

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD SEPTEMBER 17, 2020

For the Council meeting of October 1, 2020, the Committee recommends the following:

E.1 777 Douglas Street: Development Permit Application No. 000561 (Downtown)

That Council authorize the issuance of development permit application No.000561 for 777 Douglas Street, in accordance with:

1. Plans date stamped July 3, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

E.2 2639 Fifth Street: Development Variance Permit No. 00244 (Hillside/Quadra)

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. 00244 for 2639 Fifth Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the residential vehicle parking requirement from 61 stalls to 50 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

H.3 Advocacy to Expand the Extreme Weather Response to Non-winter Extreme Weather Events

That Council request the Mayor write to the Minister of Housing and Municipal Affairs and BC Housing, advocating for the Extreme Weather Response to be expanded to open shelters and provide other necessary services during non-winter extreme weather events including when poor air quality presents a health risk.

E.3 848 Yates Street: Development Permit Application (DDP No. 00529) (Downtown)

That Council decline Development Permit No. 00529 for 848 Yates Street and proposed modifications to the through-block walkway and terms of the statutory right-of-way.

F.1 Village and Corridor Planning: Summary of Early Engagement, Next Steps and Required Consultation

That Council:

1. Receive the Village and Corridor Planning Early Engagement Summary Report.
2. Direct staff to develop policy recommendations to inform potential Official Community Plan (OCP) amendment bylaws following consultation, and in accordance with feedback received. This may include amendments to the following sections of the OCP:
 - a. Section 6: Land Management and Development and related maps and policies;
 - b. Section 21: Neighbourhood Directions;
 - c. Appendix A: Development Permit Areas, considering new or updated development permit areas and guidelines.
3. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff to refer the proposed Official Community Plan Amendment Bylaw to the Esquimalt Nation, Songhees Nation, the Greater Victoria School District, the Capital

Regional District Board, the Province, and the District of Saanich; and that no referrals are necessary to Island Health, the federal government, the Township of Esquimalt, and the District of Oak Bay.

4. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff to undertake consultation with those affected through a combination of printed materials and digital engagement tools including:
 - a. Workshops with stakeholders and Local Area Planning Working Group members;
 - b. An online open house process presenting policy options and concepts;
 - c. A mailing to residents, businesses and owners within the Hillside-Quadra, North Park and Fernwood neighbourhoods;
 - d. Referral to the Advisory Design Panel;
 - e. A second Open House process presenting proposed Neighbourhood Plans, OCP and Zoning Bylaw Amendments.

H.1 Council Member Motion: Selkirk Water Floating Swimming Platform

That Council directs staff to write to Transport Canada, indicating that the City of Victoria supports the ongoing use of the floating swimming platform in the Selkirk Water for recreational use and enjoyment by the public, and believes this use is compatible with other uses of the Selkirk Water, including navigation.

That Council direct staff to report back on the suitability of the existing location and recommendations, with view towards minimizing the impact on the marine ecology.

E.5 1314 and 1318 Wharf Street: Update Report on Rezoning Application No. 00701 and Heritage Alteration Permit with Variances Application No. 00236 (Northern Junk) (Downtown)

Rezoning Application No. 00701

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00701 for 1314 and 1318 Wharf 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. Plan revisions to include frontage works and building access consistent with the City's Subdivision and Development Servicing Standards, revised long term bike parking spaces to meet the requirements set out in Schedule C of the Zoning Regulation Bylaw and minor plan corrections, to the satisfaction of the Director of Sustainable Planning and Community Development and Director of Engineering & Public Works.
2. That Council authorize the placement of Pad Mounted Transformer (PMT) on public property and work with the applicant to ensure the addition of the PMT is incorporated as an enhancement to the public realm with all associated expenses being born by the applicant to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Preparation of the following agreements, registered on title by the applicant, to the satisfaction of City staff:
 - a. Statutory right-of-way for public access over the area dedicated to the Harbour Pathway and the internal alley between the two heritage buildings, to the satisfaction of City staff;
 - b. Housing Agreement to secure 47 residential rental units as rental in perpetuity, to the satisfaction of the City Solicitor;
 - c. Section 219 Covenant to secure off-site tree replacement at a four to one ratio with a cash in lieu contribution with values set per the Tree Preservation Bylaw

- (Bylaw No. 05-106) for public realm improvements, and a cash in lieu contribution for offsite short term bicycle parking; and
- d. A legal agreement to ensure that building amendments would be made along the north property line to comply with building code requirements should a building be proposed for the property located at 1324 Wharf Street.
4. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachments; and
 - b. anchor-pinning in the City right-of-way.

Heritage Alteration Permit with Variances No. 00236

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. 00701, if it is approved, consider the following motion:

“That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00236 for 1314 and 1318 Wharf Street, in accordance with:

1. Plans date stamped August 10, 2020.
2. The Conservation Plan for the Caire and Grancini Warehouse at 1314 Wharf Street, date stamped October 22, 2019.
3. The Conservation Plan for the Fraser Warehouse at 1316-1318 Wharf Street, date stamped October 22, 2019.
4. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Reduce the required short term bicycle parking spaces from 10 to 0; and
 - b. Increase the maximum permitted height from 8 metres to 21 metres.
5. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.
6. The applicant provide details regarding their intended process for commissioning a story wall for the north elevation of the building, including an artist selection process, scope and content, and an explanation for how their project will consider the Indigenous cultural heritage of the waterfront public realm, to the satisfaction of the Director of Sustainable Planning and Community Development.
7. The applicant providing a lighting plan for the heritage buildings, to the satisfaction of the Director of Sustainable Planning and Community Development.
8. That Council authorize the placement of Pad Mounted Transformer (PMT) on public property and work with the applicant to ensure the addition of the PMT is incorporated as an enhancement to the public realm to the satisfaction of the Director of Sustainable Planning and Community Development.
9. Heritage Alteration Permit lapsing two years from the date of this resolution”