

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JULY 14, 2016

For the Council Meeting of July 14, 2016, the Committee recommends the following:

1. **Development Permit with Variances Application No. 00004 for 1421 Fairfield Road (Fairfield)**

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. 00004 for Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot D

- i. Schedule H (3)(a): Increase the height from 5.0m to 6.8m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2.

Proposed Lot E

- i. Schedule H (3)(a): Increase the height from 5.0m to 7.5m;
- ii. Schedule H (3)(a): Increase the number of storeys from 1 to 2;
- iii. Schedule H (5)(a): Increase the site coverage from 25% to 27.4%.

3. The Development Permit lapsing two years from the date of this resolution.”

2. **Development Variance Permit Application No. 00004 for 1421 Fairfield Road (Fairfield)**

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. 00004 for 1421 Fairfield Road, in accordance with:

1. Plans date stamped April 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot F

- a. Part 12.5 (a): Reduce the front setback from 7.5m to 6.25m;
- b. Part 12.5 (b): Reduce the rear setback from 7.5m to 3.5m.

3. The Development Permit lapsing two years from the date of this resolution.”

3. **Wastewater Treatment Update**

That Council direct staff to:

1. Forward the summary of public input to the Capital Regional District in order to inform analysis being undertaken by the new wastewater Project Board

2. Work with the Project Board to determine policy considerations for siting of wastewater treatment facilities within the City of Victoria
3. Share the summary of public input and feedback with the public

4. **Local Service Area – Cyril Close**

That Council consider first, second and third reading to Cyril Close Local Area Service Bylaw 16-045 at the July 14, 2016 Council meeting.

5. **Attendance Request: Urban Development Institute Tour of Los Angeles**

That Council approves the attendance of Councillor Margaret Lucas at the UDI Tour of Los Angeles, Santa Monica and Beverly Hills.

6. **Submission of Input for National Housing Strategy**

That Council direct staff to prepare a response to the questions posed by the federal government on the “Let’s Talk Housing” website and provide a draft response to Council for Council’s consideration by Thursday, October 7th.

7. **Project Plan for the Vic West Neighbourhood Plan**

That Council approve the Project Plan for the Vic West Neighbourhood Plan outlined in Attachment one of the report dated June 30, 2016.

8. **Update on Rezoning Application No. 00472 and Development Permit Application No. 00402 for 1041 Oliphant and 212-220 Cook Street (Fairfield)**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street, and 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, signed and executed by the applicant to the satisfaction of City Staff:
 - a. Housing Agreement to secure the rental of nine units for a minimum of 20 years at a minimum rental rate of at least 10% below market rate, if not more, and to secure the rental of nine units for a minimum of 10 years at market rate, and that future strata bylaws cannot prohibit strata owners from renting residential strata units.
 - b. Statutory Right-of-Way of 3m for the rear lane access off Oliphant Avenue to the satisfaction of City staff;
 - c. Section 219 Covenant for sewage attenuation to mitigate the impact of increased density, as required, to the satisfaction of City staff;
 - d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

Development Permit Application No. 000402 (updated to reflect revised plans):

That Council authorize the issuance of Development Permit Application with Variance No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped May 20, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Schedule C, 16A.12(c) – Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. That Council authorize staff 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 at the property line.
5. The Development Permit lapsing two years from the date of this resolution.

9. **New Development Service Connection Fees Review**

That Council direct staff to amend the Waterworks Bylaw 07-030, and the *Sanitary Sewer and Stormwater Utilities Bylaw* 14-071 to update fees as per Table 2 (option 2 Hybrid New Fee Structure) attached to the report dated July 8, 2016 and report back in 6 months.

10. **Replacement of Street Lights to LED Technology**

That Council direct staff to:

1. Install warm white (3,000K) LED fixtures throughout the City, with the exception of cool white (4,000K) LED streetlight fixtures in all signalized intersections and marked crosswalks;
2. Develop a "smart" LED streetlight control pilot program, to demonstrate suitable applications of controllable LED technology to further improve energy savings potential, public safety and security and report back to Council with recommendations for the City's streetlight network in early 2017;
3. Introduce an LED communication plan to provide the public with pertinent information and opportunity for feedback concerning LED streetlight installations; and
4. Report back to Council regarding outcomes of the BC Hydro streetlight funding application and connection-fee decisions, with associated financial implications and recommendations.

11. **Irving Park – Commons Garden License of Occupation**

1. That Council:
 1. Approve the proposal for a commons garden at Irving Park, and authorize the Mayor and Corporate Administrator to execute a new License of Occupation with the James Bay New Horizons Society, for a period of three years, at an annual consideration of \$1.00, in a form satisfactory to staff, subject to the publication of the statutory notices required by the *Community Charter*.

2. That Council direct staff to report back on resuming the provision of leaf mulch and soil to community gardens covered by license of occupation on city-owned land and provide information on the cost estimates for common gardens and allotment gardens.

12. **Taxation of Vacant Residential Properties**

WHEREAS The City of Victoria is facing a housing crisis with a vacancy rate of roughly 0.6 percent.

AND WHEREAS An unknown number of units currently sit empty and are held as investments rather than as housing.

AND WHEREAS The Provincial Government has recently indicated that they are preparing to introduce legislation to allow Vancouver to tax vacant units through an amendment to the Vancouver Charter.

THEREFORE BE IT RESOLVED that Council ask the Mayor to write the Premier and the Ministers of Housing, Finance, and Community Sport and Cultural-Development to request that the Provincial Government amend the Community Charter to enable municipalities across BC to implement a tax on vacant properties.

AND BE IT FURTHER RESOLVED that Council forward the following motion to the next quarterly Strategic Plan update:

BE IT RESOLVED That Council direct staff to begin collecting data on the number of empty units in the City of Victoria to allow Council to make an informed decision on whether or not to implement a tax on vacant properties if the Province makes the requested changes to the Community Charter.