

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MAY 23, 2024**

For the Council meeting of June 13 2024, the Committee recommends the following:

E.1 1035 Russell Street: Rezoning Application No. 00844 and Development Permit with Variances Application No. 00266 (Vic West)

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated May 9, 2024 for 1035 Russell Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council once the following conditions are met:
 - a. Revise the plans to provide one van accessible parking stall and adjust the proposed variances if necessary, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Revise the Tenant Assistance Plan, to the satisfaction of the Director of Sustainable Planning and Community Development, to meet expectations of the Tenant Assistance Policy, and more specifically to include:
 - i. Rent compensation for eligible tenants as per length of tenancy and at 2022 CMHC average rents or tenant's rent, whichever is higher.
 - ii. Relocation support for eligible tenants with at least three housing options that are comparable in size, location and price, and which meet tenant needs.
 - c. Revise the arborist report, site survey, landscape plan and civil plan to the satisfaction of the Director of Parks, Recreation and Facilities.
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. a 2.47m wide Statutory Right of Way on Russell Street.
4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.

Development Permit with Variances

That Council, after giving notice, consider the following motion:

- "1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00266 for 1035 Russell Street, in accordance with plans submitted to the Planning department and date stamped by Planning on December 1, 2023, subject to:
- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the side (east) setback from 4.0m to 3.01m;
 - ii. reduce the rear (south) setback from 4.0m to 1.52m;

- iii. increase the site coverage from 50% to 53.3%;
 - iv. decrease the open site space requirement from 45% to 40.18%;
 - v. decrease the number of required visitor parking stalls from 1 to 0; and
 - vi. decrease the number of required van accessible parking stalls from 1 to 0.
- b. Final plans generally in accordance with the plans date stamped December 1, 2023, with the following revisions:
- i. Modifications to the Russell Street frontage to accommodate additional landscaping and simplifying the design of the building, as stated in the letter from the Applicant dated April 9, 2024.
 - ii. Revised plans to the satisfaction of the Director of Engineering are required that addresses the following:
 - Ensure doors do not swing out across a public sidewalk or statutory right of way.
 - Correct the alignment of Raynor Street and ensure all drawings are consistent.
 - Move the sidewalk to align with the property line along Raynor Street and the inbound SRW boundary along Russell Street and ensure all drawings are consistent.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

E.2 1055 Alston Street: Rezoning Application No. 00851 and Development Permit with Variances Application No. 00234 (Vic West)

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated May 9, 2024 for 1055 Alston Street.
2. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revised plans identifying a second car share stall on-site.
 - b. The application be reviewed by the Advisory Design Panel.
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. Provision of a 1.0m wide statutory right of way for a portion along Alston Street to accommodate a sidewalk and two boulevard trees to City standards.
 - b. Provision of transportation demand management measures including:
 - i. two electric car share vehicles with a security of \$55,000 per vehicle
 - ii. two car share vehicle parking stalls equipped with Level 2 electric vehicle charging stations
 - iii. public access to the shared vehicle parking stalls
 - iv. a minimum of 56 car share memberships and credits
 - v. enhanced bicycle facilities including 50% of long-term bicycle spaces to have access to an electrical outlet, 10% of long-term bicycle parking to be oversized for cargo bicycles, and a bicycle maintenance station, and
 - vi. two EcoPasses for a minimum of five years for the industrial space.

4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
5. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application

That Council, after giving notice, consider the following motion:

“1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00234 for 1055 Alston Street, in accordance with plans submitted to the Planning department and date stamped by Planning on April 18, 2024, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the residential vehicle parking from 55 stalls to 17 stalls
 - ii. reduce the visitor vehicle parking from six stalls to two stalls
 - iii. reduce the industrial vehicle parking from eight stalls to four stalls
 - iv. reduce the visitor van accessible stall from one stall to zero stalls
 - v. reduce the surface parking lot setback from a street from 1m to 0.6m
 - vi. eliminate the landscape screen between a surface parking lot and a street.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

