

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JUNE 28, 2018

For the Council Meeting of June 28, 2018, the Committee recommends the following:

1. Bastion Square Market Licence Renewal

That Council authorize the Mayor and Corporate Administrator to sign a three year agreement between the City and the Bastion Square Revitalization Association for the operation of the Bastion Square Public Market.

2. Funding for Extended Hours for Our Place

That Council allocate \$25,000 from contingency to partner with BC Housing and Island Health to increase the hours and services for Our Place to match winter hours until March 31st, 2019 and that a meeting be held between the City, BC Housing and Island Health and others to determine long term solutions.

3. Protection of Ecologically and Culturally Significant Areas

That Council direct staff to:

1. Prepare an amendment to the Parks Regulation Bylaw to add Coffin Island to the areas covered in section 16A of the bylaw;
2. Work with the Esquimalt and Songhees First Nations on potential signage relating to ecologically and culturally significant areas within the municipal parks and greenspace system in the City of Victoria: and
3. Report back to Council following the receipt of advice from the City Family on potential additional tools to increase protection for ecologically and culturally significant areas within the municipal parks and greenspace system.

4. Letter from the President of the Union of BC Municipalities – Motions Arising

1. That Council request that the Mayor write, on behalf of Council, to the federal Minister of Finance and Minister Duclos, requesting that consideration be given to the resolution "A2 Encouraging the Use of Residential Property for Housing" adopted by delegates at the 2017 Union of BC Municipalities convention, and requesting that particular attention be given to the option of phasing in the Capital Gains Tax exemption for primary residences that increases over time to encourage residential occupancy and discourage speculation.

That the text of the resolution "Encouraging the Use of Residential Property for Housing" be included in the letter to the Minister;

And that the letter to the Minister be copied to the federal Minister of Infrastructure and Communities, the provincial Minister of Finance, the President of the Union of BC Municipalities, the Executive Director of the Union of BC Municipalities, and Members of Parliament representing constituencies on Vancouver Island.

2. That Council request that the Mayor write, on behalf of Council, to the provincial Minister of Forests, Lands, Natural Resource Operations and Rural Development, expressing concern over the Ministry's response to UBCM Resolution "B36 Optimizing Community Benefits of Forest Resources", with particular attention to ongoing liquidation of the Old-Growth rainforests of Vancouver Island, which compromises the long-term integrity of ecological systems, detracts from recreational opportunities for residents of Victoria and other Vancouver Island communities, and undermines current and future economic development opportunities in the tourism sector;

That the letter to the Minister also express concern over the ongoing export of raw logs from Vancouver Island, which undermines opportunities for employment and revenues in the value-added wood products sector;

That the text of the resolution "Optimizing Community Benefits of Forest Resources" be included in the letter to the Minister;

And that the letter to the Minister be copied to Members of the Legislative Assembly.

5. Advocacy for Adequate and Appropriate Support Services with Housing

That Council endorse the following resolution and request that the Mayor forward a copy, on behalf of Council, to the Minister of Social Development and Poverty Reduction, copying the Premier of British Columbia, the Minister Responsible for Housing, the Minister of Health, the Minister of Mental Health and Addictions, and Members of the Legislative Assembly representing constituencies within the Capital Regional District.

Resolution: Provision of Adequate and Appropriate Support Services with Housing

WHEREAS the Housing First model combines the provision of appropriate support services with access to safe, secure housing;

AND WHEREAS inadequate support services are currently creating strains within the supportive housing system in the Capital Region and elsewhere in British Columbia, compromising the housing security, health and wellbeing of residents, while undermining the capacity of housing providers to provide safe, secure and respectful housing;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia provide adequate and appropriate support services in conjunction with housing, developed and delivered through meaningful and respectful engagement with residents, to advance housing security and improve health and wellbeing.

6. 930 Fort Street - Update Report: Rezoning Application No. 00593 & Development Permit Application No. 000502 (Downtown)

An update report regarding an application to construct a 13-storey, mixed-use building with ground floor retail fronting Fort Street and residential units above.

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. 00593, if it is approved, consider the following motion:

Development Permit with Variance Application No. 000502

"That Council authorize the issuance of Development Permit with Variance Application No. 000502 for 930 Fort Street, in accordance with:

1. Plans date stamped June 8, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the number of parking stalls to 27.
3. Proof of a fully executed car share agreement that includes the purchase of 62 car share memberships and \$100 driving credit for each of the memberships to the satisfaction of the Director of Engineering and Public Works.
4. Registration of a covenant on the property's title to secure 62 car share memberships and \$100 of driving credit for each of the memberships, to the satisfaction, of the Director of Sustainable Planning and Community Development and in a form satisfactory to the City Solicitor
5. The Development Permit lapsing two years from the date of this resolution."

Rezoning Application No. 00593

That Council direct staff to:

1. Prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00593 for 930 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.
2. Secure an amenity contribution in the new zone in accordance with the City of Victoria Density Bonus Policy in the amount \$270,675.74 allocated to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%).

7. 1663 Oakland Avenue - Rezoning Application No. 00594 & Development Permit No. 00594 (Oaklands)

An application to permit the subdivision of one lot into two new small lots; retain the existing single-family dwelling one lot; and construct a new two-storey single-family dwelling on the other.

That Council direct staff to work with the applicant to create a design more in keeping with the small lot design guidelines and the form and character of the rest of the street.

8. 1139 Chapman Street – Rezoning Application No. 00624 & Development Permit with Variance Application No. 00624 (Oaklands)

An application to permit the construction of a duplex dwelling.

Rezoning Application No. 00624 for 1139 Chapman Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00624 for 1139 Chapman 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 receipt of an executed Statutory Right-of-Way (SRW) of 1.17m along the lane, to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variance Application No. 00624 for 1139 Chapman Street

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00624, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00624 for 1139 Chapman Street, in accordance with:

1. Plans date stamped May 28, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the maximum floor area for the first and second storeys from 280.0m² to 362.13m².
3. The Development Permit lapsing two years from the date of this resolution."

9. 1501-1503 Haultain Street - Development Permit with Variances Application No. 00066 (Oaklands)

An application to expand and renovate the exterior of the building and construct a third residential storey.

That, subject to the preparation and execution of legal agreements to secure the car share memberships, 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, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. Plans date stamped May 22, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. The applicant provide one electric bicycles for use by the residents in the building.
4. Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.
5. The Development Permit lapsing two years from the date of this resolution.
6. Request that the applicant provide a car share vehicle in a nearby on street parking space."

10. Revised Zoning Bylaw 2018

1. That Council give first and second reading of Zoning Bylaw 2018 (Bylaw No. 18-072) and schedule a public hearing.
2. That Council direct staff to re-examine the issue of minimum unit sizes in the downtown including the impact on liveability.