

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD NOVEMBER 22, 2018

For the Council meeting of November 22, 2018, the Committee recommends the following:

1. Appointments to Capital Region Housing Corporation

That Council ratifies and confirms the appointment of its current Capital Regional District Representatives to the Capital Region Housing Corporation Board.

2. 205 Simcoe Street - Rezoning Application No. 00653 (James Bay)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00653 for 205 Simcoe 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 an amendment of the existing restrictive covenant to add daycare as one of the permitted uses on the property, executed by the applicant to the satisfaction of City staff.

3. 1402 Douglas Street - Rezoning Application No. 00658 (Downtown)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00658 for 1402 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

That the application be referred to the heritage advisory committee for comment and report be made back to the Committee of the Whole on the proposed provincial policy that would see the windows of the heritage building be made opaque.

4. 926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)

Rezoning Application No.00605

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; 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. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
 - I. ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
 - II. ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.

4. Secure an amenity contribution in the amount of \$614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building 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 the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 30m to 32.34m for a rooftop mechanical room
 - ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

5. Proposed Amendments to the Zoning Regulation Bylaw

1. Amend the R3-1 and R3-2 Zone, Multiple Dwelling District, to clarify that, to achieve the additional site coverage and density outlined in the Zone, motor vehicle parking must be provided in accordance with Schedule C and all motor vehicle parking provided on-site must be located in an enclosed parking space.
2. Amend the R1-A Zone, Rockland Single Family Dwelling District, to amend minor drafting errors relating to underlining.
3. Amend the R1-B-GS4-C1 Zone, Single Family Dwelling with Garden Suite and Limited Commercial Moss Street District, by deleting the "m" after maximum number of storeys.
4. Amend the CA-72 Zone, Fort Street Commercial - Residential District, replacing the word "minimum" with "maximum" as it applies to height.
5. Amend the R-76 Zone, Oak Bay Avenue Multiple Dwelling District, underlining the defined term "lot lines".
6. Amend the R1-S1 Zone, Restricted Small Lot (One Storey) District, and R1-S2 Zone, Restricted Small Lot (Two Storey) District, to address minor drafting errors relating to underlining and the unit of measurement for rear setback requirements.
7. Amend the M2-I Zone, Douglas-Blanshard Industrial District, to remove reference to "work-live" in purpose statement.
8. Amend the definition of "Half Storey" to reference "first storey area" instead of "ground floor area".

6. 2019 Meeting Schedule

That Council approve the 2019 Committee of the Whole and Council meeting schedule attached to this report and make available to the public as required under Section 127 of the *Community Charter*.

7. Board, Committee and Neighbourhood Association Appointments

That Council:

1. Approve all nominations for Council member appointments to boards, committees, and neighbourhood associations listed in Appendix A.
2. Undertake the required public notification regarding the nomination of Councillors Collins, Isitt, Loveday, and Young to the Capital Regional District Regional Water Supply Commission.
3. That Council give consideration to the Acting Mayor schedule on an alphabetical roster rotation basis in accordance with the Council Procedures Bylaw.
4. That Council further consider remaining vacant appointments as noted in this report.
5. To appoint Councillor Dubow as the City representative to the Community Partnership Network, Local Immigration Partnership, Organizing against Racism & Hate.
6. Appoint Councillor Dubow to these bodies for the period of 2019-2020.

8. Adopt and Consistently Apply Definitions of Affordable Housing

That Council:

1. Adopt and consistently apply the definition of affordable housing, as housing where the price does not exceed 30% of the gross annual household income for very-low, low, low to-moderate, and moderate income households. Ensure in rezoning processes where applicants claim to have affordable housing as part of their proposals that this definition is used for the affordable portion of the units and distinguished from housing units that are simply below-market.
2. Direct staff to report on a quarterly basis on:
 - a. the number of non-profit affordable rental housing units created or under construction (distinguishing the number of below market rental housing units, the number of rent geared to income units using BC Housing housing income limits, and number of deep subsidy rental housing units), as well as the number of non-profit affordable home ownership units created or under construction.
 - b. the number of for-profit affordable housing rental units and the number of for profit affordable home ownership units created or under construction.
 - c. the combined number of affordable housing units created or under construction, as well as for which incomes brackets the affordable units are targeted.
3. Direct staff to notify council about the number of affordable units in each rezoning proposal, as well as for which incomes brackets the affordable units are targeted.
4. Direct staff to report back with recommendations on other improvements to processes for data gathering and reporting on affordable housing.
5. To indicate to BC Housing that the City of Victoria welcomes provincial investment to address affordability at different income levels including projects to house low income people and projects funded through the Housing Hub.

9. Frontage Improvements at 149 Montreal Street, James Bay Child Care Society

That the City of Victoria undertake construction of the frontage improvements required for the rezoning application approved at 149 Montreal Street, and that the costs of such improvements be paid by the City from the remaining 2018 budget surplus, to a maximum of \$70,000.

10. Endorsement of the Community Benefits Coalition of BC

That Council endorse the Community Benefits Coalition of BC and directs staff to write to the Coalition advising them of this endorsement and authorizing use of the City's name and logo in the list of Coalition partners.

11. 1240 Yates Street for Extreme Weather Shelter Mats

That the City Owned Building at 1240 Yates which currently houses the My Place Shelter be approved as a Tier 2 location for the Extreme Weather Protocol for the November 2018-April 2019 season with the above listed conditions.

12. Improving Governance and Transparency

That Council:

1. Endorse in principle the following best practices in governance and transparency.
 - 1) Expand the **Council Member Voting and Attendance dashboard** implementation retroactively to the beginning of the Council term, to ensure transparency of the voting record of each Council member on each item of Council and Committee business, adopting the best practice from the City of Vancouver;
 - 2) Publish Council members annual **Financial Disclosure Statements** (submitted according to the requirements of the BC Financial Disclosure Act) online and update these disclosure statements on an annual basis, adopting the best practice from the City of Vancouver;
 - 3) Improve **Proactive Disclosure of Closed Meeting Business**, including decisions made and reports considered by Council, as soon as the need for confidentiality has ceased to exist, adopting the best practice from the City of Vancouver;
 - 4) Publish information on **Council Member Expenses** on a quarterly basis, adopting the best practice from the City of North Vancouver;
 - 5) Continue to publish a **Council Meeting Highlights Report** following Council meetings, to make information on key Council decisions accessible to the general public, affirming the best practice from the City of Victoria;
 - 6) Provide clear and accessible **Summaries of Financial Information** in the municipality's Annual Report and in annual financial planning documents, and provide prominent, easily accessible links to this information on the municipality's website, focusing on clarity and transparency in the presentation of this information to the public.
2. Direct staff to report back to Council with recommendations for the timely implementation of each of these items and include information on any financial implications of implementation.
3. Request that the Mayor, on behalf of the Council, forward these recommendations to member local governments in the Capital Region and Capital Regional District Board, encouraging favourable consideration and action.

13. Natural Assets and the Public Sector Accounting Board

1. That Council endorse the attached policy recommendations with regard to the inclusion of natural assets by the Public Sector Accounting Board.

14. Meeting with Mayor Plante – Montreal, November 30, 2018

That Council authorize the attendance and associated costs for Mayor Helps to attend a meeting with Mayor Plante November 30th 2018.