

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD JULY 22, 2021**

For the Council meeting of August 5, 2021, the Committee recommends the following:

**G.2 Pre-Application Community Consultation Fees**

That Council direct staff to bring forward amendments to the Land Use Procedures Bylaw to:

- a. increase the pre-application fees from \$750 to \$800 for rezoning application where notice is given to owners and occupiers of properties within 100 metres of the subject property
- b. increase the pre-application fees from \$1250 to \$2400 for Official Community Plan applications where notice is given to owners and occupiers of properties within 200 metres of the subject property.

**I.1 Council Member Motion: Letter to Pacheedaht First Nation**

The City of Victoria write to the Pacheedaht First Nation acknowledging and respecting its right to govern its own assets, to reaffirm the city's goal to engage in respectful and open dialogue towards reconciliation.

**D.2 Report back on Homelessness**

That Council:

1. Receive the Report of the Homeless Advocate for information and endorse the recommendations within.
2. Consider the approval for a full-time staff position in the 2022 budget with a focus on resolving systemic barriers to ending homelessness in the city.
3. Review the funding and services agreement with the Greater Victoria Coalition to End Homelessness and consider providing an equitable amount of funding to the Aboriginal Coalition to End Homelessness in the 2022 budget
4. That Council forward this report to the Attorney General and Minister Responsible for Housing, Minister of Children and Family Development, Minister of Health, Minister of Mental Health and Addictions, Minister of Municipal Affairs, Minister of Social Development and Poverty Reduction, and MLAs representing constituencies in the CRD and mayor and councils of all municipalities in the CRD and all federal MPs within the region and the Federal Minister of Housing and Social Development and Federal Minister of Health and to the CRD Board.
5. That Council direct staff to report back with legal advice on amendments to the OCP to recognize "housing is a human right" as a guiding value and vision of the City of Victoria's Official Community Plan.

That Council:

1. That Council request the Mayor to write to the Minister Responsible for Housing and local MLAs advocating for the Government of B.C. to establish a non-profit and co-operative housing acquisition strategy to be combined with tenant protections, to safeguard existing low-cost rental homes and expand the supply of deeply affordable housing;
2. And that Council request the Mayor write to the CRD and CRHC advocating for the consideration of the inclusion of the acquisition and operation of older rental stock as part of future affordable housing initiatives.

That Council direct staff to investigate potential ways to include rentals which are affordable due to the age of the building in the city's affordable rental update, to ensure minimal loss of affordable rental units.

#### **E.1 Village and Corridor Planning Phase 1 Summary, Draft Directions and Next Steps**

That Council:

1. Receive the Village and Corridor Phase 1: Stage Two Engagement Summary (Attachment A) and the What's Proposed Executive Summary (Attachment B).
2. Work with the Downtown Blanshard Advisory Committee, the Fernwood Community Association, and the North Park Community Association to address concerns raised by those associations.
3. Direct staff to prepare draft neighbourhood plans and design guidelines based on directions provided in Planning Summary and Draft Directions reports (Attachments C, D, E, F) and begin the final stage of engagement to review, reassess and revise plans in accordance with the Stage Three Engagement Plan (Attachment G).
4. In addition to referral to other governments as directed by Council in September 2020, refer draft neighbourhood plans and design guidelines to the Advisory Design Panel and the Heritage Advisory Panel for comments.

#### **F.1 121 Menzies Street - Development Variance Permit Application No. 00194 and Heritage Designation Application No. 000162 Update Report**

##### **Development Permit with Variance Application No. 00194**

"That Council authorize the issuance of Development Permit with Variance Application No. 00194 for 121 Menzies Street in accordance with:

1. Plans date stamped May 26, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- i. decrease the dwelling unit floor area (minimum) from 33.00m<sup>2</sup> to 14.79m<sup>2</sup>;
  - ii. locate the parking in the front yard;
  - iii. locate accessory buildings in the side yard;
  - iv. increase total site coverage from 40% to 42.30%;
  - v. increase the height of one accessory building from 3.50m to 4.41m;
  - vi. decrease the rear setback of an accessory building from 0.60m to 0.50m;
  - vii. decrease the side setback of accessory buildings from 0.60m to 0.40m;
  - viii. decrease the separation space between an accessory building and a principle building from 2.40m to 1.0m;
  - ix. increase the rear yard site coverage for an accessory building from 25.00% to 29.80%;
  - x. increase the combined floor area for an accessory building from 37.00m<sup>2</sup> to 41.61m<sup>2</sup>.
3. The Development Permit lapsing two years from the date of this resolution."

**Heritage Designation Application No. 000162**

That Council consider this updated motion with respect to Heritage Designation Application No. 000162:

"That Council give first and second reading of Heritage Designation Bylaw (Bylaw No. 21-038) be for Heritage Designation Application No. 000162 for 121 Menzies Street."

**F.2 440-450 Swift Street - Heritage Alteration Permit Application No. 00246**

That Council authorize the issuance of the Heritage Alteration Permit Application No. 00246 for 440-450 Swift Street in accordance with:

1. Plans, date stamped June 30, 2021.
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. Heritage Alteration Permit lapsing two years from the date of this resolution.

**G.1 Pre-Application Community Consultation after the COVID-19 Pandemic**

That Council direct staff to bring forward amendments to the Land Use Procedures Bylaw consistent with Option 1 outlined in this report, which would retain flexibility to alter processes during emergencies and revise the pre-

application community consultation requirements that apply after the COVID-19 pandemic has ended, to require applicants to:

- install a pre-submission sign on site
- post plans to the Development Tracker (with an associated online comment form), and
- attend an in-person and/or online community meeting, at the discretion of the Community Association Land Use Committee.

That the recommendation and staff report be sent to CALUCs for comment.