

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD SEPTEMBER 27, 2018

For the Council meeting of October 4, 2018, the Committee recommends the following:

1. **27 Pilot - Development Permit with Variance Application No. 00081 (James Bay)**
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. 00081 for 27 Pilot Street, in accordance with:

1. Plans date stamped August 7, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Schedule M- Garden Suites - reduce the rear yard setback from 0.6m to 0.2m.
3. Development Permit lapsing two years from the date of this resolution".

2. **1046-1048 North Park Street - Rezoning Application No. 00632 and Development Permit with Variance Application No. 00071 (North Park)**

Rezoning Application No. 00632

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00632 for 1046 and 1048 North Park Street, 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 Variance Application No. 00071

1. 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. 00632, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00071 for 1046 and 1048 North Park Street, in accordance with:

1. Plans date stamped September 18, 2018.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 16 to 4.
 3. The Development Permit lapsing two years from the date of this resolution."
2. That Council direct staff to discharge Section 219 Covenant (CA4449030) registered on the property at 1046 North Park Street to the satisfaction of City staff, which was associated with a previously approved Development Permit, if Development Permit with Variance Application No. 00071 is approved.

3. **Vancouver Island Intercommunity Business Licensing Proposal**

That Council direct staff to bring forward a bylaw establishing the City's participation in a Vancouver Island Inter-Community Business Licensing (ICBL) program.

4. **Requests for Boulevard Removal from the Taxed Boulevard Program**
That Council approve the removal of 1750 Rockland Avenue and 1694 St. Francis Wood (comprising one block) from the Taxed Boulevard Program effective the 2019 tax year
5. **National Zero Waste Council**
That Council:
1. Direct staff to submit an application for membership to the National Zero Waste Council;
 2. Appoint a member of Council as the City's representative to the National Zero Waste Council; and
 3. Demonstrate its commitment to waste prevention and reduction to the National Zero Waste Council through a letter containing the City of Victoria's "Statement of Intent", as contained in Attachment A.
6. **Bylaw Officers**
That Council approve the appointment of Michael Alton:
1. as a Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061);
 2. as a Business Licence Inspector for the City of Victoria
7. **2501 Blanshard Street - Development Permit with Variances Application No. 00089 (Hillside/Quadra)**
That, subject to the preparation and execution of a legal agreements to provide a Statutory Right-of-Way of 2.36m on Hillside Avenue, to the satisfaction of the City Solicitor, and subject to provision of revised plans that provide the required bicycle parking and address the comments from the Advisory Design Panel, 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 Variances Application No. 00089 for 2501 Blanshard Street, in accordance with:
1. Plans date stamped August 9, 2018.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the number of buildings permitted on-site by one building for a total of 21 buildings
 - ii. decrease the minimum unit floor area from 33.0m² to 29.5m²
 - iii. decrease the north side yard setback from 4.85m to 2.40m.
 3. The Development Permit lapsing two years from the date of this resolution."
8. **Request to Remove Restrictive Covenant from 1007 Government (Downtown)**
That Council authorize the Mayor and City Clerk to execute a legal agreement, in a form satisfactory to the City Solicitor, to discharge covenant number EX39978 from the property at 1007 Government Street.
9. **Approach for Updating Industrial Zoning in Rock Bay (Burnside)**
That Council:
1. Direct staff to develop new industrial zones to align with the Council approved land use policies for the Rock Bay employment sub-area as outlined in the *Burnside Gorge Neighbourhood Plan*.

2. Direct staff to develop the Rock Bay industrial zones premised on their implementation through a City-initiated rezoning process and conduct public engagement for feedback on the draft zones.
3. Direct staff to report back with the draft Rock Bay industrial zones and feedback collected from the public engagement process for Council's consideration prior to a public hearing.

10. Victoria Housing Reserve Fund Program Update

1. That Council direct staff to update the Victoria Housing Reserve Fund Guidelines appended to this report, based on the following changes:
 - a. An update to the tiered grant structure by changing funding allocation for different levels of affordability for projects in the City of Victoria and lowering the allocation for projects outside of the City of Victoria but within the CRD;
 - b. An update to the eligibility criteria to ensure that applicants adhere to the Tenant Assistance Policy and submit a Tenant Assistance Plan for staff approval;
 - c. An update to the project priority section to prioritize projects that receive no other supports from the City of Victoria; and
 - d. An update to the important notes section that advises applicants that the City will publish project eligibility information from applications to demonstrate that the projects have met all the eligibility requirements.
2. That Council direct staff to create a deadline for submissions to the Victoria Housing Reserve Fund for 2018, and assess the applications concurrently;
3. That Council direct staff, from 2019 forward, to set annual deadlines of March 31 and September 30 for submissions to the Victoria Housing Reserve Fund and assess applications received by these dates concurrently; and
4. That Council refer consideration of potentially increasing the funding allocation to the Housing Reserve Fund to the 2019 financial planning process.
5. That Council direct staff to send the report to housing providers for comment.
6. That the policy be amended to not include funding to housing outside of the City of Victoria and that this element of the policy be reviewed in 2 years from the adoption of the new policy.

11. Defer Gonzales Neighbourhood Plan

That the draft Gonzales Neighbourhood plan be put on hold and be brought back for discussion after completion of all other neighbourhood plans and that the 2002 neighbourhood plan and the OCP are the policy documents that staff will refer to with regard to proposed developments in the neighbourhood.