

**COMMITTEE OF THE WHOLE REPORT  
FROM THE MEETING HELD JUNE 13, 2024**

For the Council meeting of June 27, 2024, the Committee recommends the following:

**F.1 700 Government Street: Heritage Alteration Permit Application No. 00264 (Downtown)**

1. That Council authorize the issuance of Heritage Alteration Permit No. 00264 for 700 Government Street in accordance with plans submitted to the Planning department and date stamped by Planning on March 22, 2024.
2. That the Heritage Alteration Permit, if issued, expires two years from the date of this resolution.

**G.1 1601 Douglas Street: Building and Aerial Encroachment Consideration (Downtown)**

1. That Council authorize the Director of Engineering and Public works to enter into and execute, on behalf of the City, an encroachment agreement with the owner of 1601 Douglas Street for certain structural (non-decorative) and decorative encroachments generally as shown on at Attachments A and B to this report, over a portion of each of Douglas Street and Cormorant Street on terms to the satisfaction of the Director of Engineering and Public Works and in a form to the satisfaction of the City Solicitor (the "Agreement");
2. That Council authorize the raising of title for portions of affected City streets for the purpose of registration of appropriate easements for those encroachments described in this report; and
3. That no legal right or obligation will be created, and none shall arise until the Agreement is fully executed by the City and has been registered in the Land Title Office at the owner's cost and to the satisfaction of the City Solicitor.

**G.2 Family Housing Policy and Advisory Design Guidelines**

That Council:

1. Endorse the Family Housing Policy and the associated Advisory Design Guidelines for Family-Friendly Homes and Spaces as drafted, to come into effect on September 1, 2024.
2. Allow staff to offer incentives such as reduced parking or additional density, in order to support a project in meeting the Family Housing Policy's three-bedroom requirements, if necessary, on a case-by-case basis.
3. Direct staff to incorporate family-sized housing requirements and consider incentives as part of ongoing projects including the Official Community Plan 10-year Update, Zoning Bylaw Modernization, and Parking Modernization work.
4. Direct staff to undertake family-friendly updates to the General Urban Design Guidelines through the OCP 10-year update.
5. Advocate to the provincial government in support of their current work to consider opportunities for single egress designs to be permitted in multi-family buildings through the BC Building Code.

6. Direct staff to report back within 6 months of September 1, 2024 with a review of the policy.

### **G.3 Crystal Pool Replacement Project – Feasibility Study**

That Council direct staff to:

1. Proceed with Central Park North and Central Park South as possible development sites for the new Crystal Pool and Wellness Centre, providing two options on the referendum as non-binding input to Council;
2. Allocate 17 million from the City's Parking Reserve Fund towards the parking-related capital costs of the Crystal Pool replacement project and bring forward a loan authorization bylaw to authorize the borrowing of up to \$168.9 million to develop the new Crystal Pool and Wellness Centre;
3. Initiate the process to hold a referendum to seek elector assent for the borrowing; and
4. If voters choose Central Park North as the preferred site location, and Council selects this option, then close the existing Crystal Pool facility at the start of the construction phase and implement interim recreation services at Crystal Garden until the new facility opens to the public.
5. If voters choose Central Park South, and Council selects this option, then the Crystal Pool would remain open, where safe and feasible, and staff would install temporary park amenities, including basketball courts, in the neighbourhood during the construction process.

Without slowing down the processing of the bylaws for the referendum, that Council direct staff to identify options to reduce the overall cost to tax payers of the proposed Crystal Pool replacement project, including sponsorships, grants from senior levels of government, amenity contributions, and other opportunities.