

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JANUARY 31, 2019

For the Council meeting of January 31, 2019, the Committee recommends the following:

1. Rezoning Application No.00654 for 700 Government Street (Downtown)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00654 for 700 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. Attendance at Higher Ground Governance Forum, March 2019

That Council authorize the attendance and associated costs for Councillor Collins to attend the Higher Ground Governance Forum at Harrison Hot Springs, BC, from March 29-30, 2019, with estimated costs as follows:

Registration:	\$400
Transportation:	\$250
Accommodation:	\$300
Incidentals:	\$100
Estimated total costs:	\$1050

3. Attendance at Association of Vancouver Island and Coastal Communities Annual Meeting, April 2019

That Council authorize the attendance and associated costs for Councillor Collins to attend the Association of Vancouver Island and Coastal Communities annual meeting at Powell River, BC, from April 12-14, 2019, with estimated costs as follows:

Registration:	\$300
Transportation:	\$250
Accommodation:	\$300
Incidentals:	\$150
Estimated total costs:	\$1000

4. Attendance at New Westminster Mayor's Housing Roundtable, February 16, 2019

That Council authorize the attendance and associated costs for Councillor Collins to attend the New Westminster Mayor's Housing Roundtable at New Westminster, BC, on February 16, 2019, with estimated costs as follows:

Transportation:	\$175
Incidentals:	\$25
Estimated total costs:	\$200

5. Resolution: Shifting Investment to Low-Emission Transportation

THAT Council endorse the following resolution for consideration at the 2019 annual conventions of the Association of Vancouver Island and Coastal Communities and Union of BC Municipalities, and directs staff to forward this resolution to member local governments requesting favourable consideration and resolutions of support:

Resolution: Shifting Investment to Low-Emission Transportation

WHEREAS the Prime Minister of Canada and the Premiers of BC and most provinces signed the Pan-Canadian Framework on Clean Growth and Climate Change in 2016, endorsing a policy shift that could substantially reduce greenhouse gas (GHG) pollution from transportation while funding public transit improvements, including inter-city and commuter bus and rail service;

AND WHEREAS the transportation sector is the second-largest contributor of GHG pollution in Canada, representing 23% of total emissions;

THEREFORE BE IT RESOLVED that local governments call on the Governments of Canada and British Columbia to fully implement their commitment in the Pan-Canadian Framework on Clean Growth and Climate Change, to shift investments “from higher to lower-emitting types of transportation”.

6. Resolution: Protection of Old Growth Forests on Vancouver Island

THAT Council endorse the following resolution for consideration at the 2019 annual convention of the Association of Vancouver Island and Coastal Communities, and directs staff to forward this resolution to member local governments requesting favourable consideration and resolutions of support:

Resolution: Protection of Old Growth Forests

And whereas old-growth forest has significant economic, social and environmental value as wildlife habitat, tourism resource, carbon sink and much more;

And whereas old-growth forest is increasingly rare on Vancouver Island and current plans on provincial Crown land call for logging the remaining old-growth forest, outside of protected areas, Old-Growth Management Areas, and similar reserves, over the next 10-20 years:

Therefore be it resolved that the old-growth forest on provincial Crown Land on Vancouver Island be protected from logging;

And be it further resolved that the Provincial government amend the Vancouver Island Land Use Plan to protect all of Vancouver Island's remaining old growth forest on provincial Crown land.

7. Downtown Victoria Business Association

That Council receive the report for information.

8. South Island Prosperity Project – Smart Mobility Proposal

That Council receive the report for information.

9. Letter from Employment and Social Development Canada

That the correspondence dated October 1, 2018 from Employment and Social Development Canada be received for information.

10. Development Permit with Variances Permit Application No. 00082 and Development Variance Permit Application No. 00218 for 931 Redfern Street (Gonzales)

- 1) 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. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys
 - ii. reduce the minimum front setback from 7.5m to 0.0m
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m
 - iv. reduce the minimum habitable north side building setback from 7.5m to 4.24m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
3. The Development Permit with Variances lapsing two years from the date of this resolution.

- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, if it is approved, and subject to revisions to reduce the protrusion of the secondary suite stairwell and below-grade outdoor amenity area into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m
 - ii. reduce the minimum rear setback from 9.1m to 3.64m
 - iii. reduce the minimum south side setback from 2.6m to 1.93m
 - iv. reduce the combined side yards setback from 5.4m to 4.53m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."

