

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD FEBRUARY 25, 2016

For the Council Meeting of February 25, 2016, the Committee recommends the following:

1. Application for Permanent Change to the Hours of Food Primary Licence No. 04311 and Liquor Licence No. 043531 and a Patron Participation Endorsement Empress Hotel, 721 Government Street (Downtown Neighbourhood):

That Council after conducting a review with respect to noise and community impacts regarding the application to add a Patron Participation Entertainment Endorsement for the Food Primary and extend business hours for the Food Primary and Liquor Primary Liquor Licences at the Empress Hotel located at 721 Government Street, **supports the application of the Empress Hotel to:**

1. Amend its Food Primary liquor licence to add a Patron Participation Entertainment Endorsement;
2. Amend its Food Primary and Liquor Primary licences to have the hours of liquor sales increased to 09:00 am - 01:00 am seven days a week.
3. And that this motion be forwarded to the Council meeting of Thursday, February 25, 2016.

2. Bid to Host the 2018 Association of Vancouver Island and Coastal Communities (AVICC) Annual AGM and Convention:

That Council:

1. Submit an application to host the Association of Vancouver Island and Coastal Communities 2018 Annual Convention and;
2. That if the application is accepted, Council authorize in kind support of \$16,500 and expenditures of \$850 to host this event.

3. Canadian Capital Cities Organization Annual Board Meeting:

That Council authorizes the attendance and associated costs for Councillor Thornton-Joe to the Canadian Capital Cities Organization Board meeting to be held in Ottawa, Ontario, March 28 - 31, 2016.

The approximate cost for attending is:

Travel	\$ 743.00
Accommodation	\$ 811.00
Incidentals	\$ 60.00
Cost per person	\$1,614.00

4. Rezoning Application No. 00487 for 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street:

That Council postpone consideration of the following motion pending consideration of ADP recommendations:

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00487 for 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers 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:
 - a. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.6:1 FSR with a contribution of 75% of the value of any identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, to be secured to the satisfaction of the Director of Sustainable Planning and Community Development.
2. That Council consider giving the Zoning Regulation Bylaw Amendment final reading conditional upon the registration of the following:
 - a. Housing Agreement to secure the rental of 10 units for a minimum of 10 years and that future strata bylaws cannot prohibit from renting residential strata units;
 - b. Statutory Right-of-Way of 2.45m on Johnson Street and 3.37m on Chambers Street for sidewalk realignment of to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Following consideration of Rezoning Application No. 00487, and if approved that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

5. Development Permit with Variances Application No. 000434 for 1144, 1148, 1152, and 1154 Johnson Street and 1406 Chambers Street:

That Council refer the Application to the Advisory Design Panel to provide recommendations back to Committee of the Whole, with a request that the Panel pay particular attention to:

1. The transition to the buildings along Pandora Avenue and Chambers Street.
2. Overall massing, architectural elements and finishes with particular attention to the relationship with the local neighbourhood.

Following this referral, and after the Public Hearing for Rezoning Application No. 00487, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000434 for 1144, 1148, 1152 and 1154 Johnson Street, and 1406 Chambers Street, in accordance with:

1. Plans date stamped February 5, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

6. Concerns Raised by the Applicant Regarding the Density Bonus Land Lift Analysis and Amenity Contribution for 605-629 Speed Avenue and 606-618 Frances Avenue:

That Council postpone item #4, 'Concerns Raised by the Applicant Regarding the Density Bonus Land Lift Analysis and Amenity Contribution for 605-629 Speed Avenue and 606-618 Frances Avenue' until the March 3, 2016 Committee of the Whole meeting, as per the request of the applicant.

7. Proposed Additions to the City of Victoria's Register of Heritage Properties:

1. That Council refer this report to the Heritage Advisory Panel to consider the proposed additions to the City of Victoria's Register of Heritage Properties, a prioritization strategy for the candidate properties, and to consider other additions.
2. That staff hold focused engagement sessions with the candidate property owners to provide information on the heritage program and discuss the benefits and implications of heritage register status.
3. Following the information sessions, that staff report back with final recommendations on the proposed additions to the Register of Heritage Properties by August 2016.

