

**MINUTES OF THE
COMMITTEE OF THE WHOLE MEETING
HELD THURSDAY, JUNE 22, 2017, 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, Coleman, Loveday, Lucas, Madoff, Thornton-Joe, and Young

Absent for a portion of the meeting: Councillor Isitt

Staff Present: J. Johnson - City Manager; J. Jenkyns - Deputy City Manager; C. Coates - City Clerk; C. Havelka - Deputy City Clerk; P. Bruce - Fire Chief; S. Thompson - Director of Finance; J. Jensen - Head of Human Resources; B. Eisenhauer - Head of Engagement; J. Tinney - Director of Sustainable Planning & Community Development; T. Soulliere - Director of Parks, Recreation, & Facilities; N. Sidhu - Assistant Director - Parks, Recreation and Facilities; J. Paul - Assistant Director, Engineering; A. Meyer - Assistant Director, Development Services; M. Betanzo - Senior Planner, Urban Design; C. Mycroft - Manager of Executive Operations; A. K. Ferguson - Recording Secretary

Guests: M. Eckenfelder, L. MacDonald, D. Parks, M. Avdeeff - Strategic Plan Grant Review Committee; R. Neilson – Associate Principal, Colliers Project Leaders; A. Fox – Architect, HCMA

2. APPROVAL OF AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Agenda of the June 22, 2017, Committee of the Whole meeting be approved.

Amendment: It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the Agenda of the June 22, 2017, Committee of the Whole meeting be amended as follows:

Consent Agenda:

Item No. 7 - Development Permit with Variances Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue (Hillside/Quadra)

Item No. 10 - Proclamation "Pride Week" July 1 to July 9, 2017

Item No. 13 - UBCM Resolution: Local Partnerships for Energy Efficiency Retrofits

Item No. 15 - Neighbourhood Association Engagement in Pre-Budget Process

Item No. 16 - UBCM Resolution: Optimizing Community Benefits of Forest Resources

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That the amended Agenda of the June 22, 2017 Committee of the Whole Meeting be approved with the following amendments:

Consent Agenda:

- Item No. 7 - Development Permit with Variances Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue (Hillside/Quadra)
- Item No. 10 - Proclamation "Pride Week" July 1 to July 9, 2017
- Item No. 13 - UBCM Resolution: Local Partnerships for Energy Efficiency Retrofits
- Item No. 15 - Neighbourhood Association Engagement in Pre-Budget Process
- Item No. 16 - UBCM Resolution: Optimizing Community Benefits of Forest Resources

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

3. CONSENT AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the following items be approved without further debate:

3.1 Development Permit with Variances Application No. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue (Hillside/Quadra)

Committee received a report dated June 8, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to subdivide the property located at 1025, 1029, 1035, and 1075 Tolmie Avenue into seven small lots and one panhandle lot, in order to construct eight single-family dwellings.

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, 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. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue, in accordance with:

1. Plans date stamped April 7, 2017.
2. Development meeting all Zoning Regulations Bylaw requirement, except for the following variances:
 - i. Lot 2
 - a. reduce the front setback from 6.00m to 5.40m;
 - ii. Lot 3
 - a. reduce the front setback from 6.00m to 5.54m;
 - iii. Lot 5
 - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 6);

- iv. Lot 6
 - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 5);
 - v. Lot 7
 - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 8);
 - vi. Lot 8
 - a. reduce the side setback (south) from 7.50m to 5.31m;
 - b. reduce the side setback (north) from 4.00m to 2.75m.
3. The Development Permit lapsing two years from the date of this resolution.
 4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

CARRIED UNANIMOUSLY 17/COTW

3.2 Proclamation "Pride Week" July 1 to July 9, 2017

Committee received a report dated June 19, 2017 from the City Clerk regarding the Pride Week Proclamation.

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the Pride Week Proclamation be forwarded to the June 22, 2017 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY 17/COTW

3.3 UBCM Resolution: Local Partnerships for Energy Efficiency Retrofits

Committee received a Council Member Motion dated June 16, 2017 from Councillor Isitt proposing a UBCM Resolution regarding Local Partnerships for Energy Efficiency Retrofits.

