MINUTES - VICTORIA CITY COUNCIL

November 8, 2018, 6:30 P.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 Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, Councillor Collins

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk , P. Bruce - Fire Chief, S. Thompson - Director of Finance, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, A. Hudson - Assistant Director of Community Planning, C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, T. Zworski - City Solicitor, B. Dellebuur - Assistant Director, Transportation

B. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Alto
Seconded By Councillor Isitt

That the agenda be approved as amended.

Amendment:

Moved By Councillor Potts
Seconded By Councillor Loveday

That the agenda be amended to add Seamus Wolf, Nicole Cheland, Ashley McKay, and Rudy Wallis to the second Request to Address Council.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Loveday
Seconded By Councillor Isitt

That the agenda be amended to add Barrett Blackwood to the second Request to Address Council section.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Collins
Seconded By Councillor Loveday

That the agenda be amended to add Andrew Kerr, Susan Kim, Kim MacKenzie, James Coccola, and Jared Melvin to the second Request to Address Council section.

CARRIED UNANIMOUSLY

On the main motion as amended:
CARRIED UNANIMOUSLY

C. READING OF MINUTES

Moved By Councillor Alto
Seconded By Councillor Potts

That the following minutes be adopted:
1. Minutes from the daytime meeting held June 14, 2018
2. Minutes from the daytime meeting held June 28, 2018
3. Minutes from the daytime meeting held September 20, 2018

CARRIED UNANIMOUSLY

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Loveday
Seconded By Councillor Alto

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 Philip MacKellar: Intersection at Bay and Cedar Hill
Outlined why Council should fund the construction of a bike and pedestrian friendly intersection at Bay Street & Cedar Hill Road.

D.2 Angela Carmichael and Kim Drapeau: George Jay School Zone and Queen's Avenue Issues
Outlined why Council should fund an expansion for the George Jay School Zone, as well as a drop-and-go / no parking zone on Queen's Avenue.

D.4 Jordan Reichert: Ban of the Horse Drawn Carriages
Outlined why Council ban horse-drawn carriages in the City of Victoria.

D.5 Taylor Mason: Capacity and Regulations Regarding Rickshaws
Outlined why Council should cap the number of rickshaws permits on the streets, and to regulate the industry.

D.6 Ric Houle: Electric Vehicle Built Here are Illegal to be Here! Why? Driver Want to Fly?
Outlined various issues and concerns.

E. PROCLAMATIONS

E.1 "Turkish Republic Day" - October 29, 2018

Moved By Councillor Isitt
Seconded By Councillor Young

That the following proclamation be endorsed:
1. "Turkish Republic Day" - October 29, 2018

CARRIED UNANIMOUSLY

E.2 "Think Local Week" - November 12 to 18, 2018

Moved By Councillor Alto
Seconded By Councillor Young

That the following proclamation be endorsed:
1. "Think Local Week" - November 12 to 18, 2018

CARRIED UNANIMOUSLY

E.3 "Diabetes Awareness Day" - November 14, 2018

Moved By Councillor Collins
Seconded By Councillor Thornton-Joe

That the following proclamation be endorsed:
1. "Diabetes Awareness Day" - November 14, 2018

CARRIED UNANIMOUSLY

E.4 "World Lymphedema Day" - March 6, 2019

Moved By Councillor Alto
Seconded By Councillor Collins

That the following proclamation be endorsed:
1. "World Lymphedema Day" - March 6, 2019

CARRIED UNANIMOUSLY

F. PUBLIC AND STATUTORY HEARINGS

Councillor Young withdrew from the meeting at 7:01 p.m. due to a non-pecuniary conflict of interest with the following item, as the applicant is a relative.

F.1 Rezoning and Development Permit with Variance Application No. 00644 for 457 and 459 Kipling Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1168) No. 18-102:
To rezone the land known as 457/459 Kipling Street from the R1-B Zone, Single Family Dwelling District, to the R-2 Zone, Two Family Dwelling District, to permit the existing non-conforming duplex.

Development Permit with Variance Application:
The Council of the City of Victoria will also consider issuing a development permit for the land known as 457/459 Kipling Street, in Development Permit Area 15D: Intensive Residential – Duplex, for the purposes of approving the exterior design and finishes, and landscaping for the existing non-conforming duplex. A variance from the R-2 Zone, Two Family Dwelling District, is required, which would increase the combined floor area maximum from 380m^2 to 389.78m^2.