E.3 902 Foul Bay Road: Development Permit with Variances Application No. 00273 (Gonzales)

That Council consider the following motion:

“1. That Council , after giving notice, posting signage, and inviting written comments from the public for Council’s consideration, authorize the issuance of Development Permit with Variances Application No. 00273 for 902 Foul Bay Road to permit amendments to the plans attached to the existing approved permit issued for Development Permit with Variances Application No. 00192, in accordance with plans submitted to the Planning department and date stamped by Planning on May 1, 2024, subject to the following:

- a. Plan revisions, to the satisfaction of the Director of Sustainable Planning and Community Development:
 - i. provide an improved landscaped buffer between the parking area and the street;
 - ii. modify the plans to provide a feature to encourage play in the common outdoor amenity space; and
 - iii. retain the green roof above the one-bedroom units, utilize the flat roof area as an outdoor amenity or add additional landscaping and stormwater management features elsewhere on the site, or the carport structure.
- b. The proposed development meeting all City zoning bylaw requirements, except for variances permitted by the existing approved permit Development Permit with Variances Application No. 00192 and the following variance:
 - i. reduce the landscape buffer around parking areas from 1m to 0.65m.

2. That the Development Permit with Variances, if issued, expires two years from the date of this resolution.”

F.2 Purchasing Policy Proposed Amendments

That Council:

1. Approve the amended Purchasing Policy (Appendix A), and
2. Direct the City Solicitor to prepare the necessary amendments to bylaws, in alignment with the limits and authorities established in the amended Purchasing Policy, to:
 - a. Delegate the authority to negotiate, enter into, execute and administer Purchase Agreements to the following positions:
 - i. Purchase Agreements over \$500,000 – City Manager
 - ii. Purchase Agreements up to and including \$500,000 – Chief Financial Officer
 - iii. Purchase Agreements up to and including \$74,999.99 – Manager or Department Director
 - iv. Purchase Agreements for goods up to and including \$10,000 – Project Manager
 - b. Delegate the authority to administer, amend and renew Purchase Agreements of any value – Project Manager

With all delegations subject to the following conditions:

- c. Purchase Agreement must be in writing and in a form satisfactory to the City Solicitor;
- d. Any amendments that add to the work, service, or goods must be integrally related to and necessary to fulfill the objectives of the subject contract as described in the underlying solicitation; and
- e. Any renewal term not to exceed that set out in the underlying solicitation.

F.3 Improving Governance Processes through Comprehensive Delegation Bylaw

That Council direct the City Solicitor to draft a new delegation bylaw as described in Option 1 of this report and bring forward for Council’s consideration at a future meeting.

F.4 1124 Vancouver Street – Statutory Right of Way Agreement Acquisition for Water Meter

1. That Council authorize that the City of Victoria enter into a Statutory Right of Way agreement for the lands at 1124 Vancouver Street in the City of Victoria (the “**Agreement**”) on the terms satisfactory to the Director of Engineering and Public Works, and in the form satisfactory to the City Solicitor, for an area of approximately 9.5m² (2.7m * 3.5m) at 1124 Vancouver Street, Victoria for the purpose of the City’s installation, maintenance and operation of a water meter and associated vault on the lands legally described as LOT A and Lots 782, 783, 785 Plan EPP126734 (PID 031-877-826).
2. That no legal right or obligation will be created, and none shall arise until the Agreement is fully executed by the City.

H.1 Council Member Motion: Parking Outside of the Downtown Neighbourhood

That Council direct staff to report back on:

1. Reducing private vehicle movements and parking in the downtown neighbourhood by exploring the potential of creating a new parkade, or increased public parking capacity, outside the downtown.
2. Including in the OCP related objectives and metrics, such as:
 - a. reducing vehicle movements and vehicle km travelled in the downtown;
 - b. shifting numbers of parking stalls from the downtown to peripheral areas; and,
 - c. providing last-mile solutions (including transit, micro-mobility and bike share) available at any major parking locations in the periphery in order to help people move quickly from parking to final destinations.