

**COMMITTEE OF THE WHOLE REPORT**  
**FROM THE MEETING HELD OCTOBER 27, 2016**

For the Council Meeting of October 27, 2016, the Committee recommends the following:

**1. Development Variance Permit – 711 Suffolk Street – Victoria West Neighbourhood**

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 Variance Permit Application No. 00178 for 711 Suffolk Street, in accordance with:

1. Plans date stamped August 31, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. Schedule J, Section 2.a - to increase the maximum floor area of an addition to a single family dwelling from 20m<sup>2</sup> to 32m<sup>2</sup> with the installation of a secondary suite.
3. The Development Permit lapsing two years from the date of this resolution."

**2. Opportunity to Protect Mary Lake**

That the City of Victoria endorses the proposal to create a park and trail connection at Mary Lake in the District of Highlands, and requests that the Mayor, on behalf of Council, write to the Greater Victoria Greenbelt Society and the Capital Regional District Board communicating this endorsement.

**3. Pemberton Trail Network / Lekwungen Trail**

That Council request that the Mayor or her designate, on behalf of Council, seek input from the Songhees and Esquimalt Nations on the proposed Lekwungen Trail, following existing pathways and sidewalks along the waterfront from the Oak Bay border at Gonzales Bay to Rock Bay in the Upper Harbour.

**4. Downtown Victoria Business Association: 2017 Budget Presentations**

That Council receive the report for information and approve the Downtown Victoria Business Association's 2017 Budget as presented in the correspondence dated September 2, 2016.

**5. Short-Term Vacation Rentals**

That this item be referred to a Committee of the Whole workshop in January 2017.

## **6. Garden Suites**

That Council direct staff to:

1. Prepare amendments to the following:
  - a. The *Zoning Regulation Bylaw* to allow garden suites in single-family residential zones consistent with the *Garden Suite Policy* and based on the proposed *Zoning Regulation Bylaw Schedule M - Garden Suites* appended to this report;
  - b. The *Garden Suite Policy* to change language pertaining to the requirement for rezoning; and
  - c. The *Land Use Procedures Bylaw* to delegate development permit approval authority for garden suites to staff.
2. That Council direct staff to seek input on the garden suites recommendation prior to submitting bylaws for readings from the Community Association Land Use Committees, members of the Mayor's Task Force on Housing Affordability, and groups that provided input into the Task Force work, and
3. Report back to Council 18 months after implementation as to the effectiveness of the new policy approach.

## **7. 2016 Development Summit Action Plan**

That Council:

1. Approve the 2016 Development Summit Action Plan (Attachment 1 to the report dated October 7, 2016).
2. Direct staff to provide an update to Council on the status of the action items outlined in the Action Plan in March 2017.
3. Direct staff to evaluate the format and timing of future Development Summits and report back with options and recommendations in March 2017.

## **8. Update on Development Cost Charges Review**

That Council:

1. Approve the following policy decisions for development cost charges:
  - a. Maintain current approach of not waiving development cost charges for any classes of eligible developments;
  - b. Maintain current approach of not charging development cost charges on residential developments with fewer than four dwelling units;
  - c. Maintain current exemption threshold for residential units of 29 m<sup>2</sup> or less in area; and
  - d. Maintain the current exemption threshold of \$50,000 of building permit value.
2. Direct staff to engage the development community and all non-profit agencies that build affordable housing on the proposed rate changes

## **9. Good Governance Principles for Community Associations Land Use Committees and Community Centres**

That Council refer this item to the November 24, 2016 Committee of the Whole meeting.