F.1.a Public Hearing & Consideration of Approval

Alison Meyer (Assistant Director of Development Services): *Advised that the application is to permit the existing non-conforming duplex.*

Mayor Helps opened the public hearing at 6:58 p.m.

Genevieve Tokgoz (Applicant): Provided information regarding the application.

Dalilah (454 Kipling Street): Expressed support for the application, as it will be a good addition to the neighbourhood.

Mayor Helps closed the public hearing at 7:06 p.m.

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That the following bylaw **be given third reading:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1168) No. 18-102

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1168) No. 18-102

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Alto

That Council authorize the issuance of Development Permit Application No. 00644 for 457 and 459 Kipling Street in accordance with:
1. Plans date stamped July 3, 2018.

2. Development meeting all Zoning Regulation Bylaw requirements, except to increase the combined floor area maximum from 380m^2 to 389.78m^2.
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

Councillor Young returned to the meeting at 7:09 p.m.

F.2 Rezoning and Development Permit with Variances Application No. 00624 for 1139 Chapman Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1161) No. 18-085:
To rezone the land known as 1139 Chapman Street from the R1-B Zone, Single Family Dwelling District, to the R-2 Zone, Two Family Dwelling District, to permit a duplex.

Development Permit with Variance Application:
The Council of the City of Victoria will also consider issuing a development permit with variance for the land known as 1139 Chapman Street, in Development Permit Area 15D: Intensive Residential – Duplex, for the purposes of approving the exterior design and finishes, and landscaping for the construction of a residential duplex. A variance from the R-2 Zone, Two Family Dwelling District, is required, which would increase the first and second storey maximum floor area from 280m^2 to 362.13m^2.

F.2.a Public Hearing & Consideration of Approval:

Alison Meyer (Assistant Director of Development Services): *Advised that the application is to allow for the construction of a new duplex.*

Mayor Helps opened the public hearing at 7:10 p.m.

Rob Mickleberry (Applicant): Provided information regarding the application.

There were no persons present to speak to the proposed bylaw.

Mayor Helps closed the public hearing at 7:15 p.m.

Moved By Councillor Young
Seconded By Councillor Loveday

That the following bylaw **be given third reading:**
1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1161) No. 18-085*

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Young

That the following bylaw **be adopted:**
1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1161) No. 18-085*

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Loveday

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

F.3 Development Variance Permit Application No. 00207 for 423 Edward Street

Development Variance Permit Application No. 00207:
The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 423 Edward Street for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* to allow a triplex house conversion.

F.3.a Opportunity for Public Comment & Consideration of Approval:

Alison Meyer (Assistant Director of Development Services): *Advised that the application is to convert the existing building to a triplex.*

Mayor Helps opened the opportunity for public comment at 7:20 p.m.

John Dietrich (Applicant): Provided information regarding the application.

Philip (Resident): Expressed concerns with the application, due to the limited parking in this area, as well as loss of privacy.

Josh Sprouse (Russell Street): Expressed concerns with the application, due to the limited parking in this area.

Ric MacDonald (Russell Street): Expressed concerns with the application, due to the requested variances.

Council discussed the following:
- *Whether the parking concerns could be addressed within the application.*
- *Whether a housing agreement could be entered into, to ensure rental in perpetuity.*
- *Possible solutions to mitigate privacy concerns.*

Mayor Helps closed the opportunity for public comment at 7:40 p.m.

Moved By Mayor Helps
Seconded By Councillor Collins

That Council authorize the issuance of Development Variance Permit Application No. 00207 for 423 Edward Street, in accordance with:
1. Plans date stamped August 30, 2018.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
   i. reduce the required vehicle parking from four stalls to one stall
   ii. reduce the rear yard setback from 7.5m to 3.25
   iii. allow the addition of a roof deck
   iv. allow exterior changes to the street facade to a proposed house conversion
   v. reduce the separation distance for an accessory building from the main building from 2.4m to 2.15
   vi. allow an accessory building in the side yard.
3. The Development Permit lapsing two years from the date of this resolution.
4. Final issuance of the Development Variance Permit subject to:
   i. a Statutory Right-of-Way of 1.8m on the Russell Street frontage being registered on title to the satisfaction of the Director of Engineering and Public Works.
   ii. revised plans addressing minor drafting errors to the satisfaction of the Director of Sustainable Planning and Community Development.

Amendment:

Moved By Mayor Helps
Seconded By Councillor Collins

That this Development Variance Permit application be granted subject to a housing agreement securing three units as rental in perpetuity.

