

**MINUTES OF THE  
COMMITTEE OF THE WHOLE MEETING  
HELD THURSDAY, MARCH 8, 2018, 9:00 A.M.**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.**

**Committee Members Present:** Mayor Helps (Chair), Councillors Alto, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, and Young

**Absent:** Councillor Coleman

**Staff Present:** J. Jenkyns – Acting City Manager; C. Coates – City Clerk; C. Havelka – Deputy City Clerk; C. Royle – Assistant Fire Chief; S. Thompson – Director of Finance; J. Tinney – Director of Sustainable Planning & Community Development; T. Soulliere – Director of Parks, Recreation, & Facilities; F. Work – Director of Engineering and Public Works; B. Eisenhauer – Head of Engagement; T. Zworski – City Solicitor; C. Mycroft – Manager of Executive Operations; A. K. Ferguson – Recording Secretary

**2. APPROVAL OF AGENDA**

**Motion:** It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the Agenda of the March 8, 2018, Committee of the Whole meeting be approved.

**Amendment:** It was moved by Councillor Isitt, seconded by Councillor Lucas, that the Agenda of the March 8, 2018, Committee of the Whole meeting be amended as follows:

**Consent Agenda:**

**Item No. 1 – Minutes from the Meeting held January 11, 2018**

**Item No. 5 – Victoria Housing Fund Application for the North Park Manor at 875 North Park (North Park)**

**Item No. 8 – Attendance at the Federation of Canadian Municipalities Annual Conference May 31 – June 3, 2018**

**Item No. 9 – Attendance at the Association of Vancouver Island Coastal Communities 2018 Annual Convention and Annual General Meeting – April 13 – 15, 2018**

**Item No. 12 – Advocacy for Youth Program Funding for Quadra Village Community Centre**

On the amendment:  
CARRIED UNANIMOUSLY 18/COTW

**Main motion as amended:**

That the Agenda of the March 8, 2018, Committee of the Whole Meeting be approved with the following amendments:

**Consent Agenda:**

Item No. 1 – Minutes from the Meeting held January 11, 2018

Item No. 5 – Victoria Housing Fund Application for the North Park Manor at 875 North Park (North Park)

Item No. 8 – Attendance at the Federation of Canadian Municipalities Annual Conference May 31 – June 3, 2018

Item No. 9 – Attendance at the Association of Vancouver Island Coastal Communities 2018 Annual Convention and Annual General Meeting – April 13 – 15, 2018

Item No. 12 – Advocacy for Youth Program Funding for Quadra Village Community Centre

On the main motion as amended:  
CARRIED UNANIMOUSLY 18/COTW

**3. CONSENT AGENDA**

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Lucas, that the following items be approved without further debate:

**3.1 Minutes from the meeting held January 11, 2018**

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Lucas, that the Minutes of the meeting held January 11, 2018, be adopted.

CARRIED UNANIMOUSLY 18/COTW

**3.2 Victoria Housing Fund Application for the North Park Manor at 875 North Park Street**

Committee received a report dated February 23, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for approval of a Victoria Housing Fund grant application from the North Park Manor Society to assist in the construction of three housing units for low and medium income seniors within the North Park Manor, located at 875 North Park Street.

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council approve a Victoria Housing Fund grant to the North Park Manor Society in the amount of \$30,000 to assist in the construction of three bachelor units of housing for low and medium income seniors at the North Park Manor, located at 875 North Park Street, subject to the following conditions:

1. The grant will be disbursed to the applicant once the Housing Fund Grant Agreement and Housing Agreement have been executed by the applicant.
2. The North Park Manor Society enters into a Housing Fund Grant Agreement to the satisfaction of the City Solicitor that includes the requirements that:
  - a) the North Park Manor Society will identify the City of Victoria as a contributor on publications, documents, and public events related to the development, completion and operation of the project;
  - b) upon project completion, North Park Manor Society will submit a final report to the Sustainable Planning and Community Development Department; and
  - c) the grant is to be repaid by the North Park Manor Society if the project does not proceed as proposed.
3. The North Park Manor Society enters into a Housing Agreement securing the housing units at rental levels consistent with the Victoria Housing Fund Guidelines in a form satisfactory to the City Solicitor and Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 18/COTW

### **3.3 Attendance at the Federation of Canadian Municipalities Annual Conference, May 31 - June 3, 2018**

Committee received a report dated February 28, 2018, from Councillor Alto seeking approval to attend the annual FCM conference to be held in Halifax, Nova Scotia, May 31 through June 3, 2018.

