

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD DECEMBER 13, 2018

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

1. Development Permit with Variances Application No. 00054 for 1800 Quadra Street (North Park)

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. 00054 for 1800 Quadra Street, in accordance with:

1. Plans date stamped November 14, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the building setback along North Park Street from 6.0m to 0.58m
 - ii. increase the horizontal distance of the structure on one plane from a maximum of 30m to a maximum of 41.93m.
3. The Development Permit lapsing two years from the date of this resolution."

2. Request to Install Commemorative Plaque In Old Town

That Council:

1. Approve the request from Parks Canada to install a commemorative plaque at the intersection of Government Street, Wharf Street and Humboldt Street.
2. Authorize the Mayor and City Clerk, to execute a letter of agreement with Parks Canada.

3. Accessibility Working Group

That Council direct staff to prepare Interim Terms of Reference for the January 10, Committee of the Whole meeting for the Accessibility Working Group that would see it conclude one month after Council approval of the Accessibility Framework.

4. Budget Motions from the December 12 Special COTW

1. That this item be moved to Council's consideration of the Financial Plan following the receipt of the results of public engagement:
That Council does not approve all the items in the 2019 Police budget.

2. That Council refers the budget back to the Police Board, requesting that a revised budget be submitted for Council's consideration, with the total requested increase accounting for all items in the budget not to exceed the rate of inflation plus 1% tax increase related to the police budget.

3. Refer the issue of alternate response models, regarding calls for service for mental health, addictions, crisis intervention, and non-emergency community issues, to Councillors Potts, Collins and Alto to report back in January 2019.

4. Public engagement on the 2019 financial plan include a question on the appropriate level of the policing expenditures for the community.

5. That Council:
 1. Direct staff to include the employer health tax with funding from a tax increase (1.45%)
 2. Direct staff to bring forward the Five-year Financial Plan Bylaw, 2019 to the December 13, 2018 Council meeting for consideration of first reading prior to commencing public consultation.
 3. Approve the following allocations of new property tax revenue from new development:
 - a. \$500,000 to the Buildings and Infrastructure Reserve as per the Financial Sustainability Policy
 - b. Direct staff to bring forward options for the use of the remainder upon completion of public consultation
 2. Direct staff to bring forward options for the use of 2018 surplus upon completion of public consultation.
 3. Direct staff to bring forward options for funding items Council previously referred to the 2019 financial planning process outlined in Appendix A upon completion of public consultation.
 4. Direct staff to bring forward options for funding supplementary budget requests upon completion of public consultation.
 5. Approve the direct-award grants as outlined in this report.
 6. Direct staff to bring forward options for funding increased grant requests upon completion of public consultation.
 7. Approve adding 0.5 FTE utility position to address new regulations funded through existing budgets

5. Update on Rezoning Application No. 00582 & Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street

Rezoning Application No. 00582

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00582 for 224 Superior Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to the preparation and execution of a Housing Agreement to ensure future strata bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped August 8, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Heritage Alteration Permit Application with Variances No. 00007

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is

approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing heritage-designated building at 224 Superior Street, subject to all chimneys being reconstructed to match existing photographs and drawings, to the satisfaction of the Director of Sustainable Planning and Community Development, and in accordance with:

1. Plans, date stamped August 8, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Reduce side yard setback from 3.65m to 1,20m
 - b. Reduce rear yard setback from 4.0m to 1,36m
 - c. Reduce parking from six stalls to four stalls
 - d. Relaxation to allow parking in the front yard
 - e. Increase the site coverage from 30.0% to 35.09%
3. Heritage Alteration Permit lapsing two years from the date of this resolution."

6. **Rezoning Application No. 00668 for 950 Yates Street (Harris Green)**

That Council decline Rezoning Application No. 00668 for the property located at 950 Yates Street.

7. **Heritage Alteration Permit with Variances Application No. 00005 for 603-607 Pandora Avenue (Downtown)**

1. That Council, subject to:
 - Housing Agreement to ensure that rental of the residential units is not prohibited by future strata councils, to the satisfaction of the Director of Sustainable Planning and Community Development
 - the provision of security for the installation of 8 off-site bicycle parking stalls to the satisfaction of the Director of Engineering and Public Works
 - an amended or replacement covenant to reflect the proposed changes to the public plaza, and secured to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development
 - the placement of \$90,000.00 in a trust fund for discharge to a car share organization for the provision of a car, car share membership, usage credits, and parking stall

and 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 with Variances Application No. 00005 for 603-607 Pandora Avenue, in accordance with:

- a. Plans, date stamped September 24, 2018.
- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance(s):
 - reduce vehicle parking from 81 stalls to 28 stalls
 - reduce visitor vehicle parking from 10 stalls to 0 stalls
 - reduce short-term bicycle parking from 8 on-site stalls to 0 on-site stalls
- c. Provision of bike storage, maintenance and repair facilities to the satisfaction of the Director of Engineering and Public Works.

- d. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."
2. Council authorize anchor-pinning, cornices and street-level projecting canopies over 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.
 3. With a consideration for playful elements added into the public plaza.

8. Residential Rental Tenure Zoning Options

That Council direct staff to:

1. Introduce residential rental tenure zoning in Victoria by:
 - a. preparing general amendments to *Zoning Bylaw 2018* and the *Zoning Regulation Bylaw*;
 - b. adding residential rental tenure regulations to zones permitting secondary and garden suites;
 - c. adding residential rental tenure regulations to all new zones proposing:
 - i. purpose-built rental projects;
 - ii. projects seeking bonus density per the draft *Inclusionary Housing and Bonus Density* policy;
 - d. report back by February 2019 with a work plan for adding residential rental tenures regulations to existing purpose-built rental housing.
2. Add Residential Rental Tenure Zoning as a priority action item in the forthcoming *Victoria Housing Strategy, 2016-2025* update to explore options for broader utilization, with implementation to begin in 2019;
3. Participate in a University of British Columbia School of Community and Regional Planning (SCARP) sponsored rental tenure zoning research project, with costs estimated to be approximately \$2500 and allocated from the contingency fund.

9. Victoria Housing Reserve Fund Guidelines Update

That Council direct staff to:

1. Implement all changes to the Victoria Housing Reserve Fund approved at the September 27, 2018 Committee of the Whole Meeting.
2. Direct staff to update the fund guidelines to incorporate the following changes developed during the consultation period:
 - Develop an eligibility checklist and withhold financial and schedule information for privacy reasons
 - Redefine "No Income" to "Very Low Income"
 - Set a targeted application review timeline
 - Prioritize projects that provide housing for individuals and families who are either experiencing homelessness or are at risk.

10. Bicycle Network - Vancouver Street Design Considerations

That Council:

1. Direct staff to report back in Q1 2019 following the completion of the Vancouver Street design engagement process, with a preferred design recommendation, giving consideration to design treatments to limit motor-vehicle traffic volumes to 500-1000 per day on shared use sections of the corridor.

11. Funding Options in Support of Land Acquisitions

That Council:

- Authorize City staff to undertake discussions with the Capital Regional District, and BC Housing for the purposes of informing decisions on the City's desired level of property acquisition and related number of units to be built.
- Direct staff to use the information developed through the discussions with the Capital Regional District and BC Housing for the purpose of informing the Council's decisions on funding priorities.
- Confirm that the City's approach to financing acquisitions consider all funding options to support the securement of lands in support of affordable housing, including allocating funds from tax revenues, capital reserves and potential land inventory re-adjustments and the potential disposition, exchange or use of City owned property considered underutilized or surplus to the City's needs.
- Authorize the hiring of 2 FTEs to the Strategic Real Estate Division funded from new assessed revenue.