

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD AUGUST 8, 2019

For the Council meeting of August 8, 2019, the Committee recommends the following:

1. Council Member Motion - Marking the 100th Remembrance Day

That staff be directed to report back at the September 5th Committee of the Whole meeting on the costs and resource implications associated with:

1. creating memorial medallions commemorating the 100th anniversary of the establishment of Remembrance Day
2. installing medallions on existing street and/or some traffic signs along both sides of Shelbourne Street from Bay Street to North Dairy Road
3. hosting an event to mark the installations in the week prior to November 11, 2019.

2. Council Member Motion - Urban Food Table's Food Production on Private Land Inventory Survey

That Council direct staff to invite representatives from the Urban Food Table to present at the September 12, 2019 Committee of the Whole to provide a brief report on the results of the Food Production on Private Land Inventory survey.

3. Conference Attendance Request for Mayor Helps - Future Cities Canada Summit

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the Future Cities Canada Summit in Toronto, November 7th – 8th, 2019.

4. Conference Attendance Request for Councillor Young - UBCM

That Council authorize the attendance and associated costs for Councillor Geoff Young to attend the UBCM Conference to be held in Vancouver, September 23-27, 2019.

5. Conference Attendance Request for Councillor Alto - UBCM

That Council authorize the attendance and associated costs, up to a maximum of \$1599.90, for Councillor Marianne Alto to attend the UBCM Conference to be held in Vancouver, September 23-27, 2019.

6. Conference Attendance Request for Councillor Thornton-Joe - International Downtown Association Conference

That Council authorize the attendance and associated costs for Councillor Charlayne Thornton-Joe to attend the IDA Conference to be held in Baltimore, October 26-30, 2019.

7. 829-899 Fort Street and 846-856 Broughton Street - Rezoning Application No. 00613 and Development Permit Application No. 000516 (Fairfield)

Rezoning Application No. 00613

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00613 for 829-899 Fort Street and 846-856 Broughton 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 legal agreements to secure the following:
 - a. a 1.73m Statutory Right-of-Way along the Quadra Street frontage, to the satisfaction of the Director of Engineering and Public Works.

- b. rental of all of the dwelling units in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
 - c. sixty-three dwelling units of below market student rental housing (with a monthly cost of \$850 per student) for a period of four years, to the satisfaction of the Director of Sustainable Planning and Community Development
 - d. fourteen dwelling units of seniors housing to be rented at 60% below market value for a period of 12 years, to the satisfaction of the Director of Sustainable Planning and Community Development
 - e. community use of the multi-purpose rooms, to the satisfaction of the Director of Sustainable Planning and Community Development
 - f. frontage improvements to bury the hydro lines and provide street trees along all three street frontages, to the satisfaction of the Director of Engineering and Public Works
 - g. a childcare facility with a below market lease rate to be operated by a non-profit care provider, to the satisfaction of the Director of Sustainable Planning and Community Development
 - h. a music wellness centre to be operated by the Victoria Conservatory of Music with some availability for community use.
2. Preparation of a staff update report to Council on the applicant's proposed public art contribution.

Development Permit Application No. 00516

That Council, after the Public Hearing for Rezoning Application No. 00613, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000516 for 829-899 Fort Street and 846-856 Broughton Street, in accordance with:

- 1. Plans date stamped May 31, 2019.
- 2. Development meeting all Zoning Regulation Bylaw requirements.
- 3. Final plans to be generally in accordance with the plans identified above 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. 605-629 Speed Avenue and 606-618 Frances Avenue - Development Permit with Variance Application No. 00115 (Burnside)

- 1. That prior to giving notice and giving an opportunity for public comment at a meeting of Council:
 - a. That Council instruct staff to work with the applicant to provide a functional road design and appropriate cross-sections to demonstrate that the proposed buildings, installation of underground utilities, driveway crossings and ramp grades will accommodate the existing London Plane trees located on Speed Avenue.
 - b. That Council instruct staff to prepare and execute a housing agreement that secures ten dwelling units (seven studios, two 1-bedroom and one 2-bedroom) in the six-storey building as rental in perpetuity and affordable as per the City's definition of Affordable Housing for a period of ten years.
- 2. 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. 00115 for 605-629 Speed Avenue and 606-618 Frances Avenue, in accordance with:

- a. Plans date stamped July 18, 2019.
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height of building from 37m to 45.34m;
 - ii. reduce the front yard setback of the 14-storey portion of the building from 6m to 1.60m to allow for a canopy projection only;
 - iii. reduce the front yard setback of the six-storey portion of the building from 6m to 1.52m to allow for a canopy projection only;
 - iv. reduce the side yard (east) setback from 5.90m to 0.00m for a parkade projection only;
 - v. reduce the required number of residential parking spaces from 237 to 151;
 - vi. reduce the required number of visitor parking space from 25 to 17;
 - vii. reduce the separation space between an accessory building (timber pavilion) and the principal building from 2.40m to 1.30m;
 - viii. reduce the separation space between an accessory building (bicycle storage building) and the principal building from 2.40m to 1.40m and locate the accessory building in the side yard.
- c. The Development Permit lapsing two years from the date of this resolution."

9. 1002 Vancouver Street - Heritage Alteration Permit No. 00237 (Fairfield)

1. That Council approve Heritage Alteration Permit Application No. 00237 for 1002 Vancouver Street as presented; and
2. That the City send a letter to BC Housing expressing disappointment in the removal of character-defining elements from the heritage-designated Mount Edwards apartment building without a permit, and stating the City's expectation that this situation does not recur.
3. As part of the letter we request that BC Housing make a voluntary contribution to one of the City's heritage funds for the amount that the wood windows would have cost.