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council authorize the attendance and associated costs for Councillor Alto to attend the FCM Conference to be held in Halifax, NS, May 31 - June 3, 2018.

CARRIED UNANIMOUSLY 18/COTW

### **3.4 Attendance at the Association of Vancouver Island Coastal Communities 2018 Annual Convention and Annual General Meeting – April 13-15, 2018**

Committee received a report dated March 1, 2018, from Mayor Helps seeking approval to attend the AVICC conference to be held in Victoria, April 13-15, 2018.

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council authorize the attendance and associated costs for Mayor Helps to attend the AVICC Conference to be held in Victoria, April 13-15, 2018.

CARRIED UNANIMOUSLY 18/COTW

### **3.5 Advocacy for Youth Programs Funding for Quadra Village Community Centre**

Committee received a report dated March 6, 2018, from Councillors Isitt and Loveday regarding recommendations for the Advocacy for the importance of the funding for youth programs through the Quadra Village Community Centre.

**Motion:** It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council request that the Mayor, on behalf of Council, write to the Member of the Legislative Assembly for Victoria-Swan Lake, copying the provincial Minister of Children and Family Development, requesting that funding be identified and allocated within provincial jurisdiction to ensure continuity and improvements over time for youth programs delivered by the Quadra Village Community Centre.

CARRIED UNANIMOUSLY 18/COTW

#### **4. UNFINISHED BUSINESS**

##### **4.1 Potential Animal Control Bylaw Amendments**

Committee received a report dated February 19, 2018, from Councillor Thornton-Joe regarding recommendations for amendment to the City's Animal Control Bylaw.

**Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that Council:  
Amend our Animal Control Bylaw to prohibit the sale of cats, kittens, dogs, puppies, and rabbits in pet stores or other type of retail premises. The only exemption is if these animals are offered for adoption from a recognized animal rescue society or shelter organization at which time the current bylaw policy would still apply.

Committee discussed:

- Ensuring that consumers utilize rescue agencies to purchase pets instead of impulse buying in pet stores.

CARRIED 18/COTW

**For:** Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe

**Against:** Councillor Young

**Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council approve:  
Each horse while transporting passengers must display an identification number which is visible and legible. This identification number must correspond with the name, description and health record of the horse and is to be provided to the licensing officer and SPCA at the beginning of the season.

Committee discussed:

- Whether there are regulations on the number of hours a horse can work in a day.
- Whether there are regulations on horses working in extreme weather.
- Concerns with operators washing horse feces and urine down a storm drain and how that is being addressed.

CARRIED UNANIMOUSLY 18/COTW

## 5. LAND USE MATTERS

### 5.1 Temporary Use Permit Application No. 00007 for 629 and 635 Chatham Street

Committee received a report dated February 22, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the Temporary Use Permit Application for the property located at 629 and 635 Chatham Street to allow for surface parking for up to 38 stalls for up to three years.

**Motion:** It was moved by Councillor Isitt, that Council decline Temporary Use Permit Application No. 00007 for the property located at 629 and 635 Chatham Street.

Failed due to no seconder 18/COTW

**Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, authorize the issuance of Temporary use Permit Application No. 00007 for 635 Chatham Street in accordance with:

1. Plans date stamped December 22, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements
3. The applicant providing a landscape cost estimate for the entire cost of the onsite landscaping in accordance with the Landscape Plan prepared by Murdoch de Greeff Landscape Architects dated December 22, 2017, and a landscape security deposit in the amount of 120% of the Landscape Cost Estimate payable to the City prior to the issuance of the building permit.
4. The Temporary use Permit lapsing three years from the date of this resolution.

