (Recommended): That Council support the existing model, and makes no changes.

There would be no new impacts to this option.

Option 2: That Council direct staff to amend the Sanitary Sewer and Stormwater Utilities bylaw to charge low density residential property owners a parcel fee for street cleaning effective 2019.

Amendment to the Sanitary Sewer and Stormwater Utilities Bylaw, Section 30 Multiple Occupancy (Strata Property Act) Premises

Option 1 (Recommended): Direct Staff to make necessary amendment to Section 30 Multiple Occupancy (*Strata Property Act*) Premises.

There are no anticipated impacts to this option. Staff will continue to bill low density strata properties in the same manner as 2016 and 2017.

Option 2: Do not direct staff to make amendment.

The impact of this option is that the City may be billing low density strata properties in contravention of the Sanitary Sewer and Stormwater Utilities bylaw and alternative methods for billing must be employed for these properties, requiring additional staff administration.

Accessibility Impact Statement

No anticipated impacts to accessibility.

2015 – 2018 Strategic Plan

Improvements to the stormwater utility and sanitary sewer infrastructure supports Objective 11 of the Strategic Plan, Steward Water Systems and Waste Systems Responsibly.

Impacts to Financial Plan

Any changes to billing for the street cleaning budget would take effect in 2019, and must be integrated into the 2019 Financial Plan. It is anticipated that minor administration is needed to implement this change.

Funding for the Rainwater Rewards program has been included in the 2018 Financial Plan.

Official Community Plan Consistency Statement

Implementation of the stormwater utility supports Section 11: Infrastructure in the OCP, specifically, promotes sustainable management of rainwater through collection, diversion and re-use, reducing runoff volumes and improving water quality, identified under Goal 11(D) of the OCP, in addition to supporting actions under the Integrated Rainwater Management heading, including 11.19 to 11.21.

CONCLUSION

The City is in its second year of stormwater utility billing. Response and feedback has moderated significantly compared to the initial billing in 2016. The Rainwater Rewards rebate pilot concluded in December 2017, and staff are reviewing the program and will report back to Council with recommendations for improvements. Future areas of focus related to stormwater and rainwater management include the development of rainwater management requirements for new development, and design guidelines for projects on City property and rights of ways.

Staff recommend that the aforementioned amendments be made to the Sanitary Sewer and Stormwater Utilities bylaw to reflect the practices for imposing fees and charges with respect to strata lot premises.

Respectfully submitted,

Brianne Czyp Stormwater Management Specialist

Jas Paul Assistant Director Engineering & Public Works

Report accepted and recommended by the City Manager:

Fraser Work Director, Engineering and Public Works

Date:

Committee of the Whole Report Stormwater Utility and Rainwater Rewards Update February 2, 2018 Page 10 of 10

Storm Water Utility and Rainwater Rewards Update --F. Work, Director of ...

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Stormwater Utility and Rainwater Rewards Update

PURPOSE

- Provide Council with an update on the Stormwater Utility and the Rainwater Rewards Credit and Rebate program;
- 2. Seek Council Direction on Rainwater Rewards Rebate program;
- 3. Seek Council direction on maintaining the Street Cleaning Factor of the stormwater utility fee;
- 4. Seek Council direction on an amendment to the Sanitary Sewer and Stormwater Utilities Bylaw No. 14-071, Section 30 Multiple Occupancy *(Strata Property Act)* Premises.

