

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD MAY 2, 2019**

For the Council meeting of May 9, 2019, the Committee recommends the following:

**1. Federation of Canadian Municipalities Conference - Housing Affordability**

That Council forward the following motion to the Federation of Canadian Municipalities for consideration as an emergency resolution at the 2019 annual conference.

**Prioritizing Housing Affordability**

WHEREAS the National Housing Strategy prioritizes housing solutions for low- and moderate income households, per FCM's recommendations;

WHEREAS renters and homeowners at a range of income levels and in cities and communities of all sizes are increasingly unlikely to be able to access or maintain a home that is affordable to them and meets their needs;

WHEREAS, on average, owning a home is more expensive now than at any time in the last 30 years;

WHEREAS average rent increases are outstripping inflation in many housing markets;

WHEREAS housing affordability pressures are exacerbated by record-high household debt-to income levels in a rising interest-rate environment;

WHEREAS the stability of national and local housing markets has a direct linkage to national and local economic outcomes;

WHEREAS housing affordability is correlated to positive health and socioeconomic outcomes;

WHEREAS the federal government has influence over the affordability of housing, both rented and owned, through the regulation of mortgages and mortgage insurance, taxation levers and its spending power;

WHEREAS the federal government's 2019 budget underscored that housing affordability is a federal concern, and that it has an important role to play in addressing it through the announcement of the First-Time Home Buyer Incentive and enhancements to both the Rental Construction Financing Initiative and Home Buyer's Plan;

RESOLVED that the federal government assess and publically report on the impact of budget 2019 measures designed to improve housing affordability for renters and owners; and

RESOLVED that the federal government work with municipalities through FCM to determine the most effective federal role in improving housing affordability for renters and owners at the local level.

**2. 2832 and 2838 Shakespeare Street - Rezoning Application No. 00656 (Oaklands)**

**Rezoning Application No. 00656**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00656 for

2832 and 2838 Shakespeare Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

**Development Permit with Variances Application No. 00116**

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. 00656, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare Street in accordance with:

1. Plans date stamped March 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the rear yard setback from 6.00 m to 1.80 m for Lot 2
  - ii. allow an accessory building in the front yard for Lot 2
  - iii. reduce the front yard setback for an accessory building from 18.00 m to 15.25 m for Lot 2
  - iv. reduce the side yard setback for an accessory building from 0.60 m to 0.30 m for Lot 2.
3. A revised site plan and landscape plan that includes existing trees to be removed to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

**3. City Family**

That the update from the Council appointees to the City Family be received for information.

**4. 553 Raynor Avenue - Rezoning Application No. 00616 (Vic West)**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00616 for 553 Raynor Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

**5. 331 / 337 St. Charles Street – Development Variance Permit Application No. 00204 (Fairfield-Gonzales)**

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. 00204 for 331 and 337 St. Charles Street, in accordance with:

1. Plans date stamped April 4, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the front yard setback of Lot A from 7.5m to 2.89m
  - ii. reduce the rear yard setback of Lot A from 9.1m to 4.56m
  - iii. reduce the lot width of Lot B from 15.0m to 11.64m
  - iv. reduce the front yard setback of Lot C from 7.5m to 4.78m
  - v. reduce the north side yard setback of Lot C from 2.78m to 1.54m
  - vi. reduce the combined side yard setback of Lot C from 5.4m to 4.58m.
3. Revised site plan, to the satisfaction of the Director of Sustainable Planning and Community Development, correcting the Lot A parking stall dimensions to match the landscape plan.
4. The Development Permit lapsing two years from the date of this resolution."

**6. Proposed Amendments to the Land Use Procedures Bylaw No. 16-028**

That Council give first, second and third readings for the attached Land Use Procedures Bylaw amendments which would clarify and/or revise the following:

1. The Zoning Regulation Bylaw and the Zoning Bylaw 2018 are subject to this bylaw.
2. A 90% refund is available until 15 business days after application submission and a 75% refund is available until 40 business days after application submission.
3. If a motion to approve a development application is defeated by a vote of Council, the application is not approved and is considered closed.
4. Signs are not required for any City-initiated development applications regardless of application type or number of parcels.
5. All encroachment agreements are delegated to staff regardless of whether the proposed development requires approvals by Council or approvals that are delegated to staff.
6. Fees for variances are payable on a one-time basis.
7. No base fee is required for a Heritage Alteration Permit for a single family dwelling or duplex regardless of whether the application requires Council approval or if it is delegated to staff.
8. No resubmission fee is required when an applicant resubmits plans in response to staff comments.
9. Staff may specify the number and location of notice signs taking into account the site configuration and visibility to the public.
10. Addition of row numbers to the table in Schedule D for ease of reference.
11. Addition of Development Permit Area 15F: Intensive Residential - Attached Residential Development to the table in Schedule D.
12. Uses in the zoning would not be impermissibly varied when considering development permits (Schedule D).
13. Staff are delegated authority to issue development permits with variances that propose a new use which requires no more than 5 additional motor vehicle parking stalls, even if the total variance for the building exceeds 5 motor vehicle parking stalls due to a lawful nonconformity.
14. The costs to be included in landscaping security estimates.
15. Direct staff to, if possible, incorporate into the bylaw changes on the notion that for City initiated rezonings, a sign be included on the property where the property owner is willing.
16. That staff give consideration as part of amendments to the bylaw to allow the installation of a temporary sign in proximity of the parcel.

**7. Festival Investment Grant 2019 Allocations**

That Council approve the Festival Investment Grant allocations as recommended in Appendix 1 and 2 for total cash grants of \$276,828 and in-kind City services grants of up to \$128,700.