

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD NOVEMBER 14, 2019

For the Council meeting of November 14, 2019, the Committee recommends the following

E.1 1702 Fernwood Road - Heritage Alteration Permit with Variances Application No. 00017 (Fernwood)

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 Heritage Alteration Permit with Variances Application No. 00017 for 1702 Fernwood Road, in accordance with:

1. Plans, date stamped September 30, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Reduce the number of required parking stalls from 4 to 3
 - ii. Increase the maximum height of accessory building (existing garage) from 3.5m to 3.7m
 - iii. Reduce the minimum (north) rear and (west) side yard setbacks of accessory building (existing garage) from 0.6m to 0.4m
 - iv. Permit the addition of unenclosed floor space for a pre-1931 single family dwelling
 - v. Reduce the minimum of landscaped area in rear yard from 33% to 24%
 - vi. Permit exterior changes to a pre-1931 single family dwelling
 - vii. Reduce the required width of rear yard landscape strip from 1.5m to 1.0m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

E.2 1017-1023 Cook Street - Development Permit with Variance Application No. 00119 (Fairfield)

That, subject to the preparation and execution of legal agreements to secure the rental of all dwelling units for the life of the building, to the satisfaction of the Director of Sustainable Planning and Community Development, 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 Variance Application No. 00119 for 1017-1023 Cook Street, in accordance with:

1. Receipt of final plans generally in accordance with the plans date stamped October 25, 2019, to revise the siting of the proposed bicycle parking rack located on the public right-of-way to the satisfaction of the Director of Engineering and Public Works.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the minimum vehicle parking from 34 stalls to 0 stalls.
3. Council authorizing the street-level projecting canopies over the City Right-of-Way on Cook Street, 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.
4. Final plans generally in accordance with plans date stamped October 25, 2019.
5. The Development Permit lapsing two years from the date of this resolution."

E.4 323 Skinner Street - Development Variance Permit No. 00232 (Vic West)

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 the Development Variance Permit Application No. 00232 for 323 Skinner Street, in accordance with:

1. Plans date stamped October 10, 2019.
2. Development meeting all *Fence Bylaw* requirements, except for the following variance:
 - i. increase the height of a fence from 1.22m to 1.83m in a front yard
3. The Development Variance Permit lapsing two years from the date of this resolution."

H.1 Council Member Motion - A New Coastal Strategy and Law for British Columbia

That Council direct Mayor Helps to write to the Province advocating for a BC Coastal Strategy.

H.2 Council Member Motion - Funding for Sanctuary Youth Centre

That Council provide \$26,000 out of 2019 Contingency to fund the Sanctuary Youth Drop In for an additional 3 hours on days that they are currently open and to provide funds for a day shelter in the event of extreme weather.

E.3 733, 737, and 741 Fisgard Street & 1620 Blanshard Street - Temporary Use Permit Application No. 0012 (Downtown)

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That, subject to the amendment of the existing Master Development Agreement to allow for a temporary surface parking lot, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, authorize the issuance of Temporary Use Permit Application No. 00012 for 733, 737 and 741 Fisgard Street and 1620 Blanshard Street to allow for a temporary surface parking lot, in accordance with:

1. Plans date stamped June 20, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. Allow surface parking stalls.
3. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by LADR Landscape Architects dated October 2, 2018 and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate is payable to the City prior to the issuance of the building permit.
4. Council authorizing the amendment of the existing Master Development Agreement to allow for the temporary surface parking lot and clarify that the lands cannot continue this use once the Temporary Use Permit has expired, and to further provide a landscape plan for the site once the use has discontinued, provided that the applicant amends this agreement in a form satisfactory to the City Solicitor and the Director of Sustainable Planning and Community Development.
5. That staff work with the applicant to explore the possibility of using this site as temporary modular housing.
6. The Temporary Use Permit lapsing two years from the date of this resolution."

F.1 Sustainable Mobility Strategy

That Council:

1. Adopts the Sustainable Mobility Strategy report and the directions and strategies presented today.
2. Direct staff to report back to Council in Q1 with a report on progress of implementation of the 2020 actions.
3. Consider allocation of \$655,000 as part of the 2020 financial planning process to advance priority work as outlined in the Next Steps section of this report which is required to support priority transportation safety, regulatory review and program requirements:
 - a. Initiate Vision Zero program planning and increased right of way enforcement (Key Initiative 1) (2 FTEs in Bylaw Services).
 - b. Advocate to regional stakeholders, Victoria Regional Transit Commission (VRTC) and the Province to designate Rapid Transit as a regional infrastructure priority (Key Initiative 2).
 - c. Continue investments in accessibility and active transportation (Key Initiative 3).
 - d. Initiate planning and strategies to allocate more road right of way to zero or low emissions vehicles and community parking spaces for low/ zero emissions car share services (Key Initiative 4).
 - e. Initiate planning and actions in support of "Rethink the Curb" and report back with initial proposed changes as part of the annual parking update (Q1 2020) and through a comprehensive strategy for Council's consideration in Q3 2020 (Key Initiative 5) (1 FTE in Parking Services).
 - f. Initiate investments in Smart City infrastructure to support transportation safety and traffic management (Key Initiative 6) (1 FTE in Information Technology).
 - g. Initiate priority bylaw review, support to City transit priorities and accessibility / pedestrian improvement planning (1 FTE in Transportation).
 - h. Support wider and more detailed public mobility communications and engagement (1 FTE in Transportation).

F.2 Application and Integration of the Climate Lens

That Council direct staff to:

Commence work in 2020 and develop the necessary resource assessments to complete priority work phases as part of the 2021 financial planning process, as outlined in detail in Section 4 of the Issues and Analysis section of the report.

That item 1.5 in the report be amended to identify the Victoria Regional Transit Commission as the lead agency.