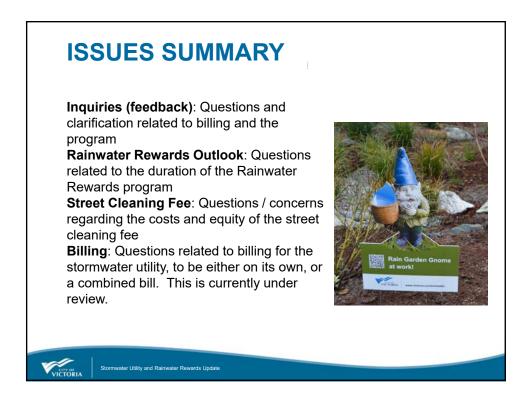
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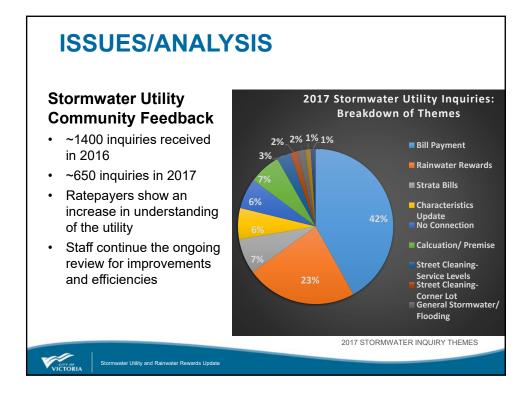






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ISSUES/ANALYSIS

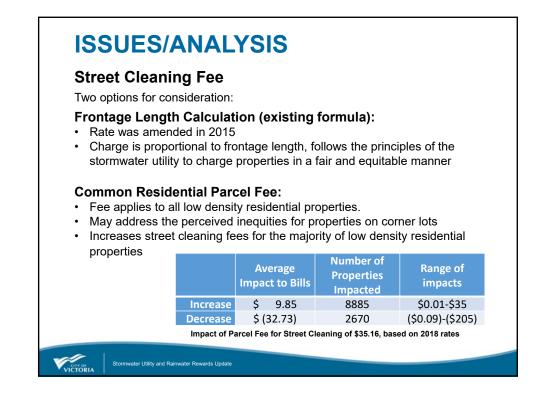
Rainwater Rewards Program

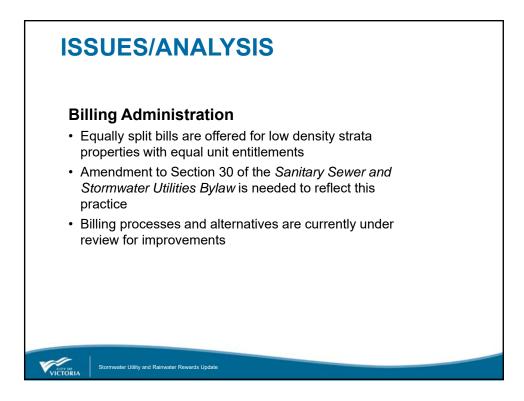
- Rebate pilot ended Dec 2017, is currently under review
- Approximately 265 inquiries received following the 2017 billing
- 106 applications received since the program inception
- Approximately \$12,000 in rebates
 awarded
- Program extension is recommended for in-progress and time-sensitive applications
- A full analysis of program participation will be presented to Council in June 2018 with associated recommendations

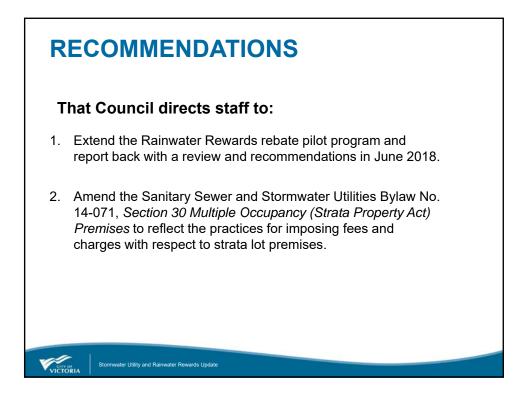
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VICTORIA









Committee of the Whole Report For the Meeting of February 8, 2018

То:	Committee of the Whole	Date:	January 30, 2018
From:	Chris Coates, City Clerk		
Subject:	Proclamation "International Development \	Veek" Feb	ruary 4 to 10, 2018