10. Community Gardens License of Occupation

That Council authorize the Mayor and City Clerk to execute new licences of occupation for the following community gardens, subject to the publication of notices as required by the Community Charter, and with all terms to the satisfaction of the City Solicitor and the Director of Parks, Recreation and Facilities:

1. Banfield Commons/ Tea Garden (Banfield Park on Craigflower Rd)
2. Banfield Orchard (Banfield Park on Craigflower Rd)
3. Fairfield Community Garden (Robert Porter Park)
4. Wark Street Commons (Wark Street Park between Bay St and Kings Rd)
5. Fernwood Community Orchard/ Stevenson Community Orchard (William Stevenson Park)
6. Earthbound Garden (2507 Garden Street)
7. Spirit Garden (1769 Newton St & 1782 Kings Rd)
8. James Bay New Horizons Pollinator Garden (Irving Park, James Bay)
9. Yates Street Community Garden (1012/14 Yates St.)

Motion arising:

That staff report as part of the 2020 budget process on options for making community gardens more accessible for people with disabilities, people from diverse ethno cultural communities, and people in lower income neighbourhoods.

11. Bike Master Plan Update - 2019 Projects

That Council:

1. Approve the recommended design for the Vancouver Street AAA corridor, including adjacent road network improvements as per the details of this report and direct staff to proceed to detailed design and tendering to enable construction start in late 2019;
2.
 - a. Approve the recommended design for the Harbour Road AAA corridor and direct staff to proceed to detailed design and tendering to enable a construction start in late 2019; and
 - b. Direct staff to prepare a Bike BC funding application for this project and if successful, authorize the Mayor and the City Clerk to execute the associated grant agreement under the funding program, with terms similar to the 2017/2018 Bike BC program.
3.
 - a. Approve the alternate alignment of Graham and Jackson Street as the priority AAA corridor in the Hillside Quadra neighbourhood and proceed with priority engagement with residents of the 3000 and 3100 block of Jackson Street on intersection options at Finlayson Road; and
 - b. Direct staff to advance to detailed design and tendering for Graham and Jackson to enable a construction start in late 2019; and
 - c. Direct staff to initiate a partnership offer with School District 61 to collaborate on installation of outdoor covered bicycle parking at Quadra Elementary School.
4. That consideration be given to the following adjustments during the detailed design phase:
 - a. Consideration of phased implementation of new parking spaces on Vancouver Street, particularly between Southgate and Fairfield, to allow for review of functionality of the network prior to the introduction of new incursions into the right of way;
 - b. Consideration of retaining the landscaped traffic island on Harbour road north of the crosswalk connecting to the Galloping Goose Trail.

Motion to Refer:

That Council endorse the concept of developing a “Fernwood / Oaklands connector” off the Vancouver Street route in North Park, in conjunction with traffic safety improvements in the vicinity of the George Jay Elementary School funded as a distinct project, with consideration of signalized crossings at Princess / Cook and Cedar Hill / Bay and refer the matter to budget discussions in the fall.

12. Dallas Road Balustrade Replacement

That Council:

1. Endorse the replacement of the existing balustrade along Dallas Road seawall with the steel stanchion and wire cable design (like other waterfront railing designs along city waterfront locations), as recommended in this report; and,
2. Direct staff to amend the 2019 Financial Plan by adding \$150,000 in project funding to allow for detailed design and contract preparation for the replacement balustrade, funded from the Buildings and Infrastructure Reserve.

13. 2030 BOMA Resilient District Grant Funding Allocation

That Council approve a grant of \$25,000 to be awarded to the Building Owners and Managers Association of BC (BOMA) for the creation of a 2030 Resilient District in Greater Victoria.

14. Notice of Proposed Amendment - Canadian Aviation Regulation Advisory Council (CARAC) - Transport Canada - Victoria Harbour Airport (YWH)

That Council direct staff on the submission of comments to Civil Aviation Regulation Advisory Council (CARAC), specifically in response to "Notice of Proposed Amendments (NPA); dated July 8, 2019. The original date for response to CARAC was identified as August 22nd, 2019 but subsequent discussion has indicated extension to September 2nd. In an abundance of caution, it is recommended to provide the submission prior to August 22nd.

With regard to the "proposed changes" as identified on Page four (4) of the NPA, the applicability of the amendment **does not** relate to the Victoria Harbour Water Airport (YWH) as, it is presently identified as a "certified" water airport under definition of both options of the proposal. There are presently six (6) certified water airports in Canada.

Specific to Victoria Harbour Airport, the following recommendations are provided for Council's consideration to be included in submission as a wholesome response to the CARAC "Notice of Proposed Amendment."

1. Support and encourage compliance with Subpart 302 of the Canadian Aviation Regulations (CAR), specifically Part III which may provide greater safety and ensure effective resources are in place for emergency service provision, including rescue, within and surrounding the Victoria Harbour
2. Support the proposal for Transport Canada to adopt the recommended solution(s) to establish the requirement for the certification and operation of water airports, including safety requirements, organizational requirements, emergency response plans and reporting requirements. Additional reference to included surrounding the establishment of cost recovery or fee for service agreements with applicable agencies.
3. Incorporation into Part III of the CARs will provide for further exploration on the incorporation of legal binding contractual arrangements and/or contractual arrangements to further clarify "lines of authority", incident command and authority having jurisdiction (AHJ) in emergency response situations
4. Acceptance and publication to the Gazette of this amendment to promote further define the requirements for the certification and operation of water airports in Canada and, allow a standardized application of these emergency response and safety requirements by Transport Canada.
5. Request that Transport Canada provide the City of Victoria with a Noise Exposure Forecast for the Victoria Harbour water airport as soon as possible and on an ongoing basis.
6. That Transport Canada provide an up to date safety assessment of the harbour airport.