Amendment to the amendment:

Moved By Councillor Loveday
Seconded By Councillor Alto

That the amendment be amended to say two units instead of three units.

CARRIED UNANIMOUSLY

On the amendment:
CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Helps
Seconded By Councillor Alto

That this Development Variance Permit application be granted subject to screening of the landing with lattice work or green landscape, subject to the discretion of the Director of Planning.

CARRIED UNANIMOUSLY

Motion to Refer:

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

That this matter be referred back to staff to work with the applicant to address the issues outlined in the amendments as well as options for further transportation demand management.

Council discussed the following:
- *The need for transportation management work in this area.*
- *The importance of creating more rental housing, as quickly as possible.*

FOR (3): Councillor Isitt, Councillor Thornton-Joe, and Councillor Young
OPPOSED (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

DEFEATED (3 to 6)

Amendment:

Moved By Councillor Thornton-Joe
Seconded By Councillor Isitt

That this Development Variance Permit application be granted subject to staff working with the applicant to see if an agreement with a car share organization can be provided.

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That Councillor Isitt be allowed to speak for a second time.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

That the previous motion be amended by replacing “subject to staff working with the applicant to see if an agreement with a car share organization can be provided” to the following:

“subject to the applicant entering into an agreement with a car share organization for memberships for all three units”.

Council discussed the following:
- *The need for rental buildings in the City during the housing crisis.*

CARRIED UNANIMOUSLY

Main motion as amended:

That Council authorize the issuance of Development Variance Permit Application No. 00207 for 423 Edward Street, in accordance with:

1. Plans date stamped August 30, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
   i. reduce the required vehicle parking from four stalls to one stall
   ii. reduce the rear yard setback from 7.5m to 3.25
   iii. allow the addition of a roof deck
   iv. allow exterior changes to the street facade to a proposed house conversion
   v. reduce the separation distance for an accessory, building from the main building from 2.4m to 2.15
   vi. allow an accessory building in the side yard.
3. The Development Permit lapsing two years from the date of this resolution.
4. Final issuance of the Development Variance Permit subject to:
   i. a Statutory Right-of-Way of 1.8m on the Russell Street frontage being registered on title to the satisfaction of the Director of Engineering and Public Works.
   ii. revised plans addressing minor drafting errors to the satisfaction of the Director of Sustainable Planning and Community Development.

That this Development Variance Permit application be granted subject to a housing agreement securing two units as rental in perpetuity.

That this Development Variance Permit application be granted subject to screening of the landing with lattice work or green landscape, subject to the discretion of the Director of Planning.

That this Development Variance Permit application be granted subject to the applicant entering into an agreement with a car share organization for memberships for all three units.

Council discussed the following:

- *That the amendments help make the application more supportable.*

CARRIED UNANIMOUSLY

F.4 Development Permit with Variance Application No. 00003 for 944 Heywood Avenue

Development Permit with Variances Application:
The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 944 Heywood Avenue, in Development Permit Area 15A: Intensive Residential – Small Lot, for purposes of constructing two small lot houses.

F.4.a Opportunity for Public Comment & Consideration of Approval

Alison Meyer (Assistant Director of Development Services): *Advised that the application is to subdivide the existing lot into two small lots and build two single family dwellings.*

Mayor Helps opened the opportunity for public comment at 8:05 p.m.

Vernon Andres (Applicant): Provided information regarding the application.

There were no persons present to speak to the proposed application.

Mayor Helps closed the opportunity for public comment at 8:11 p.m.

Moved By Councillor Young
Seconded By Councillor Alto
That Council authorize the issuance of Development Permit with Variances Application No. 00003 for 944 Heywood Avenue, in accordance with:

1. Plans date stamped September 25, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   Proposed Lot A
   1. Reduce the front yard setback from 6.00m to 3.20m
   2. Reduce the rear yard setback from 6.00m to 1.61m.
   Proposed Lot B
   1. Reduce the front yard setback from 6.00m to 3.25m
   2. Reduce the rear yard setback from 6.00m to 4.63m
   3. Reduce the side yard (east) setback from 2.4m to 1.5m.

3. The Development Permit lapsing two years from the date of this resolution.

Council discussed the following:
- *That this application allows for gentle densification of the area.*
- *That the applicant has addressed the previous concerns of Council.*
- *Concerns with the design and character of the building.*
- *Concerns relating to the loss of trees and lack of rental housing.*

FOR (6): Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, and Councillor Potts
OPPOSED (3): Mayor Helps, Councillor Dubow, and Councillor Collins

CARRIED (6 to 3)

G. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Alto
Seconded By Councillor Loveday

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

G.1 **Bob June: Council Public Meeting**
Outlined concerns with the Public Hearing process.