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council endorse the following resolution and directs staff to forward copies to UBCM member local governments, as well as the Provincial ministers responsible for Climate Action, Finance and Housing, requesting favourable consideration:

Resolution: Local Partnerships for Energy Efficiency Retrofits

WHEREAS local governments across North America are partnering with other levels of government to provide incentive programs to property owners to save money and reduce the environmental impact of buildings, including incentive programs funded through local service charges to support the installation of solar energy technology options for solar photovoltaic, solar hot air and solar hot water;

AND WHEREAS municipal local improvement charges in British Columbia cannot currently include the provision of cost recovery for municipal services on private property;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with local governments, First Nations governments and the federal government to introduce robust incentive programs to support residents, property owners and property managers in improving energy efficiency of buildings to address climate action and housing affordability objectives;

AND BE IT FURTHER RESOLVED THAT the Province of British Columbia enact legislation to allow the cost recovery of municipally-financed green energy technologies on private properties through municipal local improvement charges.

CARRIED UNANIMOUSLY 17/COTW

3.4 Neighbourhood Association Engagement in Pre-Budget Process

Committee received a Council Member Motion dated June 19, 2017 from Mayor Helps and Councillor Lucas regarding Neighbourhood Association Engagement in Pre-Budget Process.

- Motion:** It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe:
1. That Council direct the Neighbourhoods Team to canvas their respective Neighbourhood Associations each summer to gather input from the neighbourhoods to help shape the budget for the following year.
 2. That Council direct staff to add this input gathering with Neighbourhood Associations to the Public Engagement Road Map for 2017 and 2018.

CARRIED UNANIMOUSLY 17/COTW

3.5 UBCM Resolution: Optimizing Community Benefits of Forest Resources

Committee received a Council Member Motion dated June 20, 2017 Councillor Isitt and Councillor Loveday regarding Optimizing Community Benefits of Forest Resource.

- Motion:** It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe: THAT Council endorse the following resolution for consideration at the 2017 annual convention of the Union of BC Municipalities, and directs staff to forward this resolution to member local governments requesting favourable consideration and resolutions of support:

Resolution: Optimizing Community Benefits of Forest Resources

WHEREAS British Columbia's regions are rich in forest resources, a renewable source of employment, revenues and materials that provide vital habitat for biological diversity, water quality, outdoor recreation and economic development;

AND WHEREAS employment and public revenues from British Columbia's forests have declined substantially in recent decades, at the same time that watersheds and ecosystems have experienced negative impacts due to existing forestry practices;

AND WHEREAS British Columbia's diverse communities can realize substantially improved outcomes from forest resources by adopting best practices in forest stewardship and forest management from Scandinavia and other jurisdictions;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with First Nations, regional districts and municipalities to substantially improve community benefits of forest resources, including: expansion of community tenures, introduction of regional log markets, incentives for value-added production, and strengthened standards of forest stewardship to increase legislated protection of drinking watersheds and biological diversity.

CARRIED UNANIMOUSLY 17/COTW

4. UNFINISHED BUSINESS

4.1 2017 Strategic Plan and Micro Grant Applications

Committee received a report dated June 14, 2017 from the Director of Finance providing information and recommendations regarding the 2017 Strategic Plan and Micro Grant Applications intake which closed January 31, 2017.

- Motion:** It was moved by Councillor Thornton-Joe seconded by Councillor Alto, that Council:
1. Consider and approve, as determined by Council, the eligible Micro Grant applications outlined in Appendix A.

CARRIED UNANIMOUSLY 17/COTW

Councillor Isitt joined the meeting at 9:04 a.m.

4.2 Strategic Plan Grant Review Committee Report

Committee received a report dated June 22, 2017 from the Strategic Plan Grant Review Committee providing recommendations to Council as part of their mandate following their review of all Strategic Plan Grant applications received by the City.

- Motion:** It was moved by Councillor Lucas, seconded by Councillor Alto, that Council:
1. Approve the Grants and amounts proposed in the attached table.
 2. Direct key staff to meet with Committee members to review questions and suggestions with respect to both policy and process as part of Council's evaluation of the pilot project after the 2017 Strategic Plan Grants have been awarded and prior to the intake of grants in 2018.

Committee discussed:

- How the Committee applied the criteria in order to allocate the grant money.

