

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD JUNE 6, 2019**

For the Council meeting of June 13, 2019, the Committee recommends the following:

**1. 902, 906 & 910 McClure Street (Abigail's Hotel) - Rezoning Application No. 00648, Development Permit with Variance Application No. 000530, & Heritage Designation Application No. 00181 (Fairfield)**

Rezoning Application No. 00648

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00648 for 902, 906 and 910 McClure 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 condition is met:

1. Preparation and execution of a legal agreement to secure a 1.83m Statutory Right-of Way along Quadra Street, to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variance Application No. 000530

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. 00648, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000530 for 902, 906 and 910 McClure Street, in accordance with:

1. Plans date stamped March 5, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the minimum landscape strip for a surface parking lot from 1.0m to 0.67m.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 00181

1. That Council instruct staff to prepare the necessary Heritage Designation Bylaw that would approve the designation of the heritage-registered property located at 906 McClure Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.
2. That Council authorize the Mayor and City Clerk to execute documents necessary to discharge Covenant #88497 in the form satisfactory to the City Solicitor from the property's title once the Heritage Designation Bylaw is approved.

**2. Mayor Helps Travel Request- Tour of Ambrose Place, Edmonton, Alberta on June 17-18**

That Council authorize the attendance and associated costs for a tour of Ambrose Place, Edmonton, AB, June 17-18, 2019.

**3. Mayor Helps Travel Request - Wellbeing Cities Forum, Montreal, Quebec on June 18-20**

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the Wellbeing Cities Forum to be held in Montreal, Quebec, June 18-20, 2019.

**4. Greater Victoria Harbour Authority Presentation**

That this presentation be received for information.

**5. North Park Neighbourhood Association Presentation**

That this presentation be received for information.

**6. 1708 Coronation Avenue - Rezoning Application No. 00663 and Development Permit with Variances Application No. 00663 (North Jubilee)**

Rezoning Application No. 00663

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00663 for 1708 Coronation Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to the receipt of an executed Statutory Right-of-Way (SRW) along Shelbourne Street as illustrated on the plans dated April 5, 2019, to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00663

That the applicant works with staff to make changes to the proposed design to fit with the architectural character of neighbouring properties on the street, particularly the massing along the east side of the house and maintaining sustainability features, and return to a Committee of the Whole meeting.

**7. 2921 Gosworth Road - Update Report for Rezoning Application No. 00649 and Development Permit with Variances Application No. 00096 (Oaklands)**

Rezoning Application No. 00649

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00677 for 2921 Gosworth Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set.

Development Permit with Variances Application No. 00096

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. 00667, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00096 for 2921 Gosworth Road, in accordance with:

1. Plans date stamped April 18, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the front yard setback from 6.00m to 3.38m for Lot A
  - ii. reduce the front yard setback from 6.00m to 4.91m for Lot B
  - iii. reduce the (east) side yard setback from 2.40m to 1.50m for Lot A.
3. A revised site plan and landscape plan to correct minor inconsistencies 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."

**8. 589 Toronto Street - Rezoning Application No. 00661 (James Bay)**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00661 for 589

Toronto 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. Preparation and execution of a Housing Agreement to secure two units as rental for a period of five years, or the duration of the current ownership of the property, whichever is longer.
2. The preparation and execution of a statutory right of way of 2m along Toronto Street, to the satisfaction of the Director of Engineering and Public Works.

**9. 561 & 565 Toronto Street - Development Permit with Variances Application No. 00091 (James Bay)**

That, subject to the preparation and execution of the related legal agreements, 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 Variance Application No. 00091 for 561 and 565 Toronto Street, in accordance with:

1. Plans date stamped April 26, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the street boundary setback from 10.5m to 4.6m;
  - ii. reduce the rear yard setback from 6.99m to 3.9m;
  - iii. reduce the West side yard setback from 6.99m to 4.39m;
  - iv. reduce the East side yard setback from 6.99m to 0m;
  - v. reduce the distance from property line to centre line from 7.5m to 5.0m;
  - vi. increase the site coverage from 40% to 46%;
  - vii. reduce the open site space from 60% to 54%.
3. Registration of legal agreements on the property's title to secure:
  - a. a statutory right of way, to the satisfaction of the Director of Engineering;
  - b. a housing agreement to restrict Strata Bylaws from prohibiting rental units; and
  - c. the provision of electrical conduits to all parking stalls to allow for future electric vehicle changing infrastructure.
4. Council authorizing anchor-pinning into 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.
5. The Development Permit lapsing two years from the date of this resolution."

