

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD DECEMBER 6, 2018**

For the Council meeting of December 13, 2018, the Committee recommends the following:

**1. Increasing Provincial Funds for Mental Health and Addiction Services**

- (a) That the Mayor, on behalf of the City of Victoria, write to the BC Minister of Health, the BC Minister of Addictions and Mental Health, and the BC Minister of Finance asking that their ministries immediately increase funds for mental health and addiction services throughout the province, and further direct BC Health Authorities to use such additional resources specifically in the provision of additional and enhanced government and non-profit services and programs dealing with addictions and mental health.
- (b) That the Mayor's letter be copied to the Township of Esquimalt, with a request that the Township's Mayor write a similar letter to the same Ministers with the same request.
- (c) That the Mayor's letter be copied to the Mayors of all the municipalities in the Capital Region, and the BC Premier, for their information.

**2. Creating a City-Wide Child Care Action Plan**

- 1. Council commits to the development and implementation of a City-Wide Child Care Action Plan to increase access to childcare for families in neighbourhoods across the City.
- 2. Council direct staff to apply for the Community Child Care Planning Program funding as a first step towards building a City-Wide childcare Action Plan.

**3. Third Quarter 2018 Operational Plan Progress Report**

That Council receive the Victoria Police Third Quarter Report for information

Staff report back in the 1<sup>st</sup> quarter with options for traffic calming for the Hillside / Quadra, Oaklands, North Park and Fernwood neighbourhoods.

That Council receive the Third Quarter report for information.

**4. Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road (Fairfield)**

**OCP Amendment and Rezoning Application No. 00558**

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. 00558 for 1303 Fairfield 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. Revision and execution of the following legal documents:
  - a. Housing Agreement to ensure the residential units remain rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
  - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages, to the satisfaction of the Director of Engineering and Public Works

- c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road, to the satisfaction of the Director of Engineering and Public Works
  - d. Section 219 Covenant to secure commitment to Step 3 of the BC Energy Step Code, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. 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; and that such persons, organizations and authorities have been notified of the proposed OCP Amendment through mailed notice and 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, and having 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.
  3. 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.
  4. That Council give first reading to the Official Community Plan Amendment Bylaw.
  5. 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.
  6. That Council give second reading to the Official Community Plan Amendment Bylaw.
  7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

#### **Development Permit with Variances Application No. 000496**

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. 00558, if it is approved, consider the following updated motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped July 20, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the height from 12.00m to 15.04m
  - ii. reduce the front setback (Moss Street) from 6.00m to 0.00m
  - iii. reduce the rear setback from 7.80m to 3.67m
  - iv. reduce the south side setback from 3.90m to 3.23m (to the building) and 0.00m (to the pergola)
  - v. reduce the flanking street setback (Fairfield Road) from 2.40m to 1.02m
  - vi. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

5. **Rezoning Application No. 00634 & Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street (Fairfield)**

**Rezoning Application No. 00634**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, and that staff report back to Committee of the Whole once the following conditions are met:

1. Preparation and execution of the following legal agreements:
  - a. Statutory Right-of-Way securing 1.38 metres of the site adjacent Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
  - b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
  - c. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
  - d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
    - i. raingardens along Pendergast Street
    - ii. enhanced boulevard planting and low seating walls
    - iii. permeable and impermeable concrete sidewalk pavers.
  - e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year, to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.

**Development Permit Application No. 00527**

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. 00634, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street, in accordance with:

1. Receipt of final plans, generally in accordance with the plans date stamped November 23, 2018, with refinement to artwork panels, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. The Development Permit lapsing two years from the date of this resolution."

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

**6. Development Permit with Variances Application No. 00094 for 1137 Dominion Road (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 Permit with Variances Application No. 00094 for 1137 Dominion Road, in accordance with:

1. Plans date stamped October 10, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the front yard setback from 6.0m to 0.90m;
  - ii. reduce the flanking street side yard setback from 2.4m to 0.42m.
3. Landscape plan revisions to move the trees along the eastern property line further west to eliminate conflict between the root zone and the existing retaining wall.
4. The Development Permit lapsing two years from the date of this resolution."