11. Application for a Lounge Endorsement to a Manufacturer's License (brewing) for Whistle Buoy Brewing Company, 63-560 Johnson Street

That Council direct staff to provide the following response to the Liquor Licensing Agency:

Council, after conducting a review with respect to noise and community impacts, does support the application of Whistle Buoy Brewing Company, located at 560 Johnson Street, to have a lounge endorsement added to their manufacturing license, having hours of operation from 11:00 am to 12:00 am Thursday- Sunday, 11:00 am to 11:00 pm Monday -Wednesday, and an occupant load of 112 persons.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request and assumptions are the noise impacts would be proportional to existing licence capacity in the vicinity. The applicant has committed to operating as a respectful and conscientious neighbour and to avoid disturbances to adjacent businesses and residences. The requested hours of operation are modest and support for the application is not expected to result in disproportionately high negative impacts to the community.
- b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the business plan and long term viability of the establishment. The business model is seen to align well with recent changes made to zoning bylaws which encourage this type of development. The establishment contributes to the richness, and diversity of offerings in the area.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received eight letters in response to the request, six in support of the application and two opposed. The applicant has collected and submitted an additional 25 letters of support from residents in the area.
- d. Council recommends the license endorsements be approved.

12. Development Variance Permit No.00214 for 3147 Douglas Street (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 Variance Permit Application No.00214 for 3147 Douglas Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. The following variances to the Sign Bylaw:
 - i. Vary the size of the maximum permitted sign area from 9m² to:
 - a. 36.9m² for "Mayfair" sign (fronts Douglas Street)
 - ii. Vary the total sign allowance area from 73m² to 131m² along Douglas Street.
3. That Council direct staff to amend point 2 accordingly.
4. The Development Permit lapsing two years from the date of this resolution."

13. Climate Action Program Update and Planning Considerations

That Council:

1. Direct staff to proceed on the basis of option 2 outlined in this report (Enhanced Program); while limiting the use of contracted services where possible.
2. Approve the Council Proposed Actions to advocate to the Province for the following immediate actions:
 - a) Make available all ICBC municipal vehicle km/make/model/fuel economy information.
 - b) Continue the development and implementation of world-class low carbon fuel standards.
 - c) Continue progressive and direct funding programs and partnerships for municipal low-carbon initiatives, including building retrofit, transportation, waste management and other priority and shared GHG reduction programs.
 - d) Fully invest in delivery of the zero-emission vehicles sales targets as established in the CleanBC Plan.
 - e) Support transformational improvements to regional BC transit infrastructure to promote and enable rapid mode shift to transit in the region, including transitioning the BC Transit fleet to zero emissions as early in the 2020s as possible, and:
 - i. Completion of dedicated bus lanes on all connections between the West Shore and downtown
 - ii. Installation of Traffic Signal Priority (TSP) sensors in all buses that operate in the City of Victoria.
 - iii. Installation of 'all door loading' capabilities for all busses in the Victoria regional transit system.
 - iv. Introduction of real-time, digital bus information to enable super-convenient, accessible transit operational information.
 - v. Introduction of "tap" payment-systems common to multi-modal service providers, to support rapid loading of busses and align with Smart Mobility goals.
 - vi. Completion of the business-case to determine the most effective investments in public transportation to realize the highest potential mode-shift and ridership in the south island, including but not limited assessing commuter ferry, public transit along the E&N rail corridor and Douglas Street / Highway 1 / Highway 99, bus rapid transit (BRT) or light-rail transit (LRT).
 - vii. Reporting of annual regional transit GHG and combustion pollutants, mitigation priorities, progress and business cases for investments.
 - f) And that Council continue to advocate and engage with the CRD to prioritize the introduction of systems to minimize fugitive methane and capture all landfill GHGs.
3. Consider the 2019 Climate Action Program spending plan as part of the 2019 Financial Planning process
 - i) Include within the 2019 Financial Plan an allocation of \$369,700 from the Climate Action Reserve Fund to fund the one-time initiatives as outlined in this report.
 - ii) Authorize the expenditure of \$223,000 for two new positions outlined in the report funded from tax revenue from new development.

