

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD SEPTEMBER 20, 2018

For the Council Meeting of September 20, 2018, the Committee recommends the following:

1. 1284-1298 Gladstone - Rezoning Application No. 00640 (Fernwood)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00640 for 1284-1298 Gladstone Avenue and 2000-2004 Fernwood 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 a legal agreement to secure a statutory right-of-way of 3.90m on Fernwood Road, and executed by the applicant to the satisfaction of City Staff.

2. Safeguarding Against Organized Crime and Money Laundering

That Council request the Mayor write to the Office of the Attorney General and BCLC requesting an update on the results of the Dirty Money investigation and to seek assurances that issues of organized crime and money laundering will not occur in any potential new casinos in the City of Victoria.

AND THAT Council direct staff to refer any applications to build or operate a casino in the City of Victoria to the Victoria Police Department for comment.

3. Support for Second Stage Housing

That Council request that the Mayor write, on behalf of Council, to the Executive Director of the BC Housing Management Commission, expressing support for the efforts of the Victoria Women's Transition House to establish second-stage housing in Victoria.

4. Request for Auditor General for Local Government to Undertake Audit of Johnson Street Bridge Project

That Council request the Auditor General for Local Government to undertake an audit of the Johnson Street Bridge Project.

5. 2019 Permissive Property Tax Exemptions

That Council:

1. Grant Fairfield United Church an exemption that correlates to 40% of the space being used for bible studies, congressional support groups and other administrative activities. Approving this application would exempt the organization for \$6,008 municipal taxes and \$8,714 in total taxes.
2. Approve the applications for permissive property tax exemption detailed in Table 2 for the 2019 tax year:

Table 2:

Applicant	Property Address	Category	Amount
Victoria Women's Transition House Society	Confidential	Special Needs and Supportive Housing	\$2,872
Fresh Water Fisheries Correction (50 % exemption correction)	101 - 80 Regatta Landing	Recreation	\$9,103

6. **1249 Finlayson - Rezoning Application No. 00638 & Development Permit with Variances Application No. 00075 (Hillside & Quadra)**

That Council refer this matter back to staff.

7. **430 Parry - Rezoning Application No. 00641 & Development Permit Application No. 000528 (James Bay)**

Rezoning Application No. 00641

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two studio units as affordable housing to the satisfaction of the City Solicitor.
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two affordable units).
3. Submission of a Tenant Assistance Plan to the satisfaction of the Director of Sustainable Planning and Community Development.

That the community amenity funding be allocated to amenities in James Bay.

Development Permit with Variances Application No. 000528

That, subject to receipt of a signed agreement with a car share provider to secure a car share membership for all units to the satisfaction of the Director of Sustainable Planning and Community Design, 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. 00641, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000528 for 430 Parry Street, in accordance with:

1. Plans date stamped August 30, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of parking stalls from sixteen to ten
 - ii. increase the maximum site coverage from 60% to 75%
 - iii. decrease the open site space from 20% to 10.5%
 - iv. reduce the front yard setback from 5.0m to 0m
 - v. Reduce the side yard setback (north) from 2.0m to 0m.
3. The Development Permit lapsing two years from the date of this resolution.

8. **423 Edward - Development Variance Permit Application No. 00207 (Victoria West)**

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. 00207 for 423 Edward Street, in accordance with:

1. Plans date stamped August 30, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required vehicle parking from four stalls to one stall
 - ii. reduce the rear yard setback from 7.5m to 3.25m
 - iii. allow the addition of a roof deck
 - iv. allow exterior changes to the street facade to a proposed house conversion
 - v. reduce the separation distance for an accessory, building from the main building from 2.4m to 2.15m
 - vi. allow an accessory building in the side yard.
3. The Development Permit lapsing two years from the date of this resolution.
4. Final issuance of the Development Variance Permit subject to:
 - i. a Statutory Right-of-Way of 1.8m on the Russell Street frontage being registered on title to the satisfaction of the Director of Engineering and Public Works.
 - ii. revised plans addressing minor drafting errors to the satisfaction of the Director of Sustainable Planning and Community Development.”