8. "Growing in the City" – Part 1: Urban Food Production on City-Owned Lands:

That Council:

1. Adopt the revised Community Gardens Policy (2016);
2. Approve the land inventory of City-owned property for community food production and report back to Council with revised map on an annual basis;
3. Endorse a new Urban Food Tree Stewardship pilot program with planting undertaken as a joint initiative involving city staff and residents;
4. Adopt the revised Boulevard Gardening Guidelines, and instruct staff to prepare associated bylaw amendments.

9. "Growing in the City" – Part 2: Regulatory Amendments to Support Small-Scale Commercial Urban Farming:

That Council direct staff to:

1. Prepare a *Zoning Regulation Bylaw* amendment to:
 - a. Add "commercial agriculture" as a defined use to include the production of fruits, vegetables, flowers, fibre, seeds, nuts, seedlings, herbs, eggs and honey;
 - b. Allow the production of compost and soil amendments for retail purposes in industrial zones only;
 - c. Exclude products regulated by the *Controlled Drug and Substances Act* from the definition of commercial urban agriculture;
 - d. Permit commercial urban agriculture in all zones, provided it is not noxious or offensive to neighbours or the general public by reason of emitting unreasonable levels of odour, noise or artificial lighting;
 - e. Remove the reference to urban agriculture as a home occupation;
 - f. Defining farm stand as a container which holds, shelves or otherwise displays products of commercial agriculture for retail purposes outdoors
 - g. Allow partially enclosed farm stands up to 1.85 m² and 3.35 m in height in all zones;
 - h. Permit farm stands in front yards only, set back at least 0.6 m from the lot line;
 - i. Permit farm stands to sell raw, unprocessed plant products, eggs and honey only
 - j. Require that farm stand products be grown on-site;
 - k. Permit the sale of products of commercial agriculture in all zones, regardless of whether retail use is permitted, provided it is done at a farm stand (or in accordance with another permitted use)
 - l. Require stands to be removed if not in use for more than seven days;
 - m. Limit the hours of operation of a farm stand to between 7 am and 8 pm on a weekday or Saturday, and from 10 am - 8 pm on a Sunday or holiday;
 - n. Allow no more than one farm stand per property;
 - o. Define greenhouse as a glass or clear translucent structure used for the cultivation or protection of plants;

- p. Exempt rooftop greenhouses from the calculation of total floor area, height or storeys;
 - q. Do not permit rooftop greenhouses in low-density residential zones or on multi-unit developments with fewer than four units;
 - r. Specify that a rooftop greenhouse must not exceed 3.35 m in height and 28 m² or 50% of the building's rooftop area, whichever is less.
2. Prepare a *Business Licence Bylaw* amendment to:
 - a. Require a business licence for commercial urban agriculture for off-site retail purposes;
 - b. Require a business licence for on-site farm stand sales
 - c. Offer the option of a three-month farm stand business licence for \$25.00 or a year-long licence for \$100.00;
 - d. Permit the loading of commercial urban agriculture products into a delivery truck one time per day, between 7 am and 8 pm on a weekday or Saturday; and between 10 am and 8 pm on Sunday or a holiday.
 3. Prepare an *Official Community Plan* Amendment Bylaw to:
 - a. Amend policy 17.10 to clarify that urban agriculture should be subservient to the density, built form, place character and use objectives in the *Official Community Plan*.
 - b. Exempt commercial and non-commercial urban agriculture from requiring a development permit for the alteration of land, unless the installation is being constructed in association with a building, structure or other landscape features that requires a development permit.
 4. Prepare a *Sign Bylaw* amendment to allow permanent signage for outdoor markets on City property.
 5. Prepare a *Pesticide Regulation Bylaw* to prohibit the use of pesticides for commercial urban agriculture use, including on industrial, commercial and institutional properties.
 6. Prepare outreach materials and design examples for food production in multi-unit, mixed-use developments and other types of housing.
 7. Prepare information for applicants on siting, appearance and design considerations to encourage compatibility of commercial urban agriculture operations, including rooftop greenhouses, farm stands and operations on vacant lands, with other land uses.
 8. Prepare information materials to communicate requirements and responsibilities for commercial urban agriculture and farm stands.
 9. Implement a process to monitor and evaluate the effectiveness and benefits of the proposed regulatory changes and report to Council after two years on the effectiveness of the changes, and recommend any adjustments that might be warranted.