F.3 2019 Climate Action Strategy - Proposed Programs and Initiatives

That Council:

1. Adopt the new accelerated climate action planning directions in the Policy Directions section of this report, and adopt the new climate targets that expand on the existing Climate Leadership Plan (CLP) directions, as follows:
 - a. Expand the CLP's target to include that after 2025, all new and replacement building heating and hot water systems are zero emissions, and report back in the fall of 2020 with additional strategies and considerations to achieve this target (Policy Direction #4);

- b. Direct staff to develop a new city-wide, long-term target for 2030, related to the reduction of embodied-emissions from materials used by the municipality, and report back in the fall of 2020 with the initial targets and planning considerations (Policy Direction #5).
- c. Direct staff to initiate planning for new targets related to municipal ecosystem performance to enhance the city's natural carbon sequestration and climate adaptation capabilities, and report back in 2020 with an update (Policy Direction #6)
- 2. Adopt the strategies and directions contained within the High Impact Initiatives section of this report to meet the CLP and new policy direction objectives, which include the following:
 - a. Oil to Heat Pump Incentive Program
 - b. Building Energy and Efficiency Retrofit Program
 - c. Low Carbon Step Code Program

And refer the responsibility to deliver Low Carbon Mobility High Impact Initiatives as part of the GoVictoria program in the following areas:

 - d. Active Transportation Infrastructure
 - e. Zero Emissions Mobility Incentives
 - f. Zero Emissions Rapid and Frequent Transit Initiatives
- 3. Consider allocating \$334,000 of ongoing operating funds in the 2020 financial planning process to support critical staff resources to deliver multi-year projects, as follows:
 - a. Three full-time positions \$324,000
 - i. Community Energy and Emissions Specialist (EPW) (1 FTE) transition to ongoing
 - ii. Fleet Energy and Emissions Specialist (EPW) (1 FTE) new
 - iii. Building Energy and Emissions Specialist (SPCD) (1 FTE) new
 - b. Training and conference attendance (\$10,000)
- 4. Consider allocating \$1,025,000 in funding as part of the 2020 financial planning process, using available Climate Action Reserve Funds (CARF) \$460,000 and a \$565,000 2019 surplus allocation to fund non-CARF eligible initiatives. These funds support the High Impact Initiatives and financial impact section of this report, outlined as follows:
 - a. **Oil to Heat Pump Incentive Program** (\$400,000 for fuel switching top up, electrical panel upgrades, equity top-ups and promotional materials, based on estimated uptake forecast):
 - b. **Building Energy and Efficiency Retrofit Program** (\$35,000 for promotional work, minor top ups):
 - c. **Low Carbon Step Code Program** (staff work only), and
 - d. Climate Action Program: Priority investments to support the following work (\$590,000):
 - i. International Council for Local Environmental Initiatives (ICLEI) Membership renewal (\$60,000/year - 3-year contract \$180,000 total)
 - ii. Climate action project management/ administrative guidelines (\$50,000)
 - iii. Support to Market Rental Revitalization Program (\$30,000)
 - iv. Electric Vehicle (EV) chargers (Broad Street) - (\$50,000)
 - v. Parkade EV chargers (\$25,000)
 - vi. Village EV chargers (\$50,000)
 - vii. EV Infrastructure strategy development (\$25,000)
 - viii. Communication strategy development and implementation (\$60,000)
 - ix. Program matching funds - Zero Emissions Fed/Prov programs (\$75,000)
 - x. Building Owners and Managers Association - Capital Region 2030 Resilient District year two grant (\$25,000)

- xi. GHG Modelling and Consultant support (\$20,000)
- 5. Direct staff to:
 - a. Complete the necessary administration to extend the current ICLEI partnership agreement, which houses the western Canada ICLEI representatives in the City, for another 3-year period, to the satisfaction of the City Clerk,
 - b. Bring forward a bylaw to apply an initial per-hour City EV charging fee of \$1.00 per hour, or as required, to ensure adequate parking turnover and availability for public use, and amend bylaw to the satisfaction of the Director of Engineering & Public Works.

And that Council:

- 6. Advocate to the Province, CRD, BC Hydro and other key stakeholders to designate *Building Energy and Efficiency Retrofits* as a regional infrastructure priority,
- 7. Advocate to the Capital Regional District for the immediate start-up of a regionally-led community energy/emissions retrofit program applying the principles and directions outlined in this report and drawing from international best-practice.
- 8. Advocate to the Province to amend the Community Charter to give BC municipalities the independent authority to manage issues of climate change, reflecting the importance and reality that these complex issues share environmental / social and economic dimensions that affect community well-being in an increasingly important and severe manner.
- 9. Advocate for a regional Climate Action Leadership Advisory Board with membership from industry, academia, community, government and business to drive shared and impactful investments in regional greenhouse gas mitigation and adaption.
- 10. That staff be directed to provide a progress report to Council in Q2 of 2020.

F.4 Waterfront Public Realm Initiative

That Council approve the refined concept design for the Songhees Park Expansion project as shown in Attachment A.

F.5 Recreation Fees Bylaw Update

That Council direct staff to bring forward amendments to the Recreation Fees Bylaw No. 06-056 effective January 1, 2020 to increase fees as outlined in Appendix A.

That the fee increase be revised to 2% for Crystal Pool and Memorial Arena admissions and the remainder funded from new assessed revenue.

F.6 Operating Grant Increases for Community and Senior Centres

That Council receive this report for information.

F.7 UBCM Housing Needs Grant Program Report

That the City of Victoria support the Capital Regional District to apply for, receive, and manage UBCM grant funding to complete a housing needs report in partnership with the City of Victoria.

That Council request that the CRD and other partners consider incorporating a component of Participatory Action Research in to the needs assessment.