

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JULY 27, 2017

For the Council Meeting of July 27, 2017, the Committee recommends the following:

1. Heritage Designation Application No. 000165 for 750 Pemberton Road

That Council consider the following motion:

"That Council approve the designation of the Carriage House located on the property at 750 Pemberton Road, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

2. Capital Regional District Arts and Culture Support Service Establishment Amendment Bylaw

That Council consent to the adoption of the Capital Regional District Bylaw No. 4127, Arts and Culture Support Services Establishment Bylaw.

3. Regional Coordination on Invasive Species Removal

That Council endorse the following resolution and direct staff to forward copies to the Capital Regional District Board and local governments in the Capital Region, requesting favourable consideration:

Resolution: Regional Coordination on Invasive Species

WHEREAS the Capital Region Invasive Species Partnership (CRISP) has served the needs of local governments in the region to coordinate invasive species planning, monitoring, treatment, provincial mapping and reporting, training, public engagement, contractor management, and disposal;

AND WHEREAS the success of the inter-governmental CRISP team has led to consistent Provincial funding to aid in the coordination of efforts for the region;

AND WHEREAS the existing administrative model (an ad-hoc working group of staff from various municipalities) has required CRISP to partner with outside organizations to administer the funds, resulting in conditions of unstable and insecure employment with high turnover and low retention for the Provincially-funded position of Regional Invasive Species Coordinator – creating a situation where the region risks losing this Provincial funding and having local governments assume responsibilities, services and activities currently provided by CRISP.

THEREFORE BE IT RESOLVED THAT the City of Victoria request the Capital Regional District Board direct staff to a report on the implications, feasibility and recommendations to house the duties of a Regional Invasive Species Coordinator within the CRD.

4. Inclusive Housing and Community Amenity Policy- Draft for Discussion

That Council direct staff to:

1. Replace the City of Victoria Density Bonus Policy with an Inclusive Housing and Community Amenity Policy to better support the provision of non-market housing units

- within developments seeking density beyond the existing legal entitlement in the Zoning Regulation Bylaw.
2. Consider best practices in local governments-in British Columbia's lower mainland and other relevant jurisdictions regarding density benefits for amenities and non-market housing.
 3. Consider the attached Inclusive Housing and Community Amenity Policy - Draft for Discussion and provide advice on why any of these provisions should not be included in the final policy.
 4. Invite comment on the proposed changes from Community Associations, the Urban Development Institute and agencies working in the field of housing affordability.
 5. Report back to Council on a priority basis with any revisions to the proposed Inclusive Housing and Community Amenity Policy for final consideration by Council.
 6. Examine actions identified within the Victoria Housing Strategy Implementation and other housing-related initiatives to determination which may be expedited to complete in 2017 or early 2018.
 7. Consider additional resources required to complete and expedite the above work.
5. **Johnson Street Bridge Quarterly Update**
That Council receive the report for information.
6. **Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street**

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver 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:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
 - c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
 - d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
- The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
- Information regarding the current demographic at the building.
- Explanation of the Vulnerability Assessment Tool (VAT).
- Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
- A break down on how many low and medium need individuals will be placed according to the VAT assessment.
- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
- Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

2. 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. 00588, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 1. Plans date stamped May 23, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

7. Rezoning Application No. 00564 for 2695 Capital Heights Development Permit & Development Variance Permit Application No. 000564 for 2695 Capital Heights

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and;
2. That prior to the Public Hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

Development Variance Permit Application No. 000564 for 2695 Capital Heights

3. 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. 00564, if it is approved, consider the following motions:
 1. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements.
 - c. The Development Permit lapsing two years from the date of this resolution.
 2. That Council authorize the issuance of a Development Variance Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear setback from 7.50m to 1.01m.
 - c. The Development Permit lapsing two years from the date of this resolution.

8. Development Variance Permit Application No. 000190 for 1358 and 1360 Thurlow Road

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 Development Permit Application No.00190 for 1358 and 1360 Thurlow Road, in accordance with:

1. Plans date stamped June 22, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
- ii. reduce the front setback from 7.50m to 3.05m
- iii. reduce the side yard setback from 1.97m to 1.50m.

Proposed Lot B

- iv. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
 - v. reduce the minimum lot width from 15.00m to 13.70m
 - vi. reduce the minimum flanking street side yard setback of an accessory building from 7.50m to 7.31m.
3. The Development Permit lapsing two years from the date of this resolution.

9. Rezoning Application No. 00508, Development Variance Permit Application No. 00194, and Heritage Designation Application No. 000162 for 121 Menzies Street

Rezoning Application No. 00508

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00508 for 121 Menzies Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:
 1. Preparation of the following documents, executed by the applicant:
 - a. Housing Agreement Bylaw to secure the 10 dwelling units as rental housing in perpetuity with a caretaker living on site to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Statutory Right-of-Way of 1.78 metres along Menzies Street to the satisfaction of the Director of Engineering and Public Works.

Development Variance Permit Application No. 00194

2. 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. 00508, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00194 for 121 Menzies Street in accordance with:

1. Plans date stamped May 25, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. decrease the dwelling unit floor area (minimum) from 33.00m² to 28.98m²
 - b. decrease the number of parking stalls from eight to one
 - c. locate the parking in the front yard
 - d. locate accessory buildings in the side yard
 - e. increase total site coverage from 40% to 42.30%
 - f. increase the height of one accessory building from 3.50m to 4.41m
 - g. decrease the rear setback of an accessory building from 0.60m to 0.50m
 - h. decrease the side setback of accessory buildings from 0.60m to 0.40m
 - i. decrease the separation space between an accessory building and a principle building from 2.40m to 1.0m
 - j. increase the rear yard site coverage for an accessory building from 25.00% to 29.80%
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000162

3. That Council consider the following motion:

"That Council approve the designation of the property located at 121 Menzies Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

10. Engagement Framework and 2017 - 2018 Public Engagement Road Map

That Council adopt the Engagement Framework and 2017 - 2018 Public Engagement Road Map and add a section on the City's principles of accessible engagement.

11. Upholding Non-Discrimination Principles at City Land Use Consultations

That the following motion be referred to the next quarterly update and direct staff to report back at the update on the potential implications and staff resources to carry out this work:

RESOLVED that Mayor and Council act to ensure that all City endorsed public consultations regarding land use and development be carried out in a manner that upholds the City's commitment to non-discrimination;

AND BE IT FURTHER RESOLVED that Council direct staff to create policies to guide and facilitate safe, inclusive, and constructive public consultations that include the following measures:

- Communicate to the public the terms of reference to be addressed in rezoning/development applications, including direction that an individual's race, gender, age, religion, political or ethnic affiliation, sexual orientation, marital or family status, social or economic status, or disability, are not acceptable considerations for approval or denial of these applications.
- Prepare, present and post at a CALUC or other city-endorsed land use review meetings a list of guidelines that outline acceptable behaviours in public consultations, including anti bullying and anti-discrimination best practices.
- Develop and implement procedures to confront bullying and discriminatory conduct that violates the City's commitment to human rights, anti-racism and anti-discrimination, and denies or restricts the participation of organizations and individuals in CALUC meetings or public hearings.
- Provide opportunities for public sessions in which dialogue is had that will help to confront community stigma associated with poverty and addictions

12. Councillor Sharing – Update on the Supervised Consumption Services Partners' Project

That Council receive the memo for information.