10. Advisory Role of the Urban Food Table:

THAT Council recognizes the Urban Food Table as an ongoing food systems advisory body in accordance with the attached terms of reference and approves use of a City Hall committee room for meetings of the food table for 2016-2018;

AND THAT Council and staff consider future referrals to the Urban Food Table as appropriate to provide advice, and welcomes input from the Urban Food Table and member organizations on implementation of food systems initiatives in the City.

11. Fossil Fuel Divestment:

That Council receive this report for information.

12. 2016 Community Garden Volunteer Coordinator and Micro Grants:

1. That Council consider and approve a \$500 Micro Grant Application for the Burnside Gorge Community Association's for the Cecelia Ravine Community Gardens project.

That Council consider and approve a \$6,000 Community Garden Volunteer Coordination grants for the Burnside Gorge Community Association.

2. That Council consider and approve a \$500 Micro Grant Application for the Heidi Grantner's Food Eco District (FED) project.
3. That Council consider and approve a \$500 Micro Grant Application for the Vic West Community Association, Patti Parkhouse and Robin Rombs' Banfield Park Community Orchard – Fruit Tree Identification Signs project.

That Council consider and approve a \$6,000 Community Garden Volunteer Coordination grants for the Vic West Community Association.

4. That Council consider and approve a \$6,000 Community Garden Volunteer Coordination grants for the Fairfield Gonzales Community Association.
5. That Council consider and approve a \$3,000 Community Garden Volunteer Coordination grants for the Fernwood Community Association.
6. That Council consider and approve a \$3,000 Community Garden Volunteer Coordination grants for the Fernwood Neighbourhood Resource Group Society.
7. That Council consider and approve a \$6,000 Community Garden Volunteer Coordination grants for the James Bay Neighbourhood Association.
8. That Council consider and approve a \$6,000 Community Garden Volunteer Coordination grants for the Quadra Village Community Centre (Downtown Blanshard Advisory Committee)

13. Financial Services Procurement and Climate Action:

That Council direct staff to:

1. Send a letter to financial institutions requesting information that will assist the City in evaluating proposals for banking services arising from a Request for Proposals later in 2016, with questions in the letter informed by the following draft questions:

(1) Strategy

What is your financial institution's business strategy for transition to a low-carbon economy that will contain global warming within 2°? What is your institution's policy on providing financing to large GHG emitters?

(2) Footprint

Does your financial institution report publicly on its Scope 3 GHG emissions (defined as indirect emissions resulting from value chain activities)? If so, please provide information on Scope 3 GHG emissions for the most recent period for which data is available. If your institution does not report on Scope 3 emissions, please explain why. What is the value of your institution's financing of renewable energy projects?

(3) Green Bonds

What is the value of Green Bonds issued by your institution? What is the value of bonds for which an independent review of green assets has been made and disclosed? What is the value of Green Bonds issued that are certified to the Climate Bonds Standard (<http://www.climatebonds.net/standards>)? Describe other relevant financing initiatives?

(4) Community Re-Investment

What is the value of your institution's reinvestment in local communities in the form of grants and other not-for-profit mechanisms: (1) Within the City of Victoria? Within the Capital Regional District? (3) On Vancouver Island? (4) In British Columbia? (5) In First Nations communities?

2. Report back to Council with a summary of responses received by the City as a result of this letter and provide information on how responses received from financial institutions will be considered in the evaluation of proposals received from the Request for Proposals for financial services.