

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JULY 28, 2022

For the Council meeting of August 4, 2022, the Committee recommends the following:

D.1 Council Member Motion - Recommendations for Rental Incentive and MAARS projects

1. That Council direct staff to consider as part of their work on the rental incentive program and the MARRS program the merits and drawbacks, respectively:
 - a. Reinvesting the property tax increment in rent subsidies in redeveloped rental buildings
 - b. Providing a property tax exemption for five to ten years for rental building retrofits
2. That Council write to the Prime Minister, the Federal Minister of Housing and Federal Minister of Finance to advocate for the removal of charging GST from purpose built rental buildings.

D.2 Notice of Motion from the Council meeting held July 14, 2022

That Council direct staff to report back as part of the two year review of the Missing Middle initiative if it proceeds on options for limiting the entitlement to build new single family homes on Missing Middle zoned parcels, including the potential for regulating maximum unit size and that council direct staff to include an exploration of applying tenant assistant policy to single family homes.

E.1 940 Caledonia Avenue and 953 and 963 Green Street - Temporary use Permit Application No. 00023

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows:

“That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:

- a. Plans date stamped June 1, 2022.
- b. The Temporary Use Permit lapsing 3 years from the date of this resolution and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation.”

E.2 480 and 492 Esquimalt Road – Rezoning Application No. 00794 and Development Permit with Variances Application No. 00183 (Victoria West)

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00794 for 480 and 492 Esquimalt 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 address the following:
 - a. confirm the percentage of horizontal ground-mounted long-term bicycle parking stalls to meet Schedule C requirements.
2. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
 - a. Secure the building as rental in perpetuity.
 - b. Secure a minimum of 30 two-bedroom units.
 - c. Secure a Statutory Right of Way over the courtyard for public use.
 - d. Secure the following building amenities:
 - i. minimum of 47 storage lockers for residents
 - ii. rooftop amenity spaces as proposed in the landscape plans, including seating, barbeques and portable propane fire pits.
3. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Engineering and Public Works and the City Solicitor:
 - a. Secure the provision of car share memberships and usage credits for all residential units, one car share vehicle, one dedicated car

share vehicle stall and public access to the stall, a minimum of 123 long-term bicycle stalls to exceed the minimum requirements by 19, ten of which are cargo bicycle stalls, a bicycle wash and repair station, electrical outlets for 50% of the bicycle parking stalls, enrollment in the BC Transit EcoPass program for three years for each of the three commercial units, and end of trip facilities for the commercial tenants.

- b. Secure a sidewalk to City standards on Russell Street north of the development site connecting to Dundas Street.
 - c. Secure a Statutory Right-of-Way of between 0.95m and 1.75m along the Esquimalt Road frontage to accommodate a sidewalk and boulevard to City standard widths.
 - d. Secure a Statutory Right-of-Way of 1.63m along the Russell Street frontage.
 - e. Release of the existing triangular-shaped Statutory Right-of-Way at 492 Esquimalt Road, numbered 175468-G.
 - f. Secure the proposed removal of power poles and the subsequent undergrounding of power servicing on Russell Street.
4. Provision of a letter from the owner at 404 Dundas and outlines their awareness and agreement to follow the requirements of tree replacement on their property.
 5. Revised Arborist Report to change the proposed small trees to Part 2, small trees, and to include the Part 1, medium trees proposed. The report must also be revised to include the review of the BC Hydro Servicing and providing comment on the feasibility for retention of the municipal tree at 414 Dundas
6. Subject to a minimum floor area of light industrial space

Development Permit with Variances Application

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. 00794 if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances Application No. 00183 for 480 and 492 Esquimalt Road, in accordance with:
 - a. Plans date stamped May 31, 2022.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- i. increase the height from six storeys to seven storeys to accommodate the rooftop amenity access and mechanical room
 - ii. decrease the rear yard setback from 3.0m to 0.12m
 - iii. decrease the residential vehicle parking from 83 stalls to 43 stalls
 - iv. decrease the visitor vehicle parking from 9 stalls to 4 stalls
 - v. decrease the commercial vehicle parking from 30 stalls to 16 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

F.1 Official Community Plan Annual Review 2021

That Council receive the Official Community Plan Annual Review 2021 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.

F.2 Victoria Housing Strategy Annual Review 2021

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential buildings in the region and continue to advocate for regulation of real estate investment trust and a federal and provincial non-profit housing acquisition fund and that this report and 2021 OCP annual review be referred to Council no later then the end of Q1 2023 and that these reports be included in the orientation materials of the new Council.

F.3 Zoning Regulation of Self-Storage Facilities and Vehicle Storage

That Council direct staff to prepare amendments to the Zoning Regulation Bylaw to prohibit self-storage facilities and vehicle storage lots within existing industrial zones and bring forward the amendment bylaw for first and second readings prior to consideration at a public hearing.

H.1 Council Member Motion - Advocacy for Sustainable Funding for Point Ellice House and other Heritage Sites

That Council requests that the Mayor write, on behalf of Council, to the Premier of British Columbia, the Minister of Tourism, Arts, Culture and Sport, and Members of the Legislative Assembly representing constituencies in the Capital Region, requesting sustainable funding for Point Ellice House and other provincially owned Heritage Sites.

H.3 Council Member Motion - Side Guards Plus Recommendations

That Council:

1. Require that side guards be installed on all City of Victoria owned and contracted trucks and direct staff to report back with recommendations and a timeline for implementation;
2. Direct staff to perform a full review of all city owned and contracted trucks to ensure side mirrors are installed and in working condition.
3. Direct the Mayor to write a letter to the federal Minister of Transport, the Honourable Omar Alghabra, calling for the federal government to make side guards mandatory on large, heavy and semi-trucks in urban areas.
4. Advocate to the Federation of Canadian Municipalities (FCM) to adopt a resolution asking Transport Canada to make side guards mandatory on large, heavy and semi-trucks in urban areas.
5. Direct the Mayor to write a letter to the provincial Minister of Transport, Rob Fleming, calling for an amendment to Section 7.04 of the Motor Vehicle Act to require mirrors covering the front and side blind spots on large, heavy and semi-trucks in urban areas.