

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD DECEMBER 10, 2020

For the Council meeting of January 7, 2021, the Committee recommends the following:

F.3 1171 Rockland Avenue: Development Variance Permit Application No. 00253 (Fairfield)

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. 00253 for 1171 Rockland Avenue, in accordance with:

1. Plans, date stamped August 11, 2020
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the minimum unit size from 33m² to 19.5m² for one unit.
3. The Development Permit lapsing two years from the date of this resolution.”

D.1 Victoria Housing Strategy Annual Review

That Council direct staff to:

1. Receive the Victoria Housing Strategy Annual Review 2019 for information.
2. Amend page 48 of the *Victoria Housing Strategy Phase Two* document, with updates to the Housing Unit Targets, which considers new population projections, a Housing Needs Assessment, and a Housing Gap Analysis including more detail for the very low, low, and median income brackets and change 950 to 1450 in the report.
3. Approve the 2021 Prioritization of Housing Strategy Actions.
4. Work with the consultants to arrive at a target for housing suitable for families that incorporates both latent demand and projected demand and to make that the 2025 target.

D.2 Zero Waste Victoria

That Council:

1. Approve Zero Waste Victoria;
2. Direct staff to begin implementing strategies in Zero Waste Victoria as outlined in the short-term action plan; and
3. Direct staff to report back with draft bylaw(s) for Council’s consideration to regulate priority single-use items after new municipal authorities are conferred by the Province.
4. Refer the Zero Waste Victoria report to the Board of the Capital Regional District (CRD), and the Mayors and Councils of CRD member Local Governments, for information.
5. Request that the Mayor write on behalf of Council to the Board of the CRD, requesting that the CRD work with the City of Victoria and other local governments to advocate for “flow control” regulating the export of solid waste outside the region.
6. Advocate to the Capital Regional District to increase the tipping fee for disposal of unsorted solid waste at the Hartland Landfill, to discourage the disposal of unsorted solid waste and encourage waste reduction / diversion / recycling.
7. Direct staff to report back on options for increasing diversion rates from multi-family residential and commercial properties.
8. Direct staff to explore options for separating pet waste at off-leash dog areas in parks

F.1 3120 Washington Avenue: Rezoning Application No. 00735 (Burnside)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00735 for 3120 Washington Avenue, 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:

- a. Preparation of legal agreements executed by the applicant to secure the following, with form satisfactory to the City Solicitor:
 - i. a housing agreement to ensure that future Strata bylaws cannot prohibit the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - ii. a statutory right-of-way of 1.00m on Washington Avenue for sidewalk improvements, to the satisfaction of the Director of Engineering and Public Works;
 - iii. the design of the proposed eight single-family dwelling units and associated landscaping in accordance with the plans dated October 13, 2020, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - iv. Further consideration by the developer of options to increase the rear setback.

F.2 131, 137 Skinner Street and 730 - 736 Tyee Road: Rezoning Application No. 00747 (Victoria West)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00747 for 730-736 Tyee Road & 131-137 Skinner Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

F.4 1244 Wharf Street: Heritage Alteration Permit with Variances Application No. 00023 (Downtown)

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. 00023 for 1244 Wharf Street, in accordance with:

1. Plans, date stamped November 20, 2020.
2. The Conservation Plan for the Yates Block at 1244 Wharf Street by Donald Luxton and Associates Inc., dated September 2020
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - increase the parapet projection from 1m to 4.5m (for cornice and pediment only)
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Revisions to the existing Statement of Significance to include restored heritage features as character-defining elements to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Revisions to elevation details of the proposed restored pediment and cornice, including molding profiles, to the satisfaction of the Director of Sustainable Planning and Community Development
7. Minor plan amendments to illustrate frontage improvements to the satisfaction of the Director of Engineering.

8. Preparation and execution of a legal agreement to secure frontage improvements, to the satisfaction of the Director of Engineering
9. Council authorizing the restoration of historic features, including a pediment, roof level cornice and balcony, which will project over 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.
10. Heritage Alteration Permit with a Variance lapsing two years from the date of this resolution.”

I.1 Council Member Motion: Bring Back Mainstreet

1. That Council refer the Bring Back Mainstreet to staff working on the implementation of *Victoria 3.0*, *Create Victoria*, the Parks and Open Spaces Masterplan, Build Back Victoria, Neighbourhood Planning, and to staff in finance, real estate, economic development and planning for their consideration.
2. That Council refer “In It Together: Bringing Back Canada’s Main Streets” to the Minister of Municipal Affairs with request for consideration actions to reduce the property tax impacts to legacy main street businesses, arts and culture organizations and non-profits downtown and in village centres.