Committee discussed:

- The need for the retention of parking in the downtown.

CARRIED 18/COTW

**For:** Mayor Helps, Councillor Alto, Loveday, Lucas, Madoff, Thornton-Joe, and Young

**Against:** Councillor Isitt

### 5.2 Strategic Direction: Inclusionary Housing and Density Bonus Policy

Committee received a report dated February 16, 2018, from the Director of Sustainable Planning and Community Development seeking direction on strategic approaches to the development of an Inclusionary Housing and Density Bonus Policy.

Committee discussed:

- Where tax incentives will come from.
- Ensuring that there is no loss of purpose built housing and rental housing.
- The type of criteria that will be used to determine appropriate zoning.
- The timeline to bring the policy back to Council.

- The impact on the current local area planning processes.

**Motion:**

It was moved by Mayor Helps seconded by Councillor Alto, that Council:

1. Consider the following strategic approaches in the development of a new Inclusionary Housing and Density Bonus Policy and direct staff to:
  - a) Establish affordable housing targets and levels of affordability to guide community amenity contribution negotiations;
  - b) Prioritize City objectives for community amenity contributions given limits on bonus density;
  - c) Develop a framework for consideration of higher densities above those envisioned in the Official Community Plan in support of affordable housing goals;
  - d) Develop a framework for the provision of bonus density in exchange for on-site affordable housing units, where feasible, within areas of the City through the zoning bylaw in a manner consistent with the Local Government Act;
  - e) Retain a consultant to update the economic analysis that informed the Density Bonus Policy (2016) to inform the above considerations, and;
2. Direct staff to consult with stakeholders and the Community Association Land Use Committees on a draft policy.

**Amendment:**

It was moved by Mayor Helps seconded by Councillor Isitt, that the motion be amended as follows:

That Council:

1. Consider the following strategic approaches in the development of a new Inclusionary Housing and Density Bonus Policy and direct staff to:
  - a) Establish affordable housing targets and levels of affordability to guide community amenity contribution negotiations;
  - b) Prioritize City objectives for community amenity contributions given limits on bonus density;
  - c) Develop a framework for consideration of higher densities above those envisioned in the Official Community Plan in support of affordable housing goals;
  - d) Develop a framework for the provision of bonus density in exchange for on-site affordable housing units, where feasible, within areas of the City through the zoning bylaw in a manner consistent with the Local Government Act;
  - e) Retain a consultant to update the economic analysis that informed the Density Bonus Policy (2016) to inform the above considerations,
  - f) Direct staff to negotiate approach to CACs**
  - g) Direct staff to establish more precise targets and levels of affordability and;**
  - h) Direct staff to consider pre-zoning areas of the City (using bonus density zoning) for affordable housing.**
2. Direct staff to consult with stakeholders and the Community Association Land Use Committees on a draft policy.

On the amendment:  
CARRIED 18/COTW

For: Mayor Helps, Councillors Alto, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe  
Against: Councillor Young

*Mayor Helps withdrew from the meeting at 10:25 a.m.*

*Councillor Thornton-Joe assumed the Chair.*

*Mayor Helps returned to the meeting at 10:27 a.m. and assumed the Chair.*

Committee discussed:

- Densities above the OCP being looked at on a case by case basis.
- Concerns with the length of time the policy is taking to be implemented.