**10. 701 Tye Road (Railyards) - Development Permit with Variances Application No. 00080 (Victoria West)**

That Council, subject to the execution of a Housing Agreement ensuring that no restrictions are placed on the rental of dwelling units within this building, to the satisfaction of the Director of Sustainable Planning and Community Development, 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 Development Permit with Variances Application No. 00080 for 701 Tye Road, in accordance with:

- a. Plans date stamped April 12, 2019.
- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the height from 31m to 33.01m (building) and to 35.65m (mechanical room).
- c. The Development Permit lapsing two years from the date of this resolution.
- d. Direct staff to work with the applicant to re-examine the design of the Victoria West Entry Park to better address the revised building design and the ADP's comments; and that prior

to bringing forward the necessary MDA amendment for Council's consideration, the applicant engages with the Victoria West Neighbourhood Association on the Park redesign."

**11. 2713 Quadra Street - Development Permit with Variance Application No. 00112**

**(Hillside/Quadra)**

That, subject to the preparation and execution of a Statutory Right of Way, 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. 00112 for 2713 Quadra Street, in accordance with:

1. Plans date stamped April 25, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - reduce the number of vehicle parking stalls from 38 to 7; and
  - reduce the landscape buffer between a parking stall and a street from 1.0m to 0.50m.
3. Registration of a Statutory Right of Way of 3.2m off Quadra Street to the satisfaction of the Director of Engineering.
4. The Development Permit lapsing two years from the date of this resolution."

**12. Update: Growing in the City Urban Food Program**

That Council direct staff to proceed with the recommendations listed below, with all resource implications referred to the annual financial planning process;

- A. Expand City grant eligibility
- B. Pilot a City-built allotment garden
- C. Pilot City-sponsored distribution of gardening materials
- D. Investigate the re-introduction of the Sharing Backyards program
- E. Support access to agricultural water rates
- F. Establish food system targets and outcomes

**13. Food Bearing, Pollinator and Native Plant Species Landscape Design Guidelines**

That Council:

1. Direct staff to amend the *Design Guidelines For: Multi-Unit Residential, Commercial and Industrial* and the *Design Guidelines for Attached Residential Development* to include the following landscape design guideline:
  - *A minimum of 30% of the plants provided in the landscape design for common areas should be native vegetation, adapted (non-invasive) species, food bearing plants or plants that provide pollinator habitats.*
2. Direct staff to bring forward an Official Community Plan Amendment Bylaw to amend:
  - a. Development Permit Areas 4, 5, 6A, 7A, 10A, 10B, 13 and 16 with an updated reference to the revised *Design Guidelines For: Multi-Unit Residential, Commercial and Industrial*.
  - b. Development Permit Area 15F: Intensive Residential - Attached Residential Development with an updated reference to the revised *Design Guidelines for Attached Residential Development*.
3. Consider consultation under Section 475(2)(b) of the *Local Government Act* and direct staff that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, Songhees Nation, Esquimalt Nation, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.

4. Consider consultation under Sections 475(1) and 475(2) of the *Local Government Act* and direct staff to undertake consultation with the community including Community Association Land Use Committees and the development industry on the proposed amendments to the *Official Community Plan* through online consultation and direct email correspondence.
5. Refer the proposed *Official Community Plan* amendments to the Accessibility Working Group and the Urban Food Table for comments.

#### **14. Topaz Park Improvement Plan and Victoria High School Sport Field Project**

That Council;

1. Approve an amendment to the Topaz Park Improvement Plan, to replace the existing artificial turf field with a new similar size field located on the final site of one of the paired fields proposed under the existing plan, subject to stakeholder notification; and

That Council;

2. Approve an amendment to the 2019 Financial Plan to allocate the capital funding (\$430,000) previously approved for the Topaz Park artificial turf field expansion, to detailed design work for the replacement of the Topaz Park field and the Victoria High School sport field project and to have consultation with the community before moving forward.

#### **15. Police Board Special Events Budget**

1. That Council allocate up to \$135,300 from the 2019 contingency to fund expenses for Canada Day, non-profit run community events, and military events, with a final decision to be made at the Council meeting of June 13<sup>th</sup> after receiving a more detailed outline of Canada Day policing expenditures, a report on projected VicPD overtime expenditures for 2019 and opportunities to reduce overtime costs in the future.
2. That Council direct staff to engage DND/Veterans Affairs Canada officials to seek to recover costs associated with military events in the City.
3. That Council request the Mayor to work with other mayors from CRD municipalities to secure support for policing events that serve the regional community.
4. And that Council direct staff to consider alternative community safety models for special events where appropriate.

#### **16. Jobs for the Future 2041 Action Plan**

1. That Council provide input into the proposed process.
2. That Council approve the proposed process and amend the strategic plan Objective #4 2019 Action #1 to "Create Jobs for the Future 2041 Action Plan."