

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD OCTOBER 4, 2018

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

1. **1314-1324 Douglas Street - Heritage Designation Application No. 000178 (Downtown)**
That Council approve the designation of the heritage-registered property located at 1314-1324 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.
2. **645-651 Johnson Street - Heritage Designation Application No. 000177 (Downtown)**
That Council approve the designation of the heritage-registered property located at 645-651 Johnson Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.
3. **Development Service Connection Fees Review**
That Council receives this report for information.
4. **Meeting Voting Dashboard - Update Report**
That Council:
 1. Direct staff to proceed with the implementation of a voting dashboard for Council meetings in Quarter 1 of 2019.
 2. Approve the initial dashboard to consist of voting and attendance records for the twice monthly Council meetings.
5. **Update on James Bay Library**
That Council receive the presentation for information.
6. **1010 Fort Street - Rezoning Application No.00643 and Development Permit with Variances Application No. 00079 (Harris Green)**

Rezoning Application No. 00643
Direct staff to work with the applicant to refine the proposal to better meet the goals of the OCP and DCAP, and bring the Application back to Committee of the Whole after design revisions have been made and the Application has been reviewed by the Advisory Design Panel.

Development Permit with Variances Application No. 00079
That Council direct staff to:
 1. Work with the applicant to revise the Application to be more consistent with the design guidelines including: increasing the tower setbacks, reducing the height of the podium, improving the relationship to the street and to the heritage corridor context, and reducing the uniform appearance of the side elevations.
 2. Bring the revised proposal to a meeting of the Advisory Design Panel and report back to Council at a meeting of Committee of the Whole.

7. **1400 Quadra Street – Rezoning Application No. 00595 and Associated Official Community Plan Amendment and Development Permit with Variance Application No. 000503 (Harris Green)**

Rezoning Application No. 00595

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.00595 for 1400 Quadra 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 Bylaw securing all dwelling units 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 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.
 - 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.
2. That, if approved, Council direct staff to prepare the following plan amendments:
 - i. Consequent amendment of the *Downtown Core Area Plan, 2011* to change the Central Business District designation covering the site to the Residential Mixed-Use District designation.

Development Permit with Variance Application No. 000503

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. 00595, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000503 for 1400 Quadra 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. Permit one parking stall to be located outside the building
3. The Development Permit lapsing two years from the date of this resolution."

8. **210 Kimta Road - Development Permit Application No. 000522 (Victoria West)**

That Council authorize the issuance of Development Permit Application No. 000522 for 210 Kimta Road, in accordance with and subject to:

1. Plans date stamped September 12, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Proof of registration of the amended Master Development Agreement on the property's title prior to December 31, 2018 to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.
4. Development meeting all requirements of the Master Development Agreement.
5. The Development Permit lapsing two years from the date of this resolution.
6. Consistency of the landscape plan with a high design standard for the E & N Rail Trail and safe pedestrian crossings to the satisfaction of the Director of Engineering and Public Works.

9. **2882 Douglas Street - Development Variance Permit Application No. 00212 (Burnside)**

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. 00212 for 2882 Douglas Street, in accordance with:

1. Plans date stamped March 15, 2018.
2. The following variance to the Sign Bylaw
 - i. Vary the size of the total allowable signage from 1.13 m² to 3.50 m²."

10. **840 Fort Street - Heritage Designation Application No. 000175 (Harris Green)**

That Council approve the designation of the property located at 840 Fort Street as a Municipal Heritage Site, specifically the front facade and remaining sidewalls of the historic building as described in the attached statement of significance, pursuant to Section 611 of the *Local Government Act*, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

11. **645-651 Johnson Street and 1314-1324 Douglas Street - Heritage Alteration Permit Application No. 00227 (Downtown)**

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 Heritage Alteration Permit Application No. 00227 for 645-651 Johnson Street and 1314-1324 Douglas Street in accordance with:

1. Plans, date stamped August 27, 2018.
2. Minor revisions to the bicycle parking to ensure compliance with the relevant parking regulations.
3. Revision to the set backs of the roof top additions on level 3 with the recommendation of the Heritage Advisory Committee of 3-4 metres, subject to the approval to the Director of Planning.
4. Development meeting all *Zoning Regulation Bylaw* requirements.
5. That Council authorizes the Mayor and City Clerk to execute an encroachment agreement, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. Building encroachment(s) adjacent to Douglas Street and Johnson Street.
6. Heritage Alteration Permit lapsing two years from the date of this resolution.