G.2 **Larry Wartels: Housing Plan**
Outlined why Council should pass the proposed housing plan.

G.3 **Alex Robb: Revising the Cannabis-Related Business License Regulations**
Outlined why Council should consider additional revisions to the Cannabis-Related Business License Regulations Bylaw to ensure access to cannabis for both medical and non-medical purposes in the coming months.

G.4 **Jordan Milne: Interim Inclusionary Housing Policy**
Outlined why Council should consult the industry prior to implementing the Interim Inclusionary Housing Policy.

G.5 **Kathy Hogan: Interim Inclusive Housing and Density Bonus Policy**
Outlined why Council should consult with the industry prior to adopting the Interim Inclusive Housing and Density Bonus Policy.

G.8 **Albert Berns: 475 Gorge Road East**
Outlined information regarding the rezoning application for 475 Gorge Road East.

G.9 **Seamus Wolfe: Housing Crisis**
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.10 **Nicole Chaland: Housing Crisis**
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.11 **Ashley McKay: Housing Crisis**
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.12 **Rudy Wallis: Housing Crisis**
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.13 **Barrett Blackwood: MERM Campaign**
Outlined why Councillors should contact him in regards to the MERM campaign.

G.14 **Andrew Kerr: Housing Crisis**
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.15 **Susan Kim: Housing Crisis**
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.16 **Kim MacKenzie: Housing Crisis**
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.17 James Coccola: Housing Crisis
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

G.18 Jared Melvin: Housing Crisis
Outlined concerns with the housing crisis and why Council should approve Inclusive Housing and Density Bonus Policy.

H. UNFINISHED BUSINESS

H.1 Motion Amendment: Heritage Alteration Permit Application No. 00227 for 645-651 Johnson Street and 1314-1324 Douglas Street

Moved By Councillor Isitt
Seconded By Councillor Alto

"That Council authorize the issuance of Heritage Alteration Permit Application No. 00227 for 645-651 Johnson Street and 1314-1324 Douglas Street in accordance with:

1. Plans, date stamped August 27, 2018.
2. Minor revisions to the bicycle parking to ensure compliance with the relevant parking regulations.
3. Development meeting all *Zoning Regulation Bylaw* requirements.
4. That Council authorizes the Mayor and City Clerk to execute an encroachment agreement, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
   a. Building encroachment(s) adjacent to Douglas Street and Johnson Street.
5. Heritage Alteration Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 8, 2018 COTW Meeting

I.1.a.a Appointment of Animal Control Officer

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council approve the appointment of Chris McAllister: as Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061); and as an Animal Control Officer pursuant to section 49(1) of the Community Charter.

CARRIED UNANIMOUSLY

I.1.a.b **Attendance at Ahousaht First Nation-Khalsa Aid Canada Event, October 26, 2018**

Moved By Councillor Loveday
Seconded By Councillor Potts

That Council retroactively authorize the attendance and associated costs for Councillor Isitt to attend a protocol event with Ahousaht First Nation and Khalsa Aid Canada at Parksville, BC on October 26, 2018, with the costs for transportation, meals and accommodation not to exceed $300.

CARRIED UNANIMOUSLY

I.1.a.c **475 Gorge Road East - Rezoning Application No. 00657 (Burnside)**

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00657 for 475 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins
OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (7 to 2)

I.1.a.d **1300 Yates Street - Development Variance Permit Application No. 00209 (Fernwood)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

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 Variance Permit Application No. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   a. reduce vehicle parking stalls from 78 to 57;
   b. reduce visitor vehicle parking stalls from 8 to nil.

3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.a.e **2906 Cook Street - Development Permit Application No. 000535 (Hillside/Quadra)**

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council authorize issuance of a Development Permit for 2906 Cook Street to amend the Land Use Contract to permit placement of an emergency storage container, in accordance with plans date stamped September 12, 2018, and subject to the following conditions:

1. Development meeting all Zoning Regulation Bylaw requirements.
2. Development Permit lapsing two years from the date of this resolution, if the holder of the permit does not substantially start construction under this permit.

