

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 23, 2017

For the Council Meeting of March 23, 2017, the Committee recommends the following:

1. Rezoning Application No. 00542 for 141 Cambridge Street (Fairfield)

That Council instruct staff to prepare the necessary Zoning Regulation Amendment Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00542 for 141 Cambridge Street, that first and second reading of the Zoning Regulation Amendment Bylaw be considered by Council and a Public Hearing date be set.

2. Columbia Institute Civic Governance Forum Attendance Request

That Council approve costs for registration, accommodation and transportation for Councillor Marianne Alto to attend *High Ground: Leadership in Transitioning Times*, in Vancouver, March 31 and April 1, 2017.

3. “Good Jobs + Good Business = Better Community” Mayor’s Task Force on Social Enterprise and Social Procurement Draft Action Plan

That Council adopt *Good Jobs + Good Business = Better Community* Action Plan produced by the Mayor’s Task Force on Social Enterprise and Social Procurement with the following amendment on page 12 of the draft Action Plan:

“At the same time, there are groups of people in the city and the region who are un- or underemployed including people who have recently exited homelessness, people with mental health and addiction challenges, First Nations people, youth, those with disabilities, **recent immigrants**, and people recently released from prison.”

And include **recent immigrants** wherever else this phrase appears in the Action Plan.

4. Johnson Street Bridge Replacement Project Quarterly Update

That Council receive this report for information.

5. Rezoning Application No. 00526 for 950 Yates Street (Downtown)

That Council instruct staff to prepare the necessary Zoning Regulation Amendment Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00526 for 950 Yates Street, that first and second reading of the Zoning Regulation Amendment Bylaw be considered by Council, and a Public Hearing date be set once the following condition is met:

1. Approval of a Building Permit for a new rear exit door and removal of the window on the west building facade.

6. Rezoning Application No. 00531 for 986, 988 and 990 Heywood Avenue and associated Official Community Plan Amendment (Fairfield)

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00531 for 986, 988 and 990 Heywood Avenue, 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 documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
2. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, those property owners and occupiers within a 100m radius of the subject property have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional

District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.

4. That Council give first reading to the Official Community Plan Amendment Bylaw.
5. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2012-2016 Financial Plan and the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
6. That Council give second reading to the Official Community Plan Amendment Bylaw.
7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000484 for 986, 988 and 990 Heywood Avenue

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. 00531, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit for Application No. 000531 for 986, 988 and 990 Heywood Avenue, in accordance with:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the height from 12m to 14.28m;
 - ii. Increase the site coverage from 40% to 76%;
 - iii. Reduce the open site space from 50% to 17%;
 - iv. Reduce the minimum required front yard setback from 10.5m to 4.26m for the building and nil for the parkade;
 - v. Reduce the minimum required rear yard setback from 7.14m to 7.0m for the building and 0.72 for the parkade;
 - vi. Reduce the north side yard setback from 7.14m to 5.46m for the building and 0.9 for the parkade;
 - vii. Reduce the south side yard setback from 7.14m to 2.46m for the building face and 0.57m for the parkade;
 - viii. Reduce the requirement for open site space adjacent to the street from 7.14m to 4.26m.
2. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
3. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way.
4. The Development Permit lapsing two years from the date of this resolution."

7. Single-Use Plastic Retail Bag Reduction Project - Proposed 'Roadmap'

That Council direct staff to complete the following activities between April and September 2017:

1. Empower stakeholder groups and volunteers to engage the community on the detriments of plastic bag waste and the benefits of reusable bags;
2. Support the civic engagement process with stakeholder-workshops for business, industry, advocate and resident groups to share their unique perspectives related to future bag reduction regulations;
3. Work with business stakeholders to promote a set of voluntary commitments / pledges to reduce retail bag use, such as detailed reporting of bag usage, improved signage and education, retail bag take-back programs, reusable bag donation centres, and voluntary bag fee/ban actions etc.
4. Develop and implement a design competition for a City of Victoria's sustainable reusable retail bag, with a financial reward of \$2,000 to be funded through the solid waste management budget.
5. Report back to Council in October 2017 with a draft bylaw prior to the final opportunity for public comment on the issue of single-use plastic retail bag reduction regulations.
6. Work with the CRD to draft a model bylaw for a phased in ban of plastic bags that could be adopted by Council's across the region.
7. Hold an opportunity for public comment in November before entertaining the adoption of the model bylaw.

8. Ship Point Master Plan Process

That Council:

1. Direct staff to undertake the Ship Point master plan process as outlined in this report;
2. Confirm the key objectives and programmatic elements outlined in this report as the basis for developing design concepts and a master plan for Ship Point that:
 - a. reflect Victoria's history, support other waterfront planning initiatives and align with City policies;
 - b. support the needs of the working harbour;
 - c. result in a high-quality public space that facilitates a range of year-round special events and activities;
 - d. include attractive park spaces that support passive and active recreational uses;
 - e. incorporate appropriate and well-designed commercial activity, excluding residential, to support public space activation, connectivity and financial feasibility.
 - f. consider the reconfiguration of public parking to integrate with and support activities and uses at Ship Point; and
3. Direct staff to report back as part of the plan with a proposed budget, funding options, and an implementation plan.

9. Proposal to Host the 2020 and/or 2024 Union of British Columbia Municipalities (UBCM) Annual Convention

That Council:

1. Direct staff to submit a bid to accept the Host Community obligations for either the 2020 or 2024 UBCM Annual Convention.
2. Authorize the Mayor and City Clerk to execute the necessary agreements, should the bid be successful.
3. Refer hosting costs to the appropriate year's financial planning process for allocating the required budget.