



MINUTES - COMMITTEE OF THE WHOLE

June 28, 2018, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, Councillor Young

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, T. Zworski - City Solicitor, C. Medd - Planner, L. Taylor - Senior Planner, R. Bateman – Planner; C. Tunis – Planning Analyst

A. APPROVAL OF AGENDA

Moved By Councillor Coleman

Seconded By Councillor Alto

That the agenda be approved.

Moved By Councillor Coleman

Seconded By Councillor Alto

Amendment:

That the agenda be amended by adding the following items to the consent agenda:

Item No. C. 1 - Minutes from the Meeting held March 22, 2018

Item No. F. 1 - Bastion Square Market Licence Renewal

Item No. H. 1 - Funding for Extended Hours for Our Place

Item No. H. 2 - Protection of Ecologically and Culturally Significant Areas

On the amendment:

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Isitt

Seconded By Councillor Coleman

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

B.1 Minutes from the meeting held March 22, 2018

Moved By Councillor Isitt

Seconded By Councillor Coleman

That the minutes of the March 22, 2018, meeting be approved.

CARRIED UNANIMOUSLY

B.2 Bastion Square Market Licence Renewal

Committee received a report dated May 2, 2018, from the City Manager regarding the renewal of the operating agreement for the Bastion Square Public Market.

Moved By Councillor Isitt

Seconded By Councillor Coleman

That Council authorize the Mayor and Corporate Administrator to sign a three year agreement between the City and the Bastion Square Revitalization Association for the operation of the Bastion Square Public Market.

CARRIED UNANIMOUSLY

B.3 Funding for Extended Hours for Our Place

Committee received a report dated June 22, 2018, from Councillors Thornton-Joe, Alto, and Lucas regarding funding for extended hours for our Place.

Moved By Councillor Isitt

Seconded By Councillor Coleman

That Council allocate \$25,000 from contingency to partner with BC Housing and Island Health to increase the hours and services for Our Place to match winter hours until March 31st, 2019 and that a meeting be held between the City, BC Housing and Island Health and others to determine long term solutions.

CARRIED UNANIMOUSLY

B.4 Protection of Ecologically and Culturally Significant Areas

Committee received a report dated June 25, 2018, from Councillors Isitt, Loveday, and Alto regarding protection of ecologically and culturally significant areas.

That Council direct staff to:

1. Prepare an amendment to the Parks Regulation Bylaw to add Coffin Island to the areas covered in section 16A of the bylaw;
2. Work with the Esquimalt and Songhees First Nations on potential signage relating to ecologically and culturally significant areas within the municipal parks and greenspace system in the City of Victoria: and
3. Report back to Council following the receipt of advice from the City Family on potential additional tools to increase protection for ecologically and culturally significant areas within the municipal parks and greenspace system.

CARRIED UNANIMOUSLY

D. UNFINISHED BUSINESS

D.1 Letter from the President of the Union of BC Municipalities

Committee received a letter dated March 9, 2018, from the President of UBCM regarding the provincial response to the 2017 resolutions.

Moved By Councillor Isitt

Seconded By Mayor Helps

That Council request that the Mayor write, on behalf of Council, to the federal Minister of Finance, requesting that consideration be given to the resolution "A2 Encouraging the Use of Residential Property for Housing" adopted by delegates at the 2017 Union of BC Municipalities convention, and requesting that particular attention be given to the option of a phased-in Capital Gains Tax exemption for primary residences that increases over time to encourage residential occupancy and discourage speculation.

That the text of the resolution "Encouraging the Use of Residential Property for Housing" be included in the letter to the Minister;

And that the letter to the Minister be copied to the federal Minister of Infrastructure and Communities, the provincial Minister of Finance, the President of the Union of BC Municipalities, the Executive Director of the Union of BC Municipalities, and Members of Parliament representing constituencies on Vancouver Island.

Moved By Councillor Young

Seconded By Councillor Isitt

Amendment:

That the motion be amended in the following point:

That Council request that the Mayor write, on behalf of Council, to the federal Minister of Finance, requesting that consideration be given to the resolution "A2 Encouraging the Use of Residential Property for Housing" adopted by delegates at the 2017 Union of BC Municipalities convention, and requesting that particular attention be given to the option ~~of a phased~~ **phasing** in the Capital Gains Tax exemption for primary residences that increases over time to encourage residential occupancy and discourage speculation.

On the amendment:

CARRIED UNANIMOUSLY

Moved By Councillor Coleman

Seconded By Councillor Isitt

Amendment:

That the motion be amended in the following point:

That Council request that the Mayor write, on behalf of Council, to the federal Minister of Finance **and Minister Duclos**, requesting that consideration be given to the resolution "A2 Encouraging the Use of Residential Property for Housing" adopted by delegates at the 2017 Union of BC Municipalities convention, and requesting that particular attention be given to the option phasing in the Capital Gains Tax exemption for primary residences that increases over time to encourage residential occupancy and discourage speculation.

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

That Council request that the Mayor write, on behalf of Council, to the federal Minister of Finance and Minister Duclos, requesting that consideration be given to the resolution "A2 Encouraging the Use of Residential Property for Housing" adopted by delegates at the 2017 Union of BC Municipalities convention, and requesting that particular attention be given to the option of phasing in the Capital Gains Tax for primary residences that increases over time to encourage residential occupancy and discourage speculation.

That the text of the resolution "Encouraging the Use of Residential Property for Housing" be included in the letter to the Minister;

And that the letter to the Minister be copied to the federal Minister of Infrastructure and Communities, the provincial Minister of Finance, the President of the Union of BC Municipalities, the Executive Director of the Union of BC Municipalities, and Members of Parliament representing constituencies on Vancouver Island.

On the main motion as amended:

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Councillor Coleman

That Council request that the Mayor write, on behalf of Council, to the provincial Minister of Forests, Lands, Natural Resource Operations and Rural Development, expressing concern over the Ministry's response to UBCM Resolution "B36 Optimizing Community Benefits of Forest Resources", with particular attention to ongoing liquidation of the Old-Growth rainforests of Vancouver Island, which compromises the long-term integrity of ecological systems, detracts from recreational opportunities for residents of Victoria and other Vancouver Island communities, and undermines current and future economic development opportunities in the tourism sector;

That the letter to the Minister also express concern over the ongoing export of raw logs from Vancouver Island, which undermines opportunities for employment and revenues in the value-added wood products sector;

That the text of the resolution "Optimizing Community Benefits of Forest Resources" be included in the letter to the Minister;

And that the letter to the Minister be copied to Members of the Legislative Assembly representing constituencies on Vancouver Island.

Moved By Councillor Isitt
Seconded By Councillor Loveday

Amendment:

That the motion be amended in the following point:

And that the letter to the Minister be copied to Members of the Legislative Assembly ~~representing constituencies on Vancouver Island.~~

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

That Council request that the Mayor write, on behalf of Council, to the provincial Minister of Forests, Lands, Natural Resource Operations and Rural Development, expressing concern over the Ministry's response to UBCM Resolution "B36 Optimizing Community Benefits of Forest Resources", with particular attention to ongoing liquidation of the Old-Growth rainforests of Vancouver Island, which compromises the long-term integrity of ecological systems, detracts from recreational opportunities for residents of Victoria and other Vancouver Island communities, and undermines current and future economic development opportunities in the tourism sector;

That the letter to the Minister also express concern over the ongoing export of raw logs from Vancouver Island, which undermines opportunities for employment and revenues in the value-added wood products sector;

That the text of the resolution "Optimizing Community Benefits of Forest Resources" be included in the letter to the Minister;

And that the letter to the Minister be copied to Members of the Legislative Assembly.

On the main motion as amended:

CARRIED UNANIMOUSLY

D.2 Advocacy for Adequate and Appropriate Support Services with Housing

Committee received a Council member motion dated June 14, 2018, from Councillor Isitt regarding advocacy for adequate and appropriate support services with housing.

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council endorse the following resolution and request that the Mayor forward a copy, on behalf of Council, to the Minister of Social Development and Poverty Reduction, copying the Premier of British Columbia, the Minister Responsible for Housing, the Minister of Health, the Minister of Mental Health and Addictions, and Members of the Legislative Assembly representing constituencies within the Capital Regional District.

Resolution: Provision of Adequate and Appropriate Support Services with Housing

WHEREAS the Housing First model combines the provision of appropriate support services with access to safe, secure housing;

AND WHEREAS inadequate support services are currently creating strains within the supportive housing system in the Capital Region and elsewhere in British Columbia, compromising the housing security, health and wellbeing of residents, while undermining the capacity of housing providers to provide safe, secure and respectful housing;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia ensure the provision of adequate and appropriate support services in conjunction with housing, developed and delivered through meaningful and respectful engagement with residents, to advance housing security and improve health and wellbeing.

Moved By Councillor Alto

Seconded By Councillor Isitt

Amendment:

That the motion be amended in the following point:

THEREFORE BE IT RESOLVED THAT the Province of British Columbia ~~ensure the provision of~~ **provide** adequate and appropriate support services in

conjunction with housing, developed and delivered through meaningful and respectful engagement with residents, to advance housing security and improve health and wellbeing.

Councillor Isitt withdrew from the meeting at 9:16 a.m. to attend a conference with the Island Corridor Foundation.

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

That Council endorse the following resolution and request that the Mayor forward a copy, on behalf of Council, to the Minister of Social Development and Poverty Reduction, copying the Premier of British Columbia, the Minister Responsible for Housing, the Minister of Health, the Minister of Mental Health and Addictions, and Members of the Legislative Assembly representing constituencies within the Capital Regional District.

Resolution: Provision of Adequate and Appropriate Support Services with Housing

WHEREAS the Housing First model combines the provision of appropriate support services with access to safe, secure housing;

AND WHEREAS inadequate support services are currently creating strains within the supportive housing system in the Capital Region and elsewhere in British Columbia, compromising the housing security, health and wellbeing of residents, while undermining the capacity of housing providers to provide safe, secure and respectful housing;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia provide adequate and appropriate support services in conjunction with housing, developed and delivered through meaningful and respectful engagement with residents, to advance housing security and improve health and wellbeing.

On the main motion as amended:

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 930 Fort Street - Update Report: Rezoning Application No. 00593 & Development Permit Application No. 000502 (Downtown)

Committee received a report dated June 14, 2018, from the Director of Sustainable Planning and Community Development regarding an update on an application to construct a 13-storey, mixed-use building containing approximately 62 residential units and two ground-floor commercial units.

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, and after the Public Hearing for Rezoning Application No. 00593, if it is approved, consider the following motion:

Development Permit with Variance Application No. 000502

"That Council authorize the issuance of Development Permit with Variance Application No. 000502 for 930 Fort Street, in accordance with:

1. Plans date stamped June 8, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the number of parking stalls to 27.
3. Proof of a fully executed car share agreement that includes the purchase of 62 car share memberships and \$100 driving credit for each of the memberships to the satisfaction of the Director of Engineering and Public Works:
4. Registration of a covenant on the property's title to secure 62 car share memberships and \$100 of driving credit for each of the memberships, to the satisfaction, of the Director of Sustainable Planning and Community Development and in a form satisfactory to the City Solicitor
5. The Development Permit lapsing two years from the date of this resolution."

Rezoning Application No. 00593

That Council direct staff to:

1. Prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00593 for 930 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.
2. Secure an amenity contribution in the new zone in accordance with the City of Victoria Density Bonus Policy in the amount \$270,675.74 allocated to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%).

Committee discussed:

- *Concerns relating to the parking variance.*
- *Setbacks, height, and the timing of the proposed crosswalk amenity.*

CARRIED UNANIMOUSLY

E.2 1663 Oakland Avenue - Rezoning Application No. 00594 & Development Permit No. 00594 (Oaklands)

Committee received a report dated June 28, 2018, from the Director of Sustainable Planning and Community Development regarding an application to create two small lots, retain the existing single-family dwelling and construct one new small lot house.

Committee discussed:

- *The type of proposal that could be built with no variances.*

- *Transition to neighbouring properties and the letters received from the neighbours.*
- *Potential design adjustments to soften the height appearance.*

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00594

That Council decline Rezoning Application No. 00594 for the property located at 1663 Oakland Avenue.

Development Permit with Variances Application No. 00594

That Council decline Development Permit with Variances Application No. 00594 for the property located at 1663 Oakland Avenue.

FOR (2): Councillor Madoff, and Councillor Young

OPPOSED (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe

DEFEATED (2 to 6)

Moved By Mayor Helps

Seconded By Councillor Alto

Direct staff to work with the applicant to create a design more in keeping with the small lot design guidelines and the form and character of the rest of the street.

CARRIED UNANIMOUSLY

E.3 1139 Chapman Street – Rezoning Application No. 00624 & Development Permit with Variance Application No. 00624 (Fairfield)

Committee received a report dated June 28, 2018, from the Director of Sustainable Planning and Community Development regarding an application to permit the construction of a duplex dwelling.

Moved By Councillor Madoff

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00624

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00624 for 1139 Chapman Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way (SRW) of 1.17m along the lane, to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variance Application No. 00624

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. 00624, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00624 for 1139 Chapman Street, in accordance with:

1. Plans date stamped May 28, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the maximum floor area for the first and second storeys from 280.0m² to 362.13m².
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E.4 1501-1503 Haultain Street - Development Permit with Variances Application No. 00066 (Fernwood)

Committee received a report dated June 14, 2018, from the Director of Sustainable Planning and Community Development regarding an application to expand and renovate the exterior of the building and construct a third residential storey.

Moved By Councillor Lucas

Seconded By Mayor Helps

That, subject to the preparation and execution of legal agreements to secure the car share memberships, to the satisfaction of the Director of Sustainable Planning and Community Development, 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 with Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. Plans date stamped May 22, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. The applicant provide one electric bicycles for use by the residents in the building.
4. Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.
5. The Development Permit lapsing two years from the date of this resolution.

Moved By Mayor Helps
Seconded By Councillor Alto

Amendment:

That the motion be amended to include the following:

Request that the applicant provide a car share vehicle in a nearby on street parking space.

Committee discussed:

- *The future of the area and parking concerns.*

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

That, subject to the preparation and execution of legal agreements to secure the car share memberships, to the satisfaction of the Director of Sustainable Planning and Community Development, 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 with Variance Application No. 00066 for 1501 and 1503 Haultain Street in accordance with:

1. Plans date stamped May 22, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Decrease the front yard setback from 6.00m to 0.22m to building and 0.00m to allow for a canopy projection.
 - ii. Decrease the south side setback from 3.00m to 1.06m for the staircase projection only.
 - iii. Decrease the flanking street setback from 2.40m to 1.67m to building and 0.53m to allow for a canopy projection.
 - iv. Decrease the required number of parking spaces from 14 to 3.
3. The applicant provide one electric bicycles for use by the residents in the building.
4. Label all materials on the elevation plans and provide plans for the proposed gate to be installed adjacent to the staircase on the north side of the building to the satisfaction of the Director of Sustainable Planning and Community Development.
5. The Development Permit lapsing two years from the date of this resolution.
6. Request that the applicant provide a car share vehicle in a nearby on street parking space.

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe

OPPOSED (2): Councillor Madoff, and Councillor Young

On the main motion as amended:

CARRIED (6 to 2)

E.5 Revised Zoning Bylaw 2018

Committee received a report dated June 13, 2018, from the Director of Sustainable Planning and Community Development regarding the draft Zoning Bylaw 2018.

Moved By Councillor Thornton-Joe

Seconded By Councillor Lucas

That Council give first and second reading of Zoning Bylaw 2018 (Bylaw No. 18-072) and schedule a public hearing.

CARRIED UNANIMOUSLY

Moved By Councillor Young

Seconded By Councillor Madoff

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

Amendment:

That the motion be amended as follows:

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown **including the impact on liveability.**

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

That Council direct staff to re-examine the issue of minimum unit sizes in the downtown including the impact on liveability.

On the main motion as amended:

CARRIED UNANIMOUSLY

I. **ADJOURNMENT OF COMMITTEE OF THE WHOLE**

Moved By Councillor Alto

Seconded By Councillor Loveday

That the Committee of the Whole Meeting be adjourned at 11:48 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR