

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD DECEMBER 9, 2021

For the Council meeting of December 9, 2021, the Committee recommends the following:

F.6 Integrated Survey Area Program Commitment

That Council:

1. Endorse the City of Victoria participating in the provincial Land Title and Survey Authority (LTSA) Integrated Survey Area (ISA) Program.
2. Direct staff to bring forward bylaw amendments to institute a fee to recover the costs associated with the replacement of survey monuments that are destroyed or damaged by third-party construction and development activities.

E.1 1022 Summit Avenue: Rezoning Application No. 00790 (Hillside/Quadra)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00790 for 1022 Summit 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:

1. Revised plans to add a door to the long-term bicycle storage and to provide more details regarding the landscape screening and type of short-term bicycle rack, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Provision of a Replacement Tree Plan that ensures the tree minimum is met as outlined in the Bylaw 21-035, to the satisfaction of the Director of Parks, Recreation and Facilities.

E.2 3117 Blackwood Street: Rezoning Application No. 00783 and Development Permit with Variances Application No. 00184 (Hillside/Quadra)

Rezoning Application No. 00783

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00783 for 3117 Blackwood Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set after submission of revised plans showing a second long term bicycle lockup with both lockups relocated closer to the secondary suites, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 00184

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. 00783, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00184 for 3117 Blackwood Street, in accordance with:

1. Plans date stamped October 5, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the north side yard setback from 3.0m to 2.72m;
 - ii. reduce the vehicle parking from 3 stalls to 2 stalls;
3. The Development Permit lapsing two years from the date of this resolution.”

E.3 1025 Kings Road: Rezoning Application No. 00752 and Development Permit with Variances Application No. 00157 (Hillside/Quadra)

Rezoning Application No. 00752 for 1025 Kings Road

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00752 for 1025 Kings Road, 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. Revised plans that identify the visitor parking stall, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Confirmation that third party servicing would not negatively impact the ability to replant new trees within the City boulevard, to the satisfaction of the Director of Parks, Recreation and Facilities.
3. Confirmation that municipal tree #11614, a 51cm DBH hedge maple will be protected and retained through development, to the satisfaction of the Director of Parks, Recreation and Facilities.
4. Preparation of the following legal agreements, executed by the applicant, in a form satisfactory to the City Solicitor to:
 - a. Secure the building as rental for the greater of 60 years or the life of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Secure the building as affordable as per the Zoning Regulation Bylaw definition at time of adoption, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Secure a minimum of three one-bedrooms, one two-bedroom and two three-bedroom units as affordable for a minimum of ten years and allocated to median income households (or lower) as defined in the

Victoria Housing Strategy, to the satisfaction of the Director of Sustainable Planning and Community Development.

- d. Secure a monetary or equivalent contribution of \$100,000 to go towards park improvements at 2550-2560 Fifth Street, or an alternative location satisfactory to the Director of Parks, Recreation and Facilities.
- e. Secure car share memberships for each of the residential units and the provision of one car share vehicle.

That Council request further information about the affordability provision at the public hearing.

Development Permit with Variances Application No. 00157 for 1025 Kings Road

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. 00752, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00157 for 1025 Kings Road, in accordance with:

1. Plans date stamped September 7, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from 18.5m to 21.24m;
 - ii. decrease the front yard setback from 5.0m to 1.93m;
 - iii. decrease the rear yard setback from 5.0m to 2.68m;
 - iv. decrease the south side yard setback from 5.0m to 3.98m;
 - v. decrease the north side yard setback from 5.0m 1.41m;
 - vi. increase the site coverage from 40% to 70%;
 - vii. reduce the residential vehicle parking from 20 to 19; and,
 - viii. reduce the visitor vehicle parking from 6 to 1.
3. The Development Permit lapsing two years from the date of this resolution.”

E.4 2850 Shakespeare Street: Rezoning Application No. 00679 and Development Permit with Variances Application No. 00102 (Oaklands)

Rezoning Application No. 00679

That subject to plan revisions as detailed in the concurrent Development Permit with Variances Application No. 00102 that the applicant provide the following and report back to Committee of the Whole:

- an arborist report to review for compliance with the Tree Preservation Bylaw and Urban Forest Master Plan and to assess the sidewalk impact on the existing trees that would become municipal trees to the satisfaction of the Director of Parks, Recreation and Culture
- a Statement of Significance prepared by a heritage consultant to review potential Heritage Designation of the existing house to be reviewed by the Heritage Advisory Panel to the satisfaction of the Director of Sustainable Planning and Community Development
- a preliminary site servicing plan prepared by a Professional Engineer to determine servicing locations and limit conflicts with existing trees to the satisfaction of the Director of Engineering and Public Works.