~~CARRIED UNANIMOUSLY 18/COTW~~

*Committee requested that the motion be separated to consider Item C separately.*

**Motion:**

It was moved by Mayor Helps, seconded by Councillor Alto, that Council:

1. Consider the following strategic approaches in the development of a new Inclusionary Housing and Density Bonus Policy and direct staff to:
  - a) Establish affordable housing targets and levels of affordability to guide community amenity contribution negotiations;
  - b) Prioritize City objectives for community amenity contributions given limits on bonus density;
  - d) Develop a framework for the provision of bonus density in exchange for on-site affordable housing units, where feasible, within areas of the City through the zoning bylaw in a manner consistent with the Local Government Act;
  - e) Retain a consultant to update the economic analysis that informed the Density Bonus Policy (2016) to inform the above considerations,
  - f) Direct staff to negotiate approach to CACs
  - g) Direct staff to establish more precise targets and levels of affordability and;
  - h) Direct staff to consider pre-zoning areas of the City (using bonus density zoning) for affordable housing.
2. Direct staff to consult with stakeholders and the Community Association Land Use Committees on a draft policy.

CARRIED 18/COTW

For: Mayor Helps, Councillor Alto, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe  
Against: Councillor Young

Committee discussed:

- Concerns with 'item c' not being needed at this time.
- Having an opportunity to see how 'item c' may assist communities

**Motion:**

It was moved by Mayor Helps, seconded by Councillor Alto, that Council:

1. Consider the following strategic approaches in the development of a new Inclusionary Housing and Density Bonus Policy and direct staff to:
  - c) Develop a framework for consideration of higher densities above those envisioned in the Official Community Plan in support of affordable housing goals;

DEFEATED 18/COTW

For: Mayor Helps, Councillors Alto, Lucas, and Thornton-Joe  
Against: Councillors Isitt, Loveday, Madoff and Young

## 6. NEW BUSINESS

### 6.1 Further Support for the 2020 North American Indigenous Games

Committee received a report dated March 4, 2018, from Councillor Alto and Mayor Helps regarding recommendations for consideration of the City's financial support for the 2020 North American Indigenous Games.

**Motion:** It was moved by Councillor Alto, seconded by Mayor Helps, that, should the Songhees Nation be awarded the 2020 North American Indigenous Games, the City of Victoria will:

1. Contribute to the 2020 NAIG up to \$225,000 in each of its 2019 and 2020 budget years, from 2018 and 2019 budget surpluses;
2. Encourage its municipal neighbours to contribute per capita amounts of the same range (approximately \$2.50/per person for two years);
3. Work with the 2020 NAIG organizing committee(s) to facilitate use of city sports facilities as needed.

Committee discussed:

- Concerns with the amount of money being requested.
- The economic impact of the Cowichan Region in 2007

**Amendment:** It was moved by Mayor Helps, seconded by Councillor Loveday that the motion be amended as follows:

That, should the Songhees Nation be awarded the 2020 North American Indigenous Games, the City of Victoria will:

1. Contribute to the 2020 NAIG up to \$225,000 in each of its 2019 and 2020 budget years, from 2018 and 2019 budget surpluses, **subject to receiving a detailed budget breakdown once that is possible and that the bid documents are no longer confidential.**
2. Encourage its municipal neighbours to contribute per capita amounts of the same range (approximately \$2.50/per person for two years);
3. Work with the 2020 NAIG organizing committee(s) to facilitate use of city sports facilities as needed.

On the amendment:  
CARRIED UNANIMOUSLY 18/COTW



**Main motion as amended:**

That, should the Songhees Nation be awarded the 2020 North American Indigenous Games, the City of Victoria will:

1. contribute to the 2020 NAIG up to \$225,000 in each of its 2019 and 2020 budget years, from 2018 and 2019 budget surpluses, subject to receiving a detailed budget breakdown once that is possible and that the bid documents are no longer confidential.
2. Encourage its municipal neighbours to contribute per capita amounts of the same range (approximately \$2.50/per person for two years);
3. Work with the 2020 NAIG organizing committee(s) to facilitate use of city sports facilities as needed.

On the main motion as amended:  
CARRIED UNANIMOUSLY 18/COTW

**7. ADJOURNMENT**

**Motion:** It was moved by Councillor Loveday, seconded by Councillor Alto, that the Committee of the Whole meeting of March 8, 2018, be adjourned at 11:29 a.m.

CARRIED UNANIMOUSLY 18/COTW

CERTIFIED CORRECT:

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CITY CLERK

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MAYOR