

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD JUNE 9, 2016

For the Council Meeting of June 9, 2016, the Committee recommends the following:

1. Proposed Minor Amendments to the Zoning Regulation Bylaw

That Council instruct staff to prepare the proposed Zoning Regulation Bylaw amendment to correct and clarify the following:

1. Amend the R1-G Zone, Gonzales Single Family District, by amending the wording relating to building setbacks from the waterfront to address minor drafting errors.
2. Amend the R1-B-GS4-C1 Zone, Single Family Dwelling with Garden Suite and Limited Commercial Moss Street District, by deleting the "m" after maximum number of storeys.
3. Amend the CA-72 Zone, Fort Street Commercial - Residential District, replacing the word "minimum" with "maximum" as it applies to height.
4. Amend the R-76 Zone, Oak Bay Avenue Multiple Dwelling District, underlining the defined term "lot lines".
5. Amend the R1-S1 Zone, Restricted Small Lot (One Storey) District and R1-S2 Zone, Restricted Small Lot (Two Storey) District, to address minor drafting errors relating to underlining and the unit of measurement for rear setback requirements.
6. Amend the M2-I Zone, Douglas-Blanshard Industrial District, to remove reference to "worklive".
7. Delete the following redundant zones:
 - i. C-3H Zone, Harbour Commercial District
 - ii. C-4H Zone, Harbour Activity District.
8. Amend the R-2 Zone, Two Family Dwelling District, to include the new regulations for lowdensity residential zones relating to outdoor features.
9. Define the term "Street".
10. Amend the definition of "Half Storey" to reference "first storey area" instead of "ground floor area".
11. Amend the definition of "Site Coverage" by replacing the word "structure" with the word "building" and by clarifying that accessory garden structures, balconies and roof projections are excluded from site coverage calculations.

2. Tax Incentive Program Application No. 00026 for 533-537 Fisgard Street/ 534 Pandora Avenue

That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 533-537 Fisgard and 534 Pandora Avenue Street for 10 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.

3. Rezoning Application No. 00507 for 155 Linden Avenue

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00507 for 155 Linden Avenue, 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 Application No. 00507 for 155 Linden Avenue**
That Council consider the following motion after the Public Hearing for Rezoning Application No. 00507, if it is approved:
"That Council authorize the issuance of Development Permit Application No. 00507 for 155 Linden Avenue, in accordance with:
1. Plans date stamped April 15, 2016.
 2. Development meeting all Zoning Regulation Bylaw requirements.
 3. The Development Permit lapsing two years from the date of this resolution."
5. **Update on Rezoning Application #00301 and Concurrent Official Community Plan Amendment Application for 605-629 Speed Avenue and 606-618 Frances Avenue**
1. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) and Official Community Plan, Amendment Bylaw (No. 14) at the June 9, 2016, Council Meeting.
 2. That Council consider giving first, second and third reading to the Housing Agreement (605-629 Speed Avenue & 606-618 Frances Avenue) Bylaw at the June 9, 2016, Council Meeting.
 3. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) and Official Community Plan, Amendment Bylaw (No. 14) for consideration at a Public Hearing.
 4. Following the Public Hearing and subject to adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:
"That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:
 - a. Plans stamped July 8, 2013
 - b. Development meeting all Zoning Regulation Bylaw requirements
 - c. The Development Permit lapsing two years from the date of this resolution.""That Council consider the adoption of Housing Agreement (605-629 Speed Avenue & 606-618 Frances Avenue) Bylaw"
 5. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution be split equally between the Victoria Housing Fund and neighbourhood amenities with the Burnside-Gorge neighbourhood.
6. **Heritage Alteration Permit Application No. 00220 for 537 Johnson Street**
That Council authorize the issuance of a Heritage Alteration Permit for Application No. 00220 for 537 Johnson Street in accordance with:
1. Plans date stamped April 26, 2016.
 2. Development meeting all Zoning Regulation Bylaw requirements.
 3. The Heritage Alteration Permit lapsing two years from the date of this resolution.
 4. A Section 219 covenant be registered on title requiring the removal of the trailer after two years.
 5. A Section 219 covenant be registered on title to ensure the truck operates as an auxiliary kitchen in association with Willie's Bakery.
7. **Financial Impacts of Management of Outdoor Sheltering**
That Council receive this report for information.

8. Ride Sharing Services

That the Mayor on behalf of Council provide a letter to the Minister of Community, Sport and Cultural Development that Council supports the regulation of Ride Share services in a manner consistent with taxis in British Columbia, and request that the Province modernize the regulatory framework of the taxi industry.

9. Short Term Vacation Rentals

1. That Council:

Direct staff to develop options for policy guidelines and regulation of short term vacation rentals along with associated resource considerations and report to Council with recommendations by September 2016 to prohibit the use of units of property zoned as residential for the primary purpose of providing commercial accommodation.

2. That Council:

Advise the Minister of Community Sport and Cultural Development that Provincial policies for Short Term Vacation Rentals should be consistent with other industry accommodation options in connection with Hotel Taxes and with designations of property class by BC Assessment Authority to reflect the commercial nature of the accommodation being provided based upon the extent of rental use.

10. Gonzales Beach Dog Prohibition

That the following proposed motion be referred back to staff to provide a report on the implications of adding the work to the Strategic Plan:

WHEREAS, the Dogs In Parks Committee recommendations came forward in 2005;

AND WHEREAS, part of the recommendation was to prohibit dogs from Gonzales Beach from June to September;

AND WHEREAS, there have been several members of the neighbourhood asking for consideration to have dogs permitted in the morning before 9am and after 7pm;

THEREFORE; Council direct staff to review the Gonzales Beach prohibition, seek input from neighbours and other interested parties and bring forward a report with recommendations, with a possible recommendation being a pilot program for this summer.