9. Fairfield Neighbourhood Plan – Update

1. That Council direct staff to amend the draft Fairfield Neighbourhood Plan based on the recommendations provided by the Gentle Density and Cook Street Village Steering Committees with the following adjustments:
 - a. That analysis and consideration of pre-zoning for gentle density be considered in conjunction with the Inclusionary Housing policy work and following approval of the Fairfield Neighbourhood Plan as part of implementation.
 - b. That the Traditional Residential designation permit gentle density up to three storeys around Cook Street Village west of Linden Avenue and along Fairfield Road; and up to two-and-a-half storeys east of Linden Avenue.
 - c. That gentle density not exceed 1:1 Floor Space Ratio (FSR), that conventional side and rear yard setbacks be respected, and that considerations be made for reduced front setbacks compatible with block context.
 - d. That gentle density destination zones, consistent with the Fairfield Neighbourhood Plan, be created to assist rezoning applicants.
 - e. That the plan include policies encouraging gentle density housing forms in the Urban Residential designation for properties adjacent to Traditional Residential and smaller lots.
 - f. That the maximum density of 2:5 FSR for Large Urban Villages be maintained in the Official Community Plan, but the plan be amended to reference the built form and place character policies for villages in the Fairfield Neighbourhood Plan.
 - g. That future buildings in Cook Street Village be setback an average of two metres (with a one metre minimum);
 - h. That development permit guidelines for Cook Street Village include one, five metre step-back, measured from the front property line for portions of buildings above the second-storey to accommodate boulevard tree canopies.
 - i. That village gateway components be evaluated through design during plan implementation.
 - j. That a parking study be undertaken during plan implementation with the objective to maintain on-street parking capacity.
 - k. Direct staff to include amendments to the Official Community Plan that limit the height to four storeys in Cook Street Village
 - l. Direct staff to report back with an evaluation and recommendations on designating all trees in Cook Street Village as significant.

2. That Council:
 - a. Consider consultation under Section 475(1) and 475(2) of the Local Government Act; and direct staff to undertake consultation with those affected by the proposed amendments to the Official Community Plan through online consultation, and one or more public open houses, concurrent with public review of the proposed Fairfield Neighbourhood Plan.
 - b. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff:
 - i. to refer the proposed Official Community Plan amendments to the Songhees Nation, the Esquimalt Nation, and the School District Board;
 - ii. that no referrals are necessary to the Capital Regional District Board, or the provincial or federal governments.
 - c. Direct staff to prepare Official Community Plan amendment bylaws following consultation, and in accordance with feedback received, as follows:
 - i. amend Section 6: Land Management and Development to permit three storeys west of Linden Avenue, and two-and-a-half storeys east of Linden Avenue, in the Traditional Residential designation (for Fairfield only);
 - ii. amend Figure 8: Urban Place Guidelines to reference the Fairfield Neighbourhood Plan in the Large Urban Village and Small Urban Village designations to provide built form and place character policies specific to Fairfield
 - iii. delete policy 6.20 and renumber accordingly
 - iv. amend Development Permit Area 5: Large Urban Villages to add new guidelines for Cook Street Village
 - v. amend Development Permit Area 6A: Small Urban Villages to add the areas of Five Points Village and Moss at May Village
 - vi. amend Development Permit Area 15F: Intensive Residential - Attached Residential Development to include the Traditional Residential areas of Fairfield and apply guidelines for gentle density
 - vii. rename "Ross Bay Village" to "Fairfield Plaza".
 - d. Refer the proposed Fairfield Neighbourhood Plan to the meeting of Council at which the Public Hearing be held for the above Official Community Plan amendments, for consideration of final approval.

10. City Employees Bylaw

That Council:

1. Direct staff to bring forward the new Officers Bylaw to the September 20, 2018 Council Meeting for introductory readings.
2. Subject to the adoption of the Officers Bylaw the following Policies be approved:
 - a. Terms and Conditions of Employment - Officers and Exempt Employees
 - b. Compensation - Officers and Exempt Employees

11. Orange Shirt Day

That Council supports an expenditure of \$6,000 from the City's Reconciliation budget to hold Orange Shirt Day in Centennial Square on September 30th.