

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD OCTOBER 19, 2017

For the Council Meeting of October 26, 2017, the Committee recommends the following:

1. Rezoning Application No. 00569 for 540 Discovery Street and 2000 & 2010 Government Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00569 for 540 Discovery Street and 2000 & 2010 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. Development Permit with Variances Application No. 00044 for 540 Discovery Street and 2000 & 2010 Government Street

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. 005569, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00044 for 540 Discovery Street and 2000 & 2010 Government Street, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 7.45, Section 4(1): reduce the width of access at the street from 5m to 4.36m;
 - ii. Schedule C, Section C and D: reduce the required number of parking spaces from 45 to 5;
 - iii. Sign Bylaw No. 14-097, Part 4, Section 18(4): to allow the sign to project above and over the wall to which it is attached;
 - iv. Sign Bylaw No. 14-097 Part 4 Section 18(7): increase the width of a projecting sign at its base from 0.40m to 0.58m;
3. The Development Permit lapsing two years from the date of this resolution.
4. Register a Section 219 Covenant on the property located at 513 Pembroke Street to secure this lot for employee parking from the brewery located at 540 Discovery and 2000/2010 Government Street.

3. Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

4. Development Permit with Variances Application for 737 Belton Avenue and 1137 Dominion 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. 00597, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit Application for 737 Belton Avenue and 1137 Dominion Road, in accordance with:

1. Plans date stamped July 24, 2017.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Lot B: reduce the front setback from 6.0m to 4.24m;
 - ii. Lot B: reduce the rear setback from 6.0m to 4.65m; and,
 - iii. Lot B: reduce the east side setback from 2.4m to 2.15m.
3. The Development Permit lapsing two years from the date of this resolution."

5. Rezoning Application No. 00557 for 2616-2626 Douglas Street

That Council defer the proposed development outlined in Rezoning Application No. 00557 for 2616-2626 Douglas Street until after the Public Hearing for Rezoning Application No. 00533 for 603 Gorge Road East.

6. Victoria Housing Reserve Fund Application for the Fairfield Hotel at 1601 – 1609 Douglas Street

That Council approve a Victoria Housing Reserve Fund grant to Pacifica Housing Advisory Association in the amount of \$500,000 (\$250,000 now and \$250,000 in five years) to assist in the retention of 62 units of no/low income housing at the Fairfield Hotel, located at 1601-1609 Douglas Street, subject to the following conditions:

1. The grant will be eligible for payment to the applicant, Pacifica Housing Advisory Association, upon approval by Council and once the Housing Reserve Fund Housing and Grant Agreements have been executed with the City of Victoria, and would be dispersed in two parts: \$250,000 upon grant signing, and the remaining \$250,000 in five years (60 months).
2. Should Pacifica Housing Advisory Association cease operations of the Fairfield, any remaining portion of the grant is to be repaid to the City of Victoria at a pro-rated amount reflective of the months remaining in the lease, to be outlined in the housing agreement.
3. Pacifica Housing Advisory Association will ensure that the City of Victoria is identified as a contributor on publications, documents, and public events related to the project.
4. Upon project completion, Pacifica Housing Advisory Association will submit a final report to the Sustainable Planning and Community Development Department, which will include tenant relocation plans.

7. Johnson Street Bridge Replacement Project Quarterly Update

That City Council receive this report for information.

8. Strategic Plan Grant-Program - External Grant Review Committee Recommendations on Policy and Process

That Council direct staff to:

1. Amend the Strategic Plan Grant policy, application process, application form and review process recommended by the External Grant Review Committee as follows:
 - a. Policy:
 - i. Deem capital requests ineligible
 - ii. Limit applications to initiatives that are based in the City of Victoria, or the portion of the activity that takes place in the City of Victoria
 - iii. Add the following assessment criteria:
 1. Capacity of an organization to deliver the project
 2. Evidence of need
 3. Community impact
 4. Feasibility
 - b. Application process:
 - i. Implement an annual weighting of the eligible Strategic Plan objectives by Council to inform potential applicants of Council's priorities for the year.

- ii. Specify a consistent timeline for the granting process
 - 1. Council's weighting of Strategic Plan Objectives- October
 - 2. Application intake open- November 15
 - 3. Application deadline- January 31
 - 4. External Grant Review Committee recommendations to Council - April 30
 - 5. Project period- July 1 to June 30
 - 6. Recruit two new members for the External Grant Review Committee - August
 - 7. Project evaluation reports to City- September 30
 - 8. External Grant Review Committee reviews evaluation reports for the prior year- January 31
- iii. Update the Grant page on the City's website clearly outlining eligibility criteria, Council weighting of strategic priorities, assessment criteria, the range and average of awards in previous years, encourage diverse funding sources, provide links to Grant Writing Handbook and "Other Funding Sources" from the Victoria Foundation's website
- iv. As part of the application package, clearly state the largest and average awarded amounts from the prior year
- c. Application form and reporting:
 - i. Only list the strategic objectives that have been weighted by Council
 - ii. Encourage applicants to only select their primary strategic objectives
 - iii. Add assessment criteria for strength of organization, evidence of need, community impact and feasibility
 - iv. Restrict the length of applications (character count, and no supplementary pages)
 - v. Establish consistent submission format/number of documents
 - vi. Refine the budget template and clarify requirements
 - vii. Require that grant applications include key objectives, how they plan to measure success, and also reporting back on how the applicant met the objectives
 - viii. Clearly outline the maximum 3 consecutive grants for the same purpose
- d. Review process
 - i. Continue using Council weighted strategic plan objectives
 - ii. Continue using the assessment criteria (strength of organization, evidence of need, community impact and feasibility)
 - iii. Continue using the evaluation matrix developed by the External Grant Review Committee
 - iv. Maintain a five member Committee, but add overlapping terms
- 2. Amend the Term of Reference for the External Grant Review Committee to provide for rotating membership with overlapping terms starting for the 2018 granting year
 - a. Three members for two cycle terms
 - b. Two members for a one cycle term, with annual recruitment to replace these two members
 - c. The two outgoing members to be responsible for evaluating reports from current year grant recipients.

9. Temporary Use Permit with Variances Application No. 00002 for 514 Government Street

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Temporary Use Permit Application No. 00002 for 514 Government Street, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required amount of parking from ten stalls to one.
3. The Development Permit lapsing three years from the date of this resolution.

10. Rezoning Application No. 00575 for 1625 Quadra Street

That Council decline Rezoning Application No. 00575 for the property located at 1625 Quadra Street.

11. Rezoning Application No.00576 & Development Permit Application No. 000514 for 425 Oswego Street

Rezoning Application No.00576 for 425 Oswego Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00576 for 425 Oswego Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to the applicant reducing the scale, massing and height of the proposed single-family dwelling to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 000514 for 425 Oswego Street

That Council authorize the issuance of Development Permit Application No. 000514 for 425 Oswego Street, in accordance with:

1. Plans date stamped August 16, 2017 (amended to reduce the scale, massing and height of the proposed single-family dwelling to the satisfaction of the Director of Sustainable Planning and Community Development).
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

12. Land Use Contract Discharge (Rezoning Application No. 00568) & Development Permit with Variances Application No. 00050 for 875 and 877 North Park

Land Use Contract Discharge for 875 and 877 North Park Street (Rezoning Application No. 00568)

That Council instruct staff to prepare the necessary Land Use Contract Discharge Bylaw in order to authorize the proposed development for 875 and 877 North Park, that first and second reading of the Land Use Contract Discharge Bylaw be considered by Council and a Public Hearing date be set subject to the preparation and execution of a Housing Agreement to ensure that the rental units remain rental in perpetuity to the satisfaction of the City Solicitor.

Development Permit with Variances Application No. 00050 for 875 and 877 North Park

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Land Use Contract Discharge Application (Rezoning Application No. 00568,) if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00050 for 875 and 877 North Park, in accordance with:

1. Plans date stamped August 2, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Schedule C, Part A (10): reduce the required number of parking spaces from 84 to 52 parking spaces.
3. The Development Permit lapsing two years from the date of this resolution."

13. Active Transportation Advisory Committee- Motions for Consideration

1. That Council direct staff to write to the Province of BC to request their review and comments related to any potential amendment of the *Motor Vehicle Act* to allow the use of wheel-chairs and mobility scooters in protected bike lanes.
2. That Council direct staff to Continue the analysis and development of car share, transportation demand management strategies, as part of the development of the City's Sustainable Mobility Strategy, to include consideration of the following specifics:
 - Car share parking management best-practice, and
 - City corporate car share program opportunities.

14. Council Workshop - Draft Victoria West Neighbourhood Plan

That Council:

1. Direct staff to consider feedback from Council and the community and prepare a final proposed Victoria West Neighbourhood Plan.
2. Refer the draft Victoria West Neighbourhood Plan and associated Design Guidelines to the Advisory Design Panel for comment.