

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD FEBRUARY 21, 2019

For the Council meeting of February 28, 2019, the Committee recommends the following:

1. 899 Esquimalt Road - Referral of Proposed Esquimalt OCP Amendment

That Council direct staff to:

1. Forward this report to the Township of Esquimalt as comment on the Township's referral of the Official Community Plan (OCP) amendment for 899 Esquimalt Road.
2. Communicate that Council encourages the Township of Esquimalt to recognize the status of Esquimalt Road as part of the City of Victoria's bicycle network, the CRD's Priority Inter-Community (PIC) network, and the Frequent Transit network, as well as its status as a commuter cycling route in Esquimalt's earlier *Bicycle Network Plan* (2001); the opportunity to complete a missing link in this important regional connection; and the value of the urban forest, in order to:
 - a. determine a desired cross-section for Esquimalt Road which includes sufficient space for safe cycling facilities, pedestrians, a bus waiting area, and street trees;
 - b. consult with City of Victoria Engineering staff in developing the above cross-section;
 - c. seek Statutory Right-of-Way or highway dedication to achieve this cross-section along this section of Esquimalt Road and frontage works as part of redevelopment, as appropriate;
 - d. Consult with BC transit to locate, design and secure an appropriate shelter/waiting area for the Frequent Transit route.
3. Communicate that Council is supportive of:
 - a. The Township of Esquimalt considering community amenities to offset any impacts of added density to the community;
 - b. the diversity of housing proposed in this project, including 2- and 3-bedroom units, in a location convenient to shops, services, amenities, transit and the downtown core.

2. Crystal Pool and Wellness Centre Replacement Project - Gas Tax Grant Deadline

That Council direct staff to advise UBCM that the City cannot satisfy the Gas Tax Grant condition for the Crystal Pool and Wellness Centre Replacement Project

3. Update: 1770 - 1780 Denman Street – Rezoning Application No. 00639 and Development Permit with Variances Application No. 00077 (North Jubilee)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00639 for 1770-1780 Denman 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:

1. Submission of required revisions and materials outlined in the Committee of the Whole report dated June 28, 2018 and variance fees for the Development Permit with Variances Application.
2. Review by Council at a Committee of the Whole Meeting of the Development Permit with Variances Application.
3. Presentation at Committee of the Whole of a Tenant Assistance Plan and details of proposed terms to be included in a Housing Agreement.
4. That the applicant be required to adhere to the Tenant Assistance Plan.

5. In considering the Development Permit with Variances Application, that staff work with the applicant to pay special attention to the landscaping around the parking lot as it relates to the neighbouring property to mitigate the visual impacts.
6. That staff work with the applicant to secure a housing agreement to ensure future strata owners can't prevent units from being rented.
7. That staff work with the applicant and the CRD to secure two units at below market rate.
8. That staff work with the applicant to secure a Statutory Right of Way to ensure the public may pass through freely.

4. Community Association Land Use Committee Check-In Meeting Update

That Council direct staff to continue to explore process improvements with the Community Association Land Use Committees including improvements to CALUC membership, notification and advertisement.

5. Potential Facilitated Meeting Requirement

That Council:

1. Receive this report for information.
2. Direct staff to create a process for facilitators to facilitate the regular CALUC Meeting if requested by either the CALUC or the proponent.
3. Direct staff to report back to COTW to outline amendments to the Land Use Procedures Bylaw.
4. Direct staff to consult with the CALUCs and the development industry on this process before reporting back.
5. Direct staff to pursue options 1 and 3 as detailed in the report.

6. Bicycle Master Plan - Implementation Strategy Update

That Council direct staff to:

1. Streamline project processes and activities via a condensed engagement process, bundled procurement, and reduced design timelines, as per the detail of this report.
2. Add the required temporary positions under the Bicycle Master Plan Capital Program Budget within the 2019-2023 Financial Plan with funding from Gas Tax.