That the applicant be requested to engage nearby residents and strive to achieve a much higher level of neighbor support for the application.

That Council direct staff to ask the applicant to consider securing both houses as rental for 60 years or the life of the building.

Development Permit with Variances Application No. 00102

That the applicant provide more information as detailed in concurrent Rezoning Application No. 00679 and work with staff to revise the design and report back to Committee of the Whole:

1. Provide a shadow study for the proposed house in context with neighbouring properties.
2. Revisions to the plans to address the following, to the satisfaction of the Director of Sustainable Planning and Community Development:

Proposed new house:

- i. reduce the rear yard setback variance
- ii. reduce potential privacy impacts from bedroom windows
- iii. reduce potential shading impacts on neighbours
- iv. enhance the landscaping with particular emphasis on the south and west boundaries
- v. reconsider the use of stone veneer and enhance the entrance through a covered porch or overhang
- vi. simplify the material palette.

Existing house:

- i. provide a usable outdoor space for the existing house
- ii. enhance the landscaping with particular attention to the north and west boundaries.

3. Once design revisions are made, discuss plans with, and re-petition immediate neighbours, as per the Small Lot Policy.

F.1 2022 Draft Financial Plan – Public Engagement Summary

That Council receive this report for information.

F.2 2022-2026 Draft Financial Plan – New Council Motion Report Backs

That Council receive this report for information and further consideration at budget meetings starting on January 7, 2022.

F.4 2021 My Great Neighbourhood Grant Program Summary

That Council approve:

1. The permanent addition of the temporary category “Community Recovery & Resiliency” renamed as Community Resiliency to the My Great Neighbourhood Grant program, and
2. Make permanent the monthly intake and City Manager approval process, with staff providing Council an annual summary of the grant program.

F.3 Municipal Alcohol Policy

That Council direct staff to:

1. Apply the following directions as the basis for developing and implementing a municipal alcohol policy and procedures:
 - 1) Develop guidelines for the review and evaluation of liquor licence applications;
 - 2) Establish greater clarity and accountability for liquor licence terms of operation;
 - 3) Clarify and communicate the liquor licence review process to the community;
 - 4) Ensure revision of the Noise Bylaw effectively considers the goals of the Create Victoria Master Plan and late night noise issues;
 - 5) Review terms of reference for Late Night Advisory Committee; and
 - 6) Streamline the local government referral process.
- 7) That Council reaffirm the inclusion of sexualized violence prevention as part of the mandate of the Municipal Alcohol Policy and the late night program including the Late Night Advisory Committee

2. Adopt a streamlined approach for the review of LCRB referred liquor licence applications as outlined in Approach 4 of Section 6 of this report, to be implemented as part of the municipal alcohol policy.
3. Direct staff to engage with community stakeholders and report back to Council with a recommended municipal alcohol policy and procedures, and any resource implications associated with implementation.
4. Direct staff to report back at the next quarterly update on the implications of a pilot project for responsible alcohol consumption outdoors informed by the recent experience in other BC municipalities.

F.5 Noise Bylaw Review

That Council direct staff to do further analysis of the issues related to the most common noise-related complaints as outlined in this report and bring forward amendments to the Noise Bylaw to address those issues.

That the elimination of gas powered leaf blowers after 2023 be considered in the scope of the review.

That staff consider any lessons learned from noise complaints arising from The Summit at Quadra Village in this review.

And that Council direct staff to include consideration of the create Victoria Arts and Cultural Master Plan in recommended amendments to the noise bylaw implementation.

H.1 Council Member Motion: Canada Day 2022 Sub-Committee

That Council adopt the Canada Day 2022 sub-committee Terms of Reference.

That Council appoint members of council to sit on the sub-committee:
Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow

H.2 Council Member Motion: Supporting Bylaw Services in Addressing Unsightly or Unsafe Properties

That Council direct city staff to report back on the feasibility and implications of amending relevant city bylaws to increase and/or augment bylaw staff's ability to address unsightly or unsafe properties, whether abandoned or not, in a more efficient and effective manner.