CARRIED UNANIMOUSLY

I.1.a.f **1150 McClure Street - Rezoning Application No. 00652 (Fairfield)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00652 for 1150 McClure Street, that first and second reading of the Zoning Regulation Bylaw amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, in order to secure:
   a. two basement suites as rental units in perpetuity
   b. building design and landscape.
2. The applicant entering into an agreement with a car-share organization to secure two car-share memberships and car-share usage credits, to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY

I.1.a.g **759 Yates Street - Application for a Permanent Change to Hours of Service for a Liquor Primary License (044231), Yates Street Taphouse**

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of Yates Street Taphouse, located at 759 Yates Street, to change the hours of liquor service from 11:30 am to 1:30 am Monday to Saturday and 11:00 am to 12:30 am Sundays to 9:00 am to 1:30 am Monday to Saturday and 9:00 am to 12:00am Sundays.

Providing the following comments on the prescribed considerations:

1. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request is not expected be an issue.
2. If the application is approved, the net impact on the community is expected to be positive economically as the approval supports the request of the business and presumably their long term viability as a local business and employer.
3. The views of residents were solicited via a mail-out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received three letters opposed to the application, and one letter indicating support. The City did not receive correspondence regarding the application from the Downtown Residents Association.
4. Council recommends the issuance of the license.

CARRIED UNANIMOUSLY

I.1.a.h **Cannabis Retail Store License Referrals**

Moved By Councillor Isitt
Seconded By Councillor Alto
That Council direct staff to

1. Forward the *Cannabis Retail Store Public Consultation Policy and Fees* Bylaw to establish public consultation policy and fees, to the November 8, 2018 Council meeting for introductory readings.
2. Amend the *Cannabis-Related Business Regulation Bylaw* to align with the Province of British Columbia's *Cannabis Control and Licensing Act*.

CARRIED UNANIMOUSLY

I.1.a.i **Better Representing Renters in City Decision-Making through the Creation of a Renters' Advisory Committee**

Moved By Councillor Dubow
Seconded By Councillor Loveday

That Council:

1. Approves the formation of a Renters' Advisory Committee.
2. Adopts the attached Interim Terms of Reference for the committee, pending input from committee members on potential revisions.
3. Directs staff to invite applications from members of the public for appointment to the committee aiming for an initial committee meeting in January 2018.
4. Appoints Councillors Dubow and Loveday as the initial Council Liaisons to the committee.

Revise the Terms of Reference at the end of #3 Procedures as follows:
Where they may be addressed right away or forwarded to the quarterly update as part of the strategic planning quarterly review process.

CARRIED UNANIMOUSLY

I.1.a.j **Actions for Housing Affordability**

Moved By Councillor Loveday
Seconded By Councillor Isitt

Council agreed to vote on each item separately.

That Council:
1. Direct staff to:
   a. Proceed with stakeholder engagement on the Inclusive Housing and Density Bonus Policy for final consideration by Council no later than the first quarter of 2019, including a working group consisting of representatives of rental housing advocates, nonmarket housing providers, community association land use committees, and members of the development community; and
   b. Negotiate an affordable component in rezoning applications for new strata housing received after November 8, 2018, in the form of nonmarket units or a cash-in-lieu payment depending on the size of the projects, without compromising the economic viability of projects, with a financial analysis undertaken to determine economic viability that must be conducted 'open book' and with absolute transparency as an interim measure until the final policy is adopted.

Amendment:

Moved By Mayor Helps
Seconded By Councillor Isitt

That the motion be amended by adding the following before point b.
"As an interim measure until the final policy is adopted".

CARRIED UNANIMOUSLY

Main motion as amended:

That Council:

1. Direct staff to:

   a. Proceed with stakeholder engagement on the Inclusive Housing and Density Bonus Policy for final consideration by Council no later than the first quarter of 2019, including a working group consisting of representatives of rental housing advocates, nonmarket housing providers, community association land use committees, and members of the development community; and
   b. As an interim measure until the final policy is adopted, negotiate an affordable component in rezoning applications for new strata housing received after November 8, 2018, in the form of nonmarket units or a cash-in-lieu payment depending on the size of the projects, without compromising the economic viability of projects, with a financial analysis undertaken to determine economic viability that must be conducted 'open book' and with absolute transparency.

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Dubow, Councillor Potts, and Councillor Collins
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council:

2. Invite BC Assessment to provide data on land values and land appreciation in the City of Victoria over the past decade, to inform the development and implementation of the Inclusive Housing and Density Bonus Policy and other housing initiatives.

