

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD SEPTEMBER 9, 2021**

For the Council meeting of September 23, 2021, the Committee recommends the following:

**G.3 Encroachment Agreement**

That Council approve the City entering into an encroachment agreement to allow for a minor encroachment as detailed in this report for a parkade structure within the public right-of-way adjacent to 1720 Fairfield Road, on terms and in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

**I.2 Council Member Motion: Council Liaisons for the IDPAD Committee**

That Council:

1. Assign Councillor Dubow and Mayor Helps as Council Liaisons to the City of Victoria International Decade of People of African Descent (IDPAD) Advisory Committee.

**F.3 903 Collinson Street: Development Variance Permit No. 00273 (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. 00273 for 903 Collinson Street in accordance with:

1. Plans date stamped August 5, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, Schedule C, except for the following variance:
  - a. Reduce the minimum distance from the parking stall to a street from 1.0m to 0.34m.
3. The Development Variance Permit lapsing two years from the date of this resolution.”

**D.1 Presentation: Victoria Foundation**

Direct staff to explore principles of Trust Based Philanthropy as part of the City's Strategic Plan Grant process in 2022 and report back to Council with proposed amendments and implications as part of the regular continuous improvement process that happens each year.

**D.2 Presentation: Ending Violence Association of BC**

That Councillors and staff members of the City of Victoria receive trauma-informed training with orientation training.

**F.1 1124 Vancouver Street, 941 and 953 View Street: Rezoning Application No. 00718 and Development Permit with Variances Application No. 00133 (Harris Green)**

Rezoning Application No. 00718 for 1124 Vancouver Street, 941 and 953 View Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00718 for 1124 Vancouver Street, 941 and 953 View 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. Minor plan revisions as detailed in concurrent Development Permit with Variances Application No. 00133.
2. Preparation of the following legal agreements, executed by the applicant, in a form satisfactory to the City Solicitor, to secure:
  - a. the rental tenure in perpetuity and to ensure a future strata cannot restrict the rental of units to the satisfaction of the Director of Sustainable Planning and Community Development
  - b. the provision of two car share vehicles, two car share stalls, 162 car share memberships and a 16 bike stall surplus in excess of the minimum requirements of the Zoning Regulation Bylaw to the satisfaction of the Director of Sustainable Planning and Community Development
  - c. the provision of an on-street Level 2 electric vehicle charging station to the satisfaction of the Director of Engineering and Public Works
  - d. the electrification of 16 parking stalls within the parkade capable of powering J1772 SAE connectors to the satisfaction of the Director of Sustainable Planning and Community Development
  - e. the design and installation of a boulevard rain garden on View Street, to the satisfaction of the Director of Engineering and Public Works
  - f. the streetscape improvements along the development frontages on View Street and Vancouver Street as per the Downtown Public Realm Plan 'New Town' District specifications and Bicycle Master Plan, including the provision and installation of furnishings, materials and one decorative pedestrian light, as approved by the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities.

Development Permit with Variances Application No. 00133 for 1124 Vancouver Street, 941 and 953 View Street

That, subject to plan revisions to address the following:

- a. Revisions to the residential entrances to better meet the design guidelines for durable materials, to the satisfaction of the Director of Sustainable Planning and Community Development.
- b. Further consideration to the programming of the rooftop amenity space to provide appropriate weather and sun protection, to the satisfaction of the Director of Sustainable Planning and Community Development.
- c. Allocating two underground parking stalls for car share use, to the satisfaction of the Director of Sustainable Planning and Community Development.
- d. Minor corrections to the technical specifications of the curbside charging station on View Street and accurate reflection of the as-built bike lane along Vancouver Street, to the satisfaction of the Director of Engineering and Public Works.
- e. Confirmation that BC Hydro has approved the proposed power supply to the development, to the satisfaction of the Director of Engineering and Public Works.
- f. Correction to planting list to reflect the landscape plan, to the satisfaction of the Director of Parks, Recreation and Facilities.
- g. Corrections to the Preliminary Servicing Plan, to the satisfaction of the Director of Engineering and Public Works.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and concurrent with consideration of Rezoning Application No. 00718, if it is approved, that Council consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00133 for 1124 Vancouver Street, 941 and 953 View Street in accordance with:

1. Plans date stamped August 16, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reducing the required residential vehicle parking from 85 to 30;
  - ii. reducing the required visitor stalls from 16 to 14.
3. Final plans to be generally in accordance with plans date stamped August 16, 2021.
4. The Development Permit lapsing two years from the date of this resolution.”