Councillor Loveday withdrew from the meeting at 9:16 a.m. and returned at 9:17 a.m.

CARRIED UNANIMOUSLY 17/COTW

4.3 Crystal Pool and Fitness Centre Renewal Project Update

Committee received a report dated June 13, 2017 from the Director of Parks, Recreation, and Facilities, providing an update on the progress of the Crystal Pool and Fitness Centre Replacement Project following Council direction February 16, 2017. He provided an overview of the conceptual design renderings for the new Crystal Pool and Fitness Centre, as well as potential funding opportunities going forward.

Committee discussed:

- Possibilities of partnerships with other stakeholders.
- Reasoning for the change of the current configuration.
- Impact of massing on the residents of Pembroke.
- The possibilities of a café within the building.
- The possibility of repurposing the mural currently around the pool.

Councillor Young withdrew from the meeting at 9:56 a.m. and returned at 9:56 a.m.

Committee discussed:

- How the Public Art Policy will be incorporated into the final designs.
- Finding other spaces for the basketball court and the tennis court within the park.
- How to capture the feeling of the current Crystal Pool in the new building.
- Engaging the City's Accessibility Working group to assist with the overview for accessibility of the facility.
- Possibility of a portion of the facility to serve as a neighbourhood community centre.
- Possibility of utilizing the Memorial Arena parking lot across the street for a parking structure.

Motion: It was moved by Councillor Lucas, seconded by Councillor Isitt, that Council receive this report for information.

Councillor Lucas withdrew from the meeting at 10:29 a.m. and returned at 10:30 a.m.

Committee discussed:

- Difference between the procurement options.

CARRIED UNANIMOUSLY 17/COTW

Motion: It was moved by Mayor Helps, seconded by Councillor Loveday, that Council direct staff to work with the Northpark Neighbourhood Association to develop a Memorandum of Understanding for the North Park use of the facility.

CARRIED UNANIMOUSLY 17/COTW

Motion: It was moved by Mayor Helps, seconded Councillor Thornton-Joe, that the facility be called the Crystal Pool and Wellness Centre.

Amendment: It was moved by Councillor Isitt, seconded councillor Alto, that the motion be amended as follows:
~~that the facility be called the Crystal Pool and Wellness Centre.~~ that 'Wellness' replace 'Fitness' in the project name.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That Council:

1. Receive this report for information.
2. Direct staff to work with the North Park Neighbourhood Association to develop a Memorandum of Understanding for the North Park use of the facility.
3. That 'Wellness' replace 'Fitness' in the project name.

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 10:54 a.m. and returned at 11:00 a.m.

5. LAND USE MATTERS

5.1 Rezoning Application No. 00554 for 345 Quebec Street (James Bay)

Committee received a report dated June 8, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 345 Quebec Street from its current T-1 Zone to a site specific zone to a site specific zone to add residential uses as its permitted use.

Committee discussed:

- How taking this hotel use out of the market affects the vacancy rate.
- Staff discussing with the applicant a longer time frame for the Housing Agreement.
- The site maintaining the transient zoning as well as the residential use zoning.

Councillor Coleman withdrew from the meeting at 11:17 a.m.

Committee discussed:

- The size of the units being below 33m²

Councillor Loveday withdrew from the meeting at 11:18 a.m.

Committee discussed:

- Whether a land lift analysis was completed

Councillor Loveday returned to the meeting at 11:19 a.m.

Committee discussed:

- Cost to the applicant to implement a 10 year Housing Agreement versus in perpetuity.

Motion: It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement,

to the satisfaction of City staff, to secure 219 residential rental units for a minimum of 10 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

Amendment: It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the motion be amended as follows:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement, to the satisfaction of City staff, to secure 219 residential rental units for a minimum of ~~10~~ **20** years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

Amendment to the amendment:

It was moved by Councillor Isitt, councillor Loveday, that the motion be further amended as follows:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement, to the satisfaction of City staff, to secure 219 residential rental units for a minimum of ~~10~~ **20 60** years **or the life of the building** and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units.

Committee discussed:

- Concerns with placing unreasonable requirements on the applicant.

On the amendment to the amendment:
DEFEATED 14/COTW

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

Committee discussed:

- The possibility of the building being used for short-term vacation rentals instead of rental.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

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

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second

reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement, to the satisfaction of City staff, to secure 219 residential rental units for a minimum of 20 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units, **and that the transient use be removed from the zone.**

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

On the main motion as amended:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement, to the satisfaction of City staff, to secure 219 residential rental units for a minimum of 20 years and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units, and that the transient use be removed from the zone.

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

5.2 Development Permit Application No. 000491 for 345 Quebec Street (James Bay)

Committee received a report dated June 8, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to convert the existing 13-story hotel located at 345 Quebec Street into residential apartments.

Motion: It was moved by Councillor Madoff, seconded by Councillor Isitt, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00554, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000491 for 345 Quebec Street, subject to the applicant revising the ground floor units to address privacy and street relationship issues to the satisfaction of the Director of Sustainable Planning and Community Development and in accordance with:

1. Plans dated June 5, 2017 (as amended to address privacy and street relationship issues)
2. Development meeting all Zoning Regulation Bylaw requirements;
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

5.3 Rezoning Application No. 00577 for 541 Herald Street (Downtown)

Committee received a report dated June 8, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property

located at 541 Herald Street from the CA-3C Zone to a site-specific zone to allow for the retail sale of cannabis.

Committee discussed:

- The proximity of the subject property from the Chinese Public School and the seniors care centre.

Motion: It was moved by Councillor Young, seconded by Councillor Thornton-Joe, that Council decline the application.

Committee discussed:

- Concerns over the policy with regards to the proximity to schools.

CARRIED UNANIMOUSLY 17/COTW

Motion: It was moved by Councillor Isitt, seconded by Councillor Thornton-Joe, that Council direct staff to report to Committee of the Whole with amendments to the *Storefront Cannabis Retailer Rezoning Policy* and related policies to amend the definition of “schools” to include properties where the primary use is the instruction of children.

Committee discussed:

- Concerns with excluding too many properties with the motion.

Motion to refer:

It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council refer this motion to staff.

Amendment: It was moved by Councillor Loveday, seconded by Mayor Helps, that Council refer ~~this motion~~ **the issue of defining ‘schools’ in the Storefront Cannabis Retailer Rezoning Policy** to staff.

CARRIED UNANIMOUSLY 17/COTW

Motion to refer as amended:

That Council refer the issue of defining ‘schools’ in the *Storefront Cannabis Retailer Rezoning Policy* to staff.

CARRIED UNANIMOUSLY 17/COTW

5.4 Rezoning Application No. 00545 for 750 Pemberton Avenue (Rockland)

Committee received a report dated June 8, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to subdivide the property located at 750 Pemberton Avenue into four lots, retain the existing heritage-designated house conversion and coach house and construct three new single-family dwellings.

Committee discussed:

- Possibility of compensation to the neighbour for possible damage to the black pine tree.
- Possibilities of designating the interior of the main building.

- The actual age of the coach house.
- Concerns over the lack of privacy between the neighbouring property and the coach house.

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00545 for 750 Pemberton Road, 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 document, executed by the applicant to the satisfaction of City Staff:
 - i. Housing Agreement to ensure the rental of the eight units in the existing heritage-designated house conversion, and two units in the existing coach house, would remain rental suites in perpetuity.
 - ii. Section 219 Covenant to secure the community garden on lot 2 and design of the three proposed single-family dwelling units by ensuring the dwelling units are constructed in accordance with the plans approved by Council.
 - iii. A no-build/non-disturbance and tree protection covenant to ensure there are no buildings or structures constructed in the proposed greenspace and the protection of the existing trees onsite.
 - iv. The applicant complete exploratory digging around the Black Pine and Elm trees to determine the location of the roots and potential impacts the construction of the proposed single family dwelling on lot 1 would have on the trees.

Amendment: It was moved by Councillor Isitt, that the motion be amended as follows:
v. screening for noise and privacy at the top stairwell landing of the coach house.

On the amendment:
 Motion Failed due to no seconder 17/COTW

Amendment: It was moved by Councillor Isitt, that the motion be amended as follows:
v. enhanced screening for noise and privacy on the west and north side at the top stairwell landing of the coach house.

On the amendment:
 Motion Failed due to no seconder 17/COTW

On the main motion:
 CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 12:47 p.m. and returned at 1:19 p.m.

Councillor Coleman returned to the meeting at 1:19 p.m.

6. STAFF REPORTS

6.1 Urban Deer

Committee received a report dated June 16, 2017 from the City Clerk providing an update on the urban deer management strategies within the region, as well as potential funding opportunities.

Motion to Postpone:

It was moved by Mayor Helps, seconded by Councillor Lucas that the Urban Deer report be postponed to July 20, 2017.

CARRIED UNANIMOUSLY 17/COTW

Motion:

It was moved by Councillor Thornton-Joe seconded by Councillor Coleman that the Affordable Rental Housing Retention Policy come before the My Place item.

CARRIED UNANIMOUSLY 17/COTW

7. NEW BUSINESS

7.1 Affordable Rental Housing Retention Policy

Committee received a Council Member Motion dated June 15, 2017 from Councillors Madoff, Isitt and Loveday regarding the proposed Affordable Rental Housing Retention Policy which provided information in support of the retention of rental buildings within the affordable rental housing stock.

Motion:

It was moved by Councillor Madoff, seconded by Councillor Lucas, that Council adopt the following policy:

Affordable Rental Housing Retention Policy

When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to demolish existing residential rental buildings containing more than four rental dwelling units shall be accepted, until such time as the following policy work has been completed and received by Council:

1. Completion of the Rental Housing Retention Review;
2. Adoption of a Standards of Rental Housing Maintenance Bylaw;
3. Adoption of a policy to ensure no net loss of affordable units with at least an equivalent number of units at the same rental price in new developments;
4. Progress toward development of a Rental Housing Incentive Program;
5. Investigation of increased municipal protections for tenants facing displacement due to renovations/demolitions, including priority for housing at comparable rents in refurbished/new units and increased compensation from landlords for displacement. The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

Councillor Alto returned at 1:21 p.m.

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

When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to demolish existing residential rental buildings containing more than four rental dwelling units shall be accepted, **to the greatest extent possible within the City's legal authority** until such time as the following policy work has been completed and received by Council:

1. Completion of the Rental Housing Retention Review;
2. Adoption of a Standards of Rental Housing Maintenance Bylaw;
3. Adoption of a policy to ensure no net loss of affordable units with at least an equivalent number of units at the same rental price in new developments;
4. Progress toward development of a Rental Housing Incentive Program;
5. Investigation of increased municipal protections for tenants facing displacement due to renovations/demolitions, including priority for housing at comparable rents in refurbished/new units and increased compensation from landlords for displacement. The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

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

When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to demolish existing residential rental buildings containing more than four rental dwelling units shall be accepted, **to the greatest extent possible within the City's legal authority for six months while** ~~until such time as~~ the following policy work has been completed and received by Council:

1. Completion of the Rental Housing Retention Review;
2. Adoption of a Standards of Rental Housing Maintenance Bylaw;
3. Adoption of a policy to ensure no net loss of affordable units with at least an equivalent number of units at the same rental price in new developments;
4. Progress toward development of a Rental Housing Incentive Program;
5. Investigation of increased municipal protections for tenants facing displacement due to renovations/demolitions, including priority for housing at comparable rents in refurbished/new units and increased compensation from landlords for displacement. The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

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

When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to demolish existing residential rental buildings containing more than four rental dwelling units shall be accepted, to the greatest extent possible within the City's legal authority for six months while the following policy work has been completed and received by Council:

1. Completion of the Rental Housing Retention Review;
2. Adoption of a Standards of Rental Housing Maintenance Bylaw;
3. Adoption of a policy to ensure no net loss of affordable units with at least an equivalent number of units at the same rental price in new developments;
4. Progress toward development of a Rental Housing Incentive Program;
5. Investigation of increased municipal protections for tenants facing displacement due to renovations/demolitions, including priority for housing at comparable rents in refurbished/new units and increased compensation from landlords for displacement. The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

6. **That Council direct staff to bring forward a budget amendment drawing on the 2017 contingency to fund this work in an expedited manner, including the possibility of hiring a second housing planner on a contract basis.**

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Ensuring that the City has legal authority to implement the recommendations.

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

When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to demolish existing residential rental buildings containing more than four rental dwelling units shall be accepted, to the greatest extent possible within the City's legal authority for six months while the following policy work has been completed and received by Council:

1. Completion of the Rental Housing Retention Review;
2. Adoption of a Standards of Rental Housing Maintenance Bylaw;

3. Adoption of a policy to ensure no net loss of affordable units with at least an equivalent number of units at the same rental price in new developments;
4. Progress toward development of a Rental Housing Incentive Program;
5. Investigation of increased municipal protections for tenants facing displacement due to renovations/demolitions, including priority for housing at comparable rents in refurbished/new units and increased compensation from landlords for displacement. The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

6. Direct staff to bring forward a budget amendment drawing on the 2017 contingency to fund this work in an expedited manner, including the possibility of hiring a second housing planner on a contract basis.
7. **Direct staff to provided further legal advice on this issue**

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to demolish existing residential rental buildings containing more than four rental dwelling units shall be accepted, to the greatest extent possible within the City's legal authority for six months while the following policy work has been completed and received by Council:

1. Completion of the Rental Housing Retention Review;
2. Adoption of a Standards of Rental Housing Maintenance Bylaw;
3. Adoption of a policy to ensure no net loss of affordable units with at least an equivalent number of units at the same rental price in new developments;
4. Progress toward development of a Rental Housing Incentive Program;
5. Investigation of increased municipal protections for tenants facing displacement due to renovations/demolitions, including priority for housing at comparable rents in refurbished/new units and increased compensation from landlords for displacement. The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

6. Direct staff to bring forward a budget amendment drawing on the 2017 contingency to fund this work in an expedited manner, including the possibility of hiring a second housing planner on a contract basis.
7. Direct staff to provided further legal advice on this issue

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

Motion to extend:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the meeting be extended until 2:45 p.m.

CARRIED UNANIMOUSLY 17/COTW

Motion:

It was moved by Councillor Loveday, seconded Councillor Isitt:
Be It Resolved that Council requests the Mayor write to the Premier of British Columbia and the Minister responsible for housing to advocate for changes to the Residential Tenancy Act to provide greater protections for tenants facing displacement due to “renovictions” including giving tenants the first right of refusal and the right to return to their unit at a fair rate.

CARRIED UNANIMOUSLY 17/COTW

7.2 My Place Shelter Summary

Committee received a verbal report from Councillor Thornton-Joe regarding the transitional shelter in the former Boys and Girls Club, which opened to assist the people transitioning into permanent residences following the closure of Tent City on the Courthouse lawns.

7.3 UBCM Resolution: Encouraging the Use Value of Residential Property

Committee received a Council Member Motion dated June 16, 2017 from Councillor Isitt proposing a UBCM Resolution regarding Encouraging the Use Value of Residential Property.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council endorse the following resolution and directs staff to forward copies to UBCM member local governments, as well as the Provincial and Federal ministers responsible for Finance and Housing, requesting favourable consideration:

Resolution: Encouraging the Use Value of Residential Property

WHEREAS residents and communities across British Columbia face acute housing affordability and housing availability challenges, threatening the economic security of individuals as well as the productivity and viability of local economies, as youth, seniors, people with disabilities and working people lack access to affordable, reliable housing options;

AND WHEREAS effective fiscal and taxation tools have been identified to address these challenges by encouraging the use value of residential property for housing and discouraging speculation, “flipping” and other market distortions;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia and Government of Canada take action to introduce effective fiscal and taxation

tools to encourage the use value of residential property to provide housing, and discourage speculation, “flipping” and other market distortions of residential property;

AND BE IT FURTHER RESOLVED THAT the Province of British Columbia give serious consideration to further adjustments to the Property Transfer Tax to encourage residential occupancy and discourage speculation, and review the Capital Gains Tax Exemption for primary residences in order to encourage residential occupancy and discourage speculation.

Committee discussed:

- Committee confusion around the language in the motion.

Motion to Refer:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that this item be referred to the Council meeting of June 22, 2017.

CARRIED UNANIMOUSLY 17/COTW

8. ADJOURNMENT

Motion: It was moved by Councillor Alto, seconded by Councillor Coleman, that the Committee of the Whole meeting of June 22, 2017, be adjourned at 2:33 p.m.

CARRIED UNANIMOUSLY 17/COTW

CERTIFIED CORRECT:

CITY CLERK

MAYOR