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council:

3. Request that the Mayor write, on behalf of Council, to the Minister responsible for the BC Assessment Authority and Members of the Legislative Assembly representing constituencies on Vancouver Island, requesting amendments to the BC Assessment Act and/or regulations on a priority basis to provide for "split classification" / split taxation of units in multi-unit buildings to ensure that units used as non-principal residence ("whole-unit") short-term rentals are taxed as commercial, rather than residential, property.

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council:

4. Endorse a Town Hall Meeting on the Future of Co-operative Housing for November 28 in partnership with the Co-operative Housing Federation of BC, as well as a Technical Workshop for staff and housing partners, with an in-kind contribution from the City consisting of: (a) the use of City Hall; and (b) Staff support with publicity / promotion of the Town Hall and Technical Workshop to optimize public and stakeholder participation.

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Isitt

That Council:

5. Direct staff to initiate robust enforcement of STR regulations no later than January 1, 2019, to return units to the residential housing supply and ensure fairness for people complying with the regulations, and report back to Council within six months on the effectiveness of the regulations, including options for introducing platform accountability to improve compliance and reduce costs.

CARRIED UNANIMOUSLY

I.1.a.k Acquiring Land to Facilitate Investment in Decommodified Housing

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council:

1. Endorse in principle the acquisition of land on a priority basis to facilitate federal, provincial and regional investment in decommodified housing, to address the escalating housing costs that have made securing safe, affordable housing out of reach for many in our community, including seniors, youth, people with disabilities, families, workers, and people from racialized and Indigenous communities.
2. Direct staff to report to Council by December 13, 2018 with recommendations on options for financing the acquisition of land to facilitate federal, provincial and regional investment in decommodified housing.

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Dubow, Councillor Potts, and Councillor Collins
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

I.1.a.l **Incentivize and Mandate the Creation of Family Appropriate Rental Units**

Moved By Councillor Potts
Seconded By Councillor Collins

That Council:
1. Direct staff to report back with amendments to the Victoria Housing Strategy and applicable bylaws and policies to incentivize and mandate the creation of family appropriate two and three bedroom rental units as part of a larger strategy to increase affordable family housing options across Victoria.

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Dubow, Councillor Potts, and Councillor Collins
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

I.1.a.m **Adopt and Consistently Apply the CMHC's Definition of Affordable Housing**

Moved By Councillor Collins
Seconded By Councillor Alto

That this matter be referred to the November 22nd Committee of the Whole meeting, and that the City invite written comment and/or presentations from the BC Rental Housing Management Corporation, the Canada Mortgage and Housing Corporation and the BC Assessment Authority on this policy:

That Council:

1. *Adopt and consistently apply the definition of affordable housing, as housing where the price does not exceed 30% of the gross annual household income for very-low income to moderate income households. Ensure this definition is used consistently in rezoning processes.*
2. *Direct staff to notify council about the number of affordable units in each rezoning proposal, as well as for which incomes brackets the affordable units are targeted.*
3. *Direct staff to report on a quarterly basis on the number of affordable units built or under construction, as well as for which incomes brackets the affordable units are targeted.*
4. *Direct staff to report back with recommendations on other improvements to processes for data gathering and reporting on affordable housing.*

CARRIED UNANIMOUSLY

I.1.a.n **Councillor Sharing**

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That the Mayor write to the family of Richard Nakamura to express condolences for his passing.

CARRIED UNANIMOUSLY

I.1.a.o **Councillor Sharing**

Moved By Councillor Young
Seconded By Councillor Thornton-Joe

That the Mayor write to the family of Janet Baird to express condolences for her passing.

CARRIED UNANIMOUSLY

K. BYLAWS

K.1 Bylaw for Rezoning Application for 1046 to 1048 North Park Street

Moved By Councillor Loveday
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**
1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1171) No. 18-108

CARRIED UNANIMOUSLY

K.2 Bylaw for Heritage Designation Application for 840 Fort Street

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**
1. Heritage Designation (840 Fort Street) Bylaw No. 18-113

CARRIED UNANIMOUSLY

K.3 Bylaw for Cannabis Retail Store Licensing Consultation Policy and Fee

Moved By Councillor Isitt
Seconded By Councillor Alto

That the following bylaw **be given first, second, and third readings:**
1. Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw No. 18-120

CARRIED UNANIMOUSLY

N. QUESTION PERIOD

A question period was held.

O. ADJOURNMENT

Moved By Councillor Dubow
Seconded By Councillor Alto

That the Council meeting adjourn.
TIME: 9:56 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR