

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD SEPTEMBER 14, 2017

For the Council Meeting of September 21, 2017, the Committee recommends the following:

1. Councillor Attendance Request for Councillor Loveday

That Council approve costs for accommodation, transportation, and incidentals for Councillor Jeremy Loveday to attend the Union of BC Municipalities Conference 2017 in Vancouver.

2. Proposed Memorandum of Understanding with YMCA-YWCA of Vancouver Island

That Council approve the Memorandum of Understanding attached to the report dated September 1, 2017 between the City of Victoria and YMCA-YWCA of Vancouver Island.

3. Rezoning Application No. 00544 for 1539 Pearl Street (Oaklands)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00544 for 1539 Pearl Street, 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 No. 00544 for 1539 Pearl Street (Oaklands)

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. 00544 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00544 for 1539 Pearl Moss Street, in accordance with:

1. Plans date stamped July 21, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.57m;
 - ii. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.58m;
 - iii. Part 1.23.8(c): reduce the side yard (east) setback of Lot A from 2.40m to 1.50m to allow for a habitable room with a window;
 - iv. Part 1.23.8(c): reduce the side yard (west) setback of Lot B from 2.40m to 1.50m to allow for a habitable room with a window.
3. The Development Permit lapsing two years from the date of this resolution

5. Rezoning Application No. 00556 for 1417 May Street (Fairfield Gonzales)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00556 for 1417 May Street, 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. Preparation of the following legal agreements to the satisfaction of the City Solicitor:
 - a. Housing Agreement to ensure a future strata cannot restrict the rental of units;
 - b. A Section 219 Covenant ensuring the building is constructed to Passive House standards, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation of a technical report to the satisfaction of the Director of Engineering and Public Works, identifying how the site will manage all storm water generated on site and, if necessary, preparation of legal agreements for the design, inspection and long term maintenance requirements of the storm water system to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

6. Development Permit with Variances Application No. 00028 for 1417 May Street (Fairfield Gonzales)

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. 00556, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00556 for 1417 May Street, in accordance with:

1. Plans date stamped July 12, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the minimum vehicle parking requirements from six stalls to four stalls;
 - ii. reduce the minimum visitor parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution."

7. Development Permit with Variance Application No. 00003 for 944 Heywood Avenue (Fairfield Gonzales)

That Council direct staff to work with the applicant to address the following:

1. Revise the cladding and other exterior details of the buildings;
2. Retain the trees on the Pendergast Street frontage of the property.

8. Draft Ship Point Master Plan Design Concept

That Council direct staff to:

1. Proceed with the proposed Ship Point Design Concept with the following refinements:
 - a. Replace the urban beach at the north end of the site with a plaza space that complements the adjacent Harbour Air Sea Plane Terminal and explores a combination of soft and hard landscaped elements which may include other amenities such as seating, a playful water feature and commercial kiosk space.
 - b. Incorporate design elements and features to better activate the southern portion of the site year round and create a more inviting gateway and connection for people entering the site from the Lower Causeway.
2. Proceed with the detailed design and development of the draft Ship Point master plan including Class 'C' costing and an implementation strategy.
3. Report back to Council with the draft Ship Point master plan, the related implementation strategy and a summary of public and stakeholder input by January 2018.
4. Present the proposed Ship Point Concept to the Downtown Residents Association and their members for input.
5. Consideration of adding a small urban dog park to accommodate the downtown residents.

9. Application for a New Liquor Primary Licence for Interactivity Board Game Café, 721 Yates Street (Downtown)

That Council direct staff to provide the following response to the Liquor Control and Licensing Branch:

1. Council, after conducting a review with respect to the location of the establishment and the person capacity and hours of liquor service, supports the application of Interactivity Board Game Café, located at 721 Yates Street to obtain a new Liquor Primary License permitting service from 11:00 am until 11:00 pm 7 days a week with an occupant load of 65 persons. Providing the following comments on the prescribed considerations:
 - a. The impact of noise on the community in the vicinity of the establishment has been considered and is not expected to be appreciatively different than that generated by the existing operations. It is understood that the total licensed capacity is to be 65

persons and that approval of the Liquor Primary Licence is dependent on existence of the core gaming business.

- b. If the application is approved, the impact on the community is expected to be negligible given the size, hours, and primary focus of the business.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posed at the property. The City received two letters in support of the application and two expressing concern about the application for a liquor licence.
- d. Council recommends the issuance of the license as it is expected to increase the economic stability of the business.

10. Application for Lounge Endorsements to Manufacturer's Licenses regarding manufacture licenses (300184 & 302296), Phillips Brewery, 2000 (2010) Government Street. (Downtown)

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of Phillips Brewery, located at 2000 Government Street, to have a lounge endorsement added to each of the two manufacturing licenses, having hours of operation from 11:00 am to 11:00 pm daily and an occupant load of 134 persons. Providing the following comments on the prescribed considerations:
 - a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request and there is limited reason to expect noise will be an issue resulting from approval.
 - b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the request and long term objectives of the business.
 - c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posted at the property. The City received one letter in support of the application.
 - d. Council recommends the license endorsements be approved.

11. Orange Shirt Day

1. For the balance of 2017, that up to \$5,000 be set aside from the \$50,000 allocated to Reconciliation specifically for endeavours outside the Program.
2. To fund up to \$4500 for Victoria's First Annual Orange Shirt Day for the expenses laid out in the attached budget.

12. Councillor Sharing – Royal Oak Burial Park Annual Report

That Council receive this report for information.

13. Fairfield Neighbourhood Plan – Emerging Directions

Refer this item to next Thursday's meeting and Council members will email questions to Mr. Tinney, copying Council and the Deputy City Manager, and those questions will be considered after the presentation on this item.