RECOMMENDATION

That the *International Development Week Proclamation* be forwarded to the February 8, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *International Development Week Proclamation*. Council has recently established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of the 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "International Development Week" Appendix B: List of Previously Approved Proclamations

Committee of the Whole Report Proclamation "International Development Week" February 4 to 10, 2018 Page 1 of 1 January 30, 2018

Appendix A

"INTERNATIONAL DEVELOPMENT WEEK"

- *WHEREAS* 2018 marks the 40th anniversary of VIDEA. We recognize that action from local organizations is an essential path towards social justice around the world; and
- *WHEREAS* from February 4-10, we will commemorate Canadian partnerships between civil society organizations, community leaders and governments in their work to address the social, political, economic, and environmental inequalities around our world; and
- WHEREAS Canadians significantly help improve quality of life in various communities through their involvement as international development stakeholders, volunteers, and supporters. The theme for this year's International Development Week is "Partners for a Better World", encouraging Canadians to join together in building a better, more peaceful world; and
- **WHEREAS** International Development Week provides an opportunity for Canadians, to exercise their responsibilities as global citizens, and reflect on what we are doing to shape a better world; and
- **WHEREAS** for this year's International Development Week, VIDEA, alongside many university and community partners will be putting on a series of events throughout Victoria to give Canadians a chance to celebrate Canada's international development achievements and challenges.

NOW, THEREFORE I do hereby proclaim February 4th to February 10th, 2018 as "INTERNATIONAL DEVELOPMENT WEEK" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 8th day of February, Two Thousand and Eighteen.

LISA HELPS MAYOR CITY OF VICTORIA Proclamation - "International Development Werk February 44, 2648 Sponsored By: Makenna Campbell Noell Skillings VIDEA Pag

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Council Meetings	Appendix B Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018
22-Feb-18	



Committee of the Whole Report For the Meeting of February 8, 2018

To:Committee of the WholeDate:January 30, 2018From:Chris Coates, City ClerkSubject:Proclamation "Chamber of Commerce Week" February 19 to 23, 2018

RECOMMENDATION

That the *Chamber of Commerce Week Proclamation* be forwarded to the February 8, 2018 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Chamber of Commerce Week Proclamation*. Council has recently established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of the 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Chamber of Commerce Week" Appendix B: List of Previously Approved Proclamations

Committee of the Whole Report Proclamation "Chamber of Commerce Week" February 19 to 23, 2018 Page 1 of 1 January 30, 2018

Appendix A

"CHAMBER OF COMMERCE WEEK"

- *WHEREAS* a strong local business community is a key driver of our local economic prosperity; and
- *WHEREAS* a strong local business community creates jobs and opportunities for residents of Victoria and supports community growth; and
- *WHEREAS* the Greater Victoria Chamber of Commerce is a business organization dedicated to strengthening Greater Victoria businesses and helping our region to thrive; and
- *WHEREAS* every year, members of the Greater Victoria Chamber of Commerce dedicate countless volunteer hours in service to our region's businesses and community.
- NOW, THEREFORE I do hereby proclaim the week of February 19th to 23rd, 2018 as "CHAMBER OF COMMERCE WEEK" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.
- *IN WITNESS WHEREOF*, I hereunto set my hand this 8th day of February, Two Thousand and Eighteen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored By: Christine Lewis Communications and Events Manager Victoria Chamber of Commerce

Council Meetings	Appendix B Proclamations
11-Jan-18	none
25-Jan-18	Eating Disorder Awareness Week - February 1 to 7, 2018
08-Feb-18	Rare Disease Day - Febraury 28, 2018
22-Feb-18	



Council Member Motion For the Committee of the Whole Meeting of February 8, 2018

Date: February 2, 2018

From: Councillor Ben Isitt and Councillor Jeremy Loveday

Subject: Resolution: Uniform Business Regulations for Disposable Plastic Packaging

Recommendation:

That Council endorse the following resolution for consideration at the 2018 annual meetings of the Association of Vancouver Island and Coastal Communities (AVICC) and the Union of BC Municipalities (UBCM), and direct staff to forward electronic copies of the resolution to local governments belonging to the AVICC and UBCM, requesting favourable consideration and resolutions of support:

Resolution: Uniform Business Regulations for Disposable Plastic Packaging

WHEREAS uniform regulations of businesses provide predictability, certainty and efficiency for consumers and business operators;

AND WHEREAS unrestricted use of disposable plastic packaging is inconsistent with values of British Columbia residents and imposes costs on local governments in British Columbia, prompting communities to examine options for business regulations limiting disposable plastic packaging in order to contain costs and manage solid waste streams responsibly;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with local governments and retailers to introduce uniform, province-wide business regulations in relation to disposable plastic packaging, to substantially reduce the volume of disposable plastic packaging in local solid waste streams.

Respectfully submitted,

Councillor Isitt

Councillor Loveday



Council Member Motion

For the Committee of the Whole Meeting of February 8, 2018

То:	Committee of the Whole	Date:	February 5, 2018
From:	Mayor Helps, Councillors Isitt & Loveday		
Subject:	AVICC Motion re: Climate Accountability for	r Fossil Fu	el Companies

BACKGROUND

At the October 12, 2017, Council Meeting Council requested by motion that "the Mayor formulate [the Climate Accountability Letter motion] into a motion for Committee of the Whole and upon approval forward to the Association of Vancouver Island Coastal Communities (AVICC) and the Federation of Canadian Municipalities (FCM) for consideration at the Union of British Columbia Municipalities (UBCM) Convention."

This recommendation is a response to Council's request.

AVICC Motion re: Climate Accountability for Fossil Fuel Companies

WHEREAS communities in British Columbia face a range of impacts from climate change, including sea-level rise, increased coastal erosion, prolonged summer drought, and increased winter precipitation;

AND WHEREAS communities are required to consider these impacts in infrastructure planning, construction and maintenance, as well as to mitigate the financial impacts of these costs on residents and businesses given the limits of local government revenue raising to property taxes and utilities;

AND WHEREAS while the precise amount of increased costs due to the increase in work on infrastructure due to climate change is not yet quantified, local governments in British Columbia are almost certainly already paying significantly increased costs and those amounts will only increase;

AND WHEREAS fossil fuel companies have played a major role in the creation of climate change, making hundreds of billions of dollars in selling products which cause climate change with the 20 largest fossil fuel companies having contributed – through their operations and products – to approximately 29.3% of greenhouse gases in the global atmosphere today;

THEREFORE BE IT RESOLVED that the AVICC write a Climate Accountability Letter to the 20 fossil fuel companies outlining the types of costs that communities are incurring and expected to incur due to climate change, and requesting that the companies pay their fair share of those impacts.

AND BE IT FURTHER RESOLVED that AVICC forward this motion to UBCM and to FCM and request that those local governments write Climate Accountability Letters on behalf of their member local governments.

Respectfully Submitted,

Mayor Helps

Councillor Loveday

Councillor Isitt



Council Member Motion

For the Committee of the Whole Meeting of February 8, 2018

То:	Committee of the Whole	Date:	February 6, 2018
From:	Councillors Isitt & Madoff		
Subject:	Resolution: Advocacy for Review of Board of	of Varianc	e Process

RECOMMENDATION

That Council endorse the following resolution for consideration at the 2018 annual meetings of the Association of Vancouver Island and Coastal Communities (AVICC) and the Union of BC Municipalities (UBCM), and direct staff to forward electronic copies of the resolution to local governments belonging to the AVICC and UBCM, requesting favourable consideration and resolutions of support:

Resolution: Advocacy for Review of Board of Variance Process

WHEREAS the *Local Government Act* requires local governments to appoint Boards of Variance that are empowered to consider minor variances where a person alleges that complying with a bylaw respecting the siting, size or dimensions of a building would cause them hardship;

AND WHEREAS deliberations of local Boards of Variance provide minimal opportunities for public comment on the requested variances, and provide no role for comment from the elected council of a municipality or the board of a regional district in unincorporated areas;

THEREFORE BE IT RESOLVED THAT the provincial government review the current provisions in the *Local Government Act* relating to Boards of Variance and consider amendments to ensure that the interests of public accountability, transparency, and local democracy are upheld.