12. Zoning Bylaw 2018 – Floor Area Definition

That Council:

1. Maintain the current definition of floor area in *Zoning Bylaw 2018*.
2. Direct staff to develop design guidelines for exterior hallways and exterior staircases as part of Council's consideration of an update of the *Old Town Design Guidelines* and the *Downtown Core Area Plan* that address the following objectives:
 - a. Discourage the use of exterior hallways and exterior staircases except where their design achieves City urban design objectives or supports adaptive re-use of heritage buildings.
 - b. Ensure that exterior hallways and exterior staircases are designed to complement and integrate with the overall building design and the adjacent streetscape character while avoiding a design that appears solely as a functional component of the building when viewed from the adjacent street.
 - c. Where an exterior hallway or exterior staircase faces directly toward an adjacent residential property, consider opportunities to mitigate any impacts on the adjacent residential property as they relate to overlooking, loss of privacy, noise transmission and spillover of light through such strategies, but not limited to: architectural screening, materials and finishes, light shielding, increased setbacks and the overall location and siting of these exterior building elements.

13. Protocol Report

1. That Council approve the Twin City Policy.
2. Add 5th bullet to page 2 of the policy:

"Work with local sister city organizations to invite delegations from one twin city on an annual basis."
3. Direct staff to develop criteria for the formation of friendship cities and to bring forward these amendments to the policy for Council's consideration and rename the policy "twin city and friendship city".
4. Direct staff to develop criteria for Council's consideration as to when a twin city relationship would become inactive.
5. Direct staff to report annually to Council on protocol.

15. Central Park Public Engagement Design

That Council direct staff to:

1. Work in partnership with the community to co-develop a plan for a consultation process for Central Park including mitigation of the impacts of pool construction on park users, plans for the future of Central Park, and land use issues related to the new pool and that this consultation planning take place this fall as staff are out in the neighbourhood engaging on parking options.
2. Revive conversations with the community to co-design park disruption and park improvements planning and enter into a Community Benefit Agreement between the NPNA and the City of Victoria with the United Way or other third party acting as convener.
3. Report back to Council, within two months of this motion, with
 - a. An analysis comparing costs and benefits of siting the new facility:
 - (1) as proposed, in the south-west corner of Central Park;
 - (2) on the City-owned parking lot at 1952 Quadra St
 - (3) on the City-owned parking lot at 940 Caledonia Avenue;
 - (4) on the location of the current facility in the north-west corner of Central Park.
 - b. A proposal for how engagement and park improvement planning will be prioritized in the 2019 operating budget and workplans of relevant departments.
4. Amend the 20-year capital plan to commit the City to a minimum, timely capital investment for each of the a) temporary relocation of park assets, and b) reinstatement of the park's assets and/or other new park improvements at Central Park.
5. That the previously approved allocated up to 1% of the Crystal Pool project budget for public art and designate this public art funding to be incorporated into the Central Park improvement plan and its corresponding budget.
6. A minimum of one month prior to submitting the City's funding application for the Crystal Pool, direct staff to
 - a. disclose a detailed pool design budget and to work with the community to find opportunities for savings and "value engineering" in the Crystal Pool facility for which to fund the important community benefits being sought (underground parking, park improvements, community centre-like amenities).
 - b. report back to Council on the eligibility and feasibility of including capital costs for underground parking, park improvement, and community-centre like amenities as a component of the Crystal Pool application to the Province for Infrastructure Canada's Community Culture and Recreation grant funding.

16. Proposed Amendments to the C1-L Bylaw in its Application to Myrtle Street

1. That staff be directed to amend the C1-L zoning bylaw in the following manner:
 - a. add a preamble to clarify that the purpose of the C1-L zone is to create a landscape buffer with no commercial activity including the loading and unloading of goods, or pick up and drop off areas and to and to maintain the residential character of Myrtle Avenue,
 - b. clarify that "landscaped with grass and shrubs" in Section 2 (1), refers to "living grass and living shrubs",
 - c. add "no structures of any kind, including fences," to the exception list in Section 2 (2),
 - d. add that there will be protection of the large trees on the buffer boulevard on the north side of Myrtle Avenue

Refer this update to the Strategic Planning session of the new Council:

2. That Staff be directed to investigate and report back on measures to traffic calm the 1600 block of Myrtle Avenue.

17. Storage of Belongings

Be it resolved that Council approve the release of the set aside funds to Our Place Society to build and manage a storage space in the Our Place Courtyard and that other funders or funds be explored to be able to increase the opening hours to 8 hours a day.

1. Direct staff to expedite processing of this application
2. If variances are required, that an opportunity for public comment not be held.

18. Cook Street Village

That staff be directed to report back to Council in the form of the draft plan on options for preserving the character of the Cook Street Village, including changes to the guidelines governing Large Urban Villages, or consideration of changing the designation to Small Urban Village and preserving the possibility for densities up to 2.5 to 1 subject to meeting the Cook Street Village design guidelines.