4. Undertake the necessary legal review and prepare a bylaw for first reading mandating "EV-Ready" capability in new buildings that provide on-site parking. Staff consider a possible exemption for affordable housing.
5. That these priorities are the focus for staff's Climate Action Work in 2019:
 - 1) **Building Retrofit Program** - Buildings represent the largest source of GHG emissions in Victoria.
 - 2) **Oil Heat Elimination Project** - Oil tank elimination represents a single area with potential for one of the highest GHG reductions.
 - 3) **Bike Master Plan** - Ongoing investments in mode shift through development of improved safe cycling network.
 - 4) **Transit Improvements / Electrification** - Partnerships and incentives to transform regional public transit and drastically increase mode-shift to clean public transit system.
 - 5) **Climate Outreach Program** - Developing strategy and plans for social programs to enable and promote progress in climate action at the personal, family, business and societal levels.
 - 6) **Expert Consultant Advice (Policy Workshop)** - Comprehensive review of City programs, policy options, approach and priorities to reduce risks and guide staff and Council.

14. Climate Action Program Update and Planning Considerations – Motion Arising

Direct staff to review and analyze the considerations related to the latest IPCC 1.5°C report and report back to Council at a later date with additional considerations of the 1.5 vs 2.0 temperature rise.

15. Climate Action Program Update and Planning Considerations – Motion Arising

Direct staff to report back in 2020 with a plan for tracking and reporting of the city's progress on GHG emission reductions both for Council and for an accessible and engaging reporting function for the public, with reporting on community emissions as data is available and corporate emissions on a quarterly basis.

16. Climate Action Program Update and Planning Considerations – Motion Arising

THAT Council endorse the following resolution for consideration at the 2019 annual convention of the Association of Vancouver Island and Coastal Communities, and directs staff to forward this resolution to member local governments requesting favourable consideration and resolutions of support:

Resolution: Promoting and Enabling GHG Reductions

WHEREAS the world's leading climate scientists have warned that we have less than 12 years to meet our climate targets, and early action is required to avoid significant costs and impacts to social and environmental well-being in our communities, and worldwide.

AND WHEREAS local governments are uniquely positioned to enable this mobilisation effort, in a coordinated and integrated fashion across sectors, enabling individual action with timely and accurate information, incentives, directions, coordination, tools, targets and scalable, impactful programs.

AND WHEREAS local governments GHG reduction plans will be effectively and expeditiously realised through a dedicated focus on cutting the most impactful GHG sources, including: retrofitting existing buildings to high-efficiency standards; renewable electricity; elimination of fossil fuel heating sources; shifting people to transit, active

transportation, and renewably powered mobility options; and the electrification of commercial and passenger vehicle fleets.

AND WHEREAS the complexity and pace/progress of GHG reductions in both local governments and community require additional resources and planning to reduce risks of missing interim and longer GHG and renewable energy targets.

THEREFORE BE IT RESOLVED that local governments call on the Governments of Canada and British Columbia to pursue the following immediate sector actions to promote and enable GHG reductions and realize important social and economic co-benefits:

1. Make available all ICBC municipal vehicle km/make/model/fuel economy information.
2. Continue the development and implementation of world-class low carbon fuel standards.
3. Fully invest in delivery of the zero-emission vehicles sales targets as established in the CleanBC Plan.
4. Continue progressive and direct funding programs and partnerships for municipal low-carbon initiatives, including building retrofit, transportation, waste management and other priority and shared GHG reduction programs.

17. Application for Lounge Endorsements to Manufacturer's Licenses Regarding Brewing and Distilling Manufacture Licenses, Hudson Brew Corp., o/a Hudson Taphouse and Grill Brewery and Distillery, 785 Caledonia Avenue

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of Hudson Taphouse and Grill Brewery and Distillery, owned and operated by Hudson Brew Corp., located at 785 Caledonia Avenue, to have a lounge endorsement added to each of the two manufacturing licenses, having hours of operation from 9:00 am to 12:00 am daily with an occupant load of 358 persons and request

Request that both patios be closed at 10 p.m.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request and assumptions are that the noise impacts would be proportional in comparison to existing licence capacity in the vicinity and its noise impacts. The applicant has demonstrated commitment to abide by the Noise Bylaw and has committed to operating a respectful and conscientious business and neighbour. The requested hours of operation are modest and support for the application is not expected to cause a trend of significant negative impacts to the community.
- b. If the application is approved, the impact on the community is expected to be economically positive as the approval supports the business plan and long-term viability of the establishment. The establishment is in close proximity to sporting and entertainment venues and so is thought to contribute to the vibrancy and diversity of offerings in the area.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice

posted at the property. The City received nine letters in response to the request, two in support of the application and seven opposed.

- d. Council recommends the license endorsements be approved.