Respectfully Submitted,

Councillor Isitt

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Councillor Madoff



Council Member Motion For the Committee of the Whole Meeting of February 8, 2018

Date: February 6, 2018

From: Councillor Ben Isitt and Councillor Jeremy Loveday

Subject: Resolution: Protecting Coastal Communities and Waterways from Oil Spills

Recommendation:

That Council endorse the following resolution for consideration at the 2018 annual meeting of the Association of Vancouver Island and Coastal Communities (AVICC) and direct staff to forward electronic copies of the resolution to local governments belonging to the AVICC, requesting favourable consideration and resolutions of support:

Resolution: Protecting Coastal Communities and Waterways from Oil Spills

WHEREAS the Province of British Columbia is pursuing regulations to restrict the transport of diluted bitumen until such time as adequate safeguards are in place to protect coastal communities and waterways from the harm caused by oil spills;

AND WHEREAS the impacts of oil spills on local communities are severe, including: costs relating to emergency response, clean-up and recovery; damage and loss of enjoyment of shoreline areas; damage to biological diversity of plant and animal species; reduced property values; public health impacts; and economic losses in tourism, fishing and other sectors;

THEREFORE BE IT RESOLVED that the Association of Vancouver Island and Coastal Communities endorses the efforts of the Province of British Columbia to introduce regulations that will safeguard coastal communities and waterways from harm caused by oil spills.

Respectfully submitted,

Councillor Isitt

Councillor Loveday



Council Member Motion

For the Committee of the Whole Meeting of February 8, 2018

То:	Committee of the Whole	Date:	February 5, 2018
From:	Councillor Loveday		
Subject:	AVICC Motion re: Gender-based Violence S	strategy fo	or Youth

AVICC Motion re: Gender-based Violence Strategy for Youth

Whereas children and youth who have been impacted by violence experience devastating and long-ranging mental health, physical health, social and educational impacts.

And whereas the #metoo campaign has recently highlighted gender-based violence as one of the most pervasive forms of violence, taking various forms (e.g. cyber, physical, sexual, psychological, emotional, and economic).

And whereas according to Statistics Canada, young women aged 15 to 17 report the highest rate of gender-based violence amongst all age groups (2,710 per 100,000), and Indigenous, LGBTQ2, and disabled girls experience even higher rates of violence.

And whereas in 2017 the Government of Canada launched *It's Time: Canada's Strategy to Prevent and Address Gender-Based Violence* identifying three priority areas: prevention, engaging men and boys, and support for survivors. To support the strategy, the federal government has committed \$100.9 million over five years, and an additional \$20.7 million per year going forward. While the BC government recently announced \$5 million to assist organizations working to prevent and respond to gender-based violence, there is currently no cohesive provincial strategy in place

And whereas in order to combat gender-based violence among youth in BC and support healthy relationships, healthy families and healthy communities, a provincial strategy is needed. Drawing on the expertise of all relevant Ministries, and building on the resources and strategies identified in the federal strategy, a comprehensive provincial strategy can be a catalyst for positive cultural change.

Therefore be it resolved that the AVICC call on the Ministry of Education, the Ministry of Child and Family Development, the Ministry of Public Safety, and the Ministry of Mental Health to work together to develop a Gender-Based Violence Prevention Strategy for Youth.

And be it further resolved that AVICC forward this motion on to UBCM for consideration.

Respectfully Submitted,

Councillor Loveday