

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MAY 19, 2016

For the Council Meeting of May 26, 2016, the Committee recommends the following:

1. Development Variance Permit No. 00174 for 1535 Davie Street (South Jubilee Neighbourhood)

That Council and that after giving notice and after allowing opportunity for public comment that Council consider Development Variance Permit No. 00174 for 1535 Davie Street and that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00174 for 1535 Davie Street, in accordance with:

1. Plans date stamped April 5, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. R1-B Zone, Single Family Dwelling District, the floor area of the first and second storeys combined increased from 280m² to 284.4m²
 - ii. Schedule J, Secondary Suite Regulations, Exterior Changes, increase the maximum enclosed floor area added to a building when installing a secondary suite from 20m² to 115.1m²
3. Final plans to generally be in accordance with the plans identified above, subject to final approval of the suite entrance features (landscaping and lighting) to the satisfaction of staff.
4. The Permit will lapse two years from the date of the Council resolution."

2. Change to Victoria Housing Reserve Fund Grant: 3211-3223 Quadra Street (District of Saanich) Cottage Grove

That Council approve a change to the recipient of an approved Victoria Housing Reserve Fund (VHRF) grant for the development of a 45 unit supportive housing project at 3211-3223 Quadra Street, from Victoria Cool Aid Society to the BC Housing Management Commission (BCHMC), and transferring all grant obligations, due to a change in ownership of the project.

3. Canada 150 Fund – Major Events Stream

That Council:

1. Endorse the application to the Canada 150 Fund - Major Events Stream for a December 31, 2016 event
2. Allocate \$80,000 for in-kind City services from already approved 2016 budget and direct staff to seek sponsorships to offset the City's costs. Should sponsorship funding not be sufficient to cover the City's in-kind services, contributions to other events will be reduced proportionately.

4. Rezoning Application No. 00502 for 727 Johnson Street (Downtown Neighbourhood)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00502 for 727 Johnson Street, 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. Registration of a legal agreement to prohibit the demolition of the existing building and secure the proposed restoration of the existing building.
2. Preparation of a Housing Agreement Bylaw that would prevent subdivision of the building by strata plan and ensure the building is occupied by non-owners for the life of the building.

5. Development Permit Application No. 00453 for 727 Johnson Street (Downtown Neighbourhood)

That Council consider the following motion after Development Permit Application No. 00453 for 727 Johnson Street is referred to the Heritage Advisory Panel for review and after the Public Hearing for Rezoning Application No. 00502, if it is approved:

"That Council authorize the issuance of Development Permit Application No.00453 for 727 Johnson Street in accordance with:

1. Plans date stamped April 12, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

6. Development Permit with Variances Application No. 00008 for 943 Collinson Street (Fairfield Neighbourhood)

That Council after giving notice and allowing an opportunity for public comment at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00008 for 943 Collinson Street in accordance with:

1. Plans date stamped May 4, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 3.10.2 (a) - Reduce the minimum site area from 920m² to 496m²;
 - ii. Part 3.10.4 - Increase the site coverage from 30% to 40%.
 - iii. Part 3.10.11 - Reduce the minimum required front yard setback from 9.00m to 7.10m;
 - iv. Part 3.10.12 - Reduce the minimum required internal rear yard setback (SW) from 5.33m to 4.27m;
 - v. Part 3.10.12 - Reduce the internal side yard setback (NW) from 5.33m to 3.68m;
 - vi. Part 3.10.12 - Reduce the minimum required internal side yard setback (SE) from 5.33m to 1.52m;
 - vii. Part 3.10.17 (1) - Reduce the minimum required number of off-street parking spaces from 1.2 stalls per unit to 1 stall per unit.
3. The Development Permit lapsing two years from the date of this resolution."

7. Victoria Housing Reserve Fund Application: The Sahota, 1032 North Park Street (North Park Neighbourhood)

As the CRD Housing Trust Fund for 2016 has been exhausted, that Council approve a grant from the Victoria Housing Reserve Fund in the amount of \$20,000 per door, to the

Pacifica Housing Advisory Association to assist in the creation of 11 units for affordable rental housing at 1032 North Park Street, subject to the following conditions:

1. The grant will be eligible for payment to the Pacifica Housing Advisory Association once a Housing Reserve Fund Grant Agreement has been executed and once a Housing Agreement has been registered on title.
2. The grant is to be repaid by the Pacifica Housing Advisory Association if the project does not proceed as proposed.
3. The Pacifica Housing Advisory Association enters into a Housing Agreement securing the housing units as rental in perpetuity at rent levels and to households with incomes consistent with the Victoria Housing Reserve Fund Guidelines in a form satisfactory to City staff.
4. The Pacifica Housing Advisory Association will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of the project.
5. Upon the transfer of the property to Pacifica Housing Advisory Association, the applicant submits a final report to the Sustainable Planning and Community Development Department.
6. That Pacifica Housing provide information to Council on the amount of rent reduction that would result from a \$20,000 per door Housing Fund Grant.

8. Letter from Minister Fassbender

That staff be directed to provide overview comments for Council's consideration, regarding Uber Services in the City of Victoria.

9. External Grant Review

1. That Council approve in principle the proposed development of Option 1 for the 2017 grant process, for a one year pilot project. The detailed framework and implementation of the Terms of Reference would be brought back to Council for further discussion.
2. Direct staff to report back to Council by September on a proposed process for 2017.
3. That the staff report include consideration of options for the composition of the evaluation committee, including eliminating Council members on the Committee as one of the options, and options of the Committee consisting of members of Council.

10. Wildfire Evacuation of the City of Fort McMurray, Alberta

WHEREAS, on Sunday, May 1, a forest fire of about 1,250 hectares menaced the southwest entrance to Fort McMurray, located about 435 kilometres northwest of Edmonton, putting pockets of the city on evacuation alert. By Tuesday, May 3, the entire population of Fort McMurray was ordered to evacuate as the wildfire threatened the whole community, creating the largest fire evacuation in Alberta's history; and

AND WHEREAS many families across the Province of British Columbia have relocated to Fort McMurray over the years to pursue employment opportunities and are now seeking refuge in their home communities and elsewhere until the crisis is over; and

WHEREAS the devastation caused by the wildfire in Fort McMurray has a far-reaching effect on many Victoria citizens and people throughout the Province of British Columbia, who have loved ones in Fort McMurray;

THEREFORE BE IT RESOLVED, that Council approve a donation from Council Contingency to the City of Fort McMurray in the amount of \$1,000 to be used at the City's discretion to benefit its residents in the aftermath of this disaster; and further, that staff be directed to forward a copy of this resolution to all Capital Regional District members and encourage province-wide support for Fort McMurray residents.

11. Wildfire Evacuation of the City of Fort McMurray, Alberta

That the City provide in kind support to the Fort McMurray benefit concert in Centennial Square, taking place Friday, June 17, 2016.