

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MAY 12, 2022

For the Council meeting of May 26, 2022, the Committee recommends the following:

D.1 Missing Middle Housing - Engagement and Next Steps

1. That Council direct staff to:
 - a. Prepare bylaws to amend:
 - i. The Zoning Regulation Bylaw to permit houseplexes, corner townhouses, heritage conserving infill, and accessory uses, as described within this report.
 - ii. The Zoning Regulation Bylaw to establish land dedication requirements to support mobility and urban forest objectives, as incentivised by the density bonus structure of proposed zoning for missing middle housing forms.
 - iii. The Land Use Procedures Bylaw to delegate development permit approvals to staff for cases where proposed missing middle housing is permitted in zoning, development applications are consistent with the Missing Middle Design Guidelines, and no zoning variances are requested. Also, to establish delegated development permit application fees of \$5,000 for projects with 6 or fewer dwelling units, and \$8,000 for projects with 7 to 12 units.
 - iv. *The Land Use Procedure Bylaw to provide for a refund of \$5,000 of development permit application fee related to a missing middle project where the applicant submits and complies with a tenant assistance plan consistent with the Tenant Assistance Policy.*
 - b. Prepare an Affordable Housing Standards Bylaw to establish income limits for households qualified to purchase a Below Market Home Ownership unit and a definition of affordable rental housing.
 - c. Bring forward the above-mentioned bylaws and the OCP Amendment Bylaw for first and second reading.
 - d. Monitor the impact of any missing middle zoning changes against the achievement of objectives summarized in the Missing Middle Housing Policy, Including options for prioritizing new co-operative housing, non-profit housing and public housing in the eligibility requirements for increased zoning entitlements arising from the proposed Missing Middle amendments, *loss of units that fall into the definition of affordable in the City of Victoria number of displacements and number of tenant assistance policies* and report back to Council with any recommended process, regulatory, and policy improvements in two years or earlier if significant unintended effects become more immediately apparent or market conditions change significantly.
 - e. Monitor resourcing implications and report back to Council on any further resourcing implications as part the 2023 budget planning process. Report

back sooner with resource implications if a high volume of applications is received.

- f. *Amend the Tenant Assistance Policy to provide for appropriate measures to assist tenants displaced as a result of a missing middle project.*

2. That Council consider approval of the Missing Middle Housing Policy and the updated versions of the Burnside Neighbourhood Plan, Fairfield Neighbourhood Plan, Gonzales Neighbourhood Plan, James Bay Neighbourhood Plan, Jubilee Neighbourhood Plan, Oaklands Neighbourhood Plan, Rockland Neighbourhood Plan, and Victoria West Neighbourhood Plan at the same Council meeting at which the above bylaw amendments are considered.
3. That upon approval of the Missing Middle Housing Policy and updated versions of neighbourhood plans, Council rescinds the previous versions of said neighbourhood plans.
4. *Revise the fee to \$10,000 for buildings of 6 units and less and \$13,000 for buildings of 7 units or more.*
5. *That before the Public Hearing a Missing Middle Housing information open house be held.*

F.2 Recommendation for Clarity Cannabis at 1400 Quadra Street

1. That Council direct staff to advise the Liquor and Cannabis Regulation Branch (LCRB):

The Council of the City of Victoria supports the application of Clarity Cannabis at 1400 Quadra Street to receive a provincial cannabis retail store license with the following comments:

- a. The Council recommends that the Liquor and Cannabis Regulation Branch issue a license to Clarity Cannabis at 1400 Quadra Street.
- b. Bylaw and Licensing Services indicates that the proposed cannabis retail store would have limited community impact. The Victoria Police Department and Sustainable Planning and Community Development did not raise any concerns about community impacts.
- c. The reasons for a positive local government recommendation include that:
 - i. The location permits storefront cannabis retail
 - ii. Staff did not raise significant concerns about community impact due to the proposed storefront cannabis retailer at this location.
- d. Residents' views were solicited through a mail-out to property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association. The City sent 995 notices and received 6 responses, including the Downtown Residents Association.

2. That Council direct staff to advise the LCRB of Council's recommendation subject to the applicant's compliance with applicable City bylaws and permits.

H.1 Council Member Motion - Approval for Acting Mayor - Minister Malcolmson New Westminster Pact Teams Announcement

That Council authorize expenses related to Councillor Potts attending the PACT Teams announcement in New Westminster on April 11, 2022.

Flights:	\$494.00 (return flight harbour air)
Food/Transport/Misc:	\$24.19 - Lunch with Minister
	\$52.95 -Taxi - from airport to event
	\$4.35 - Skytrain ticket

(Harbour Air is carbon-neutral) no carbon offset applied