**F.2 137 Robertson Street: Rezoning Application No. 00723 and Development Permit with Variances Application No. 00181 (Gonzales)**

Rezoning Application No. 00723 for 137 Robertson Street and 1848 Hollywood Crescent

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00723 for 137 Robertson Street and 1848 Hollywood Crescent, 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. Revisions to the plans date stamped May 18, 2021 to increase the amount of softscape around the building, confirm the proposed setback to Robertson Street and adjust the location of the proposed bicycle parking.
2. Preparation and execution of legal agreements in a form satisfactory to the City Solicitor to secure the provision of one carshare membership per dwelling unit.

Development Permit with Variances Application No. 00181 for 137 Robertson Street and 1848 Hollywood Crescent

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.00723, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00181 for 137 Robertson Street and 1848 Hollywood Crescent, in accordance with:

1. Plans date stamped May 18, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the vehicle parking from three stalls to two stalls;
  - ii. increase the number of storeys from two and a half to three;
  - iii. increase the height from 7.6m to 8.03m;
  - iv. allow for roof decks;
  - v. reduce the front yard setback from 7.5m to 3.22m;
  - vi. reduce the rear yard setback from 7.5m to 3.20m
  - vii. permit an accessory building to be located in the side yard rather than the rear yard;
  - viii. reduce the side yard setback for an accessory building from 0.6m to 0.2m;
  - ix. reduce the building separation distance between an accessory building and the principal building from 2.4m to 0.3m.

3. Registration of legal agreements on the property's title to secure the provision of one carshare membership per dwelling unit, 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.”

**F.4 749-767 Douglas Street: Rezoning Application No.00746, Development Permit with Variances Application No. 000155 and associated Official Community Plan Amendment (Downtown)**

That subject to minor plan amendments to illustrate the landscaping approach for the Humboldt Street Plaza and to update the seating, ramping and curb alignment changes on the Douglas Street frontage, that Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00746 for 749-767 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of legal agreements, executed by the applicant, in a form to the satisfaction of the City Solicitor to secure:
  - i. statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
  - ii. off-site public furniture maintenance agreement to secure the ongoing maintenance of unique street furniture over a period of ten years;
  - iii. statutory right-of-way along Douglas Street to include seating and weather protection of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
  - iv. statutory right-of-way to secure the through block access path proposed along the east property boundary;
  - v. public realm improvements as indicated on the plans dated June 17, 2021 (including tree grates, soil cells, and revised Douglas Street frontage and Humboldt Plaza landscaping);
  - vi. sustainability and active transportation features identified in the staff report and as committed to by the applicant, including provision of a minimum of 94 BC Transit EcoPasses for a three-year period;
  - vii. commitment to achieve Step Code 3 of the British Columbia Building Code.
  - viii. commitment to ensuring public access to the building lobby.
2. That Council give first reading to the Official Community Plan Amendment Bylaw.

3. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
4. That Council give second reading to the Official Community Plan Amendment Bylaw.
5. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
6. 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 anchor-pinning in the City Right-Of-Way.
7. That the north facing sign be lowered to mitigate intrusion into the Douglas Street view corridor.
8. That the applicant continue to work to address potential bird collisions.
9. That the applicant consider recognition of the history of the site, including the former steam laundry and the ethno-cultural history of the facility on the subject parcel.

Development Permit with Variances Application No. 000155

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.00746, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000155 for 749-767 Douglas Street, in accordance with:

1. Plans date stamped June 17, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - a. Reduce the interior southwest setback from 4.5m to 0m;
  - b. Reduce the interior southeast side yard setback from 4.5m to 4.0m;
  - c. Increase the height to 53m;
  - d. Relax the requirement for a 1:5 setback ratio from Douglas Street and Humboldt Street;
  - e. Reduce the required number of vehicle parking stalls from 205 to 116.
3. The Development Permit lapsing two years from the date of this resolution.”

**G.1 Permissive Tax Exemptions**

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting.
3. That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022, subject to staff providing more detail on the class 6 and class 8 portions of the property and the parking lot, at the September 23rd Council Meeting, and to include 3 years of financial statements.

## **G.2 Natural Areas Restoration Program**

1. That Council receive this report for information on the restoration of natural areas in Beacon Hill Park, Cecelia Ravine Park, Topaz Park and Stadacona Park.
2. That Banfield Park be included among the list of City Parks receiving special attention for restoration of natural areas.
3. That the City's Natural Areas Restoration Program be guided by the following considerations:
  - a. Application of traditional land management practices in partnership with Lekwungen people; and
  - b. Climate change mitigation and adaptation.