



MINUTES - VICTORIA CITY COUNCIL

October 4, 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 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, C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, L. Taylor - Senior Planner

B. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Thornton-Joe

Seconded By Councillor Coleman

That the agenda be approved as amended.

Amendment:

Moved By Councillor Coleman

Seconded By Councillor Loveday

That Barrett Blackwood, Brian Danny, and Allan Lingwood be added to the second Request to Address Council section of the agenda.

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

C. PRESENTATION

Councillor Lucas and Councillor Coleman were given flowers and a plaque as a token of appreciation for their service.

E. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Coleman
Seconded By Councillor Alto

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

E.1 Leslie Robinson: Building Residential Towers in Victoria

Outlined why Council should consider the implications of permitting the construction of high density, high rise residential buildings.

E.2 Patricia Bell: Climate & Energy Award Presentation

Presented the City of Victoria with the Climate and Energy Action Award for its All Ages and Abilities Bicycle Network, on behalf of the Community Energy Association.

F. PROCLAMATIONS

F.1 "World Mental Health Day" - October 10, 2018

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

That the following proclamation be endorsed:

1. "World Mental Health Day" - October 10, 2018

CARRIED UNANIMOUSLY

F.2 "Waste Reduction Week" - October 15 to 21, 2018

Moved By Councillor Alto
Seconded By Councillor Isitt

That the following proclamation be endorsed:

- i. "Waste Reduction Week" - October 15 to 21, 2018

CARRIED UNANIMOUSLY

F.3 "Miriam Temple No. 2 Daughters of the Nile Day" - October 18, 2018

Moved By Councillor Coleman
Seconded By Councillor Lucas

That the following proclamation be endorsed:

1. "Miriam Temple No. 2 Daughters of the Nile Day" - October 18, 2018

CARRIED UNANIMOUSLY

F.4 "Pulmonary Hypertension Awareness Month" - November 2018

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That the following proclamation be endorsed:

1. "Pulmonary Hypertension Awareness Month" - November 2018

CARRIED UNANIMOUSLY

F.5 "World Pancreatic Cancer Day" - November 15, 2018

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following proclamation be endorsed:

1. "World Pancreatic Cancer Day" - November 15, 2018

CARRIED UNANIMOUSLY

F.6 "CUPE Local 50's 100th Anniversary" - October 2018

Moved By Councillor Alto

Seconded By Councillor Loveday

That the following proclamation be endorsed:

1. "CUPE Local 50's 100th Anniversary" - October 2018

CARRIED UNANIMOUSLY

G. PUBLIC AND STATUTORY HEARINGS

G.1 Official Community Plan Amendment, Rezoning Application No. 00635, and Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 26) No. 18-088:

To include all of the land known as 2732 Doncaster Drive in the Urban Residential Urban Place Designation.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1162) No. 18-086:

To rezone the land known as 2732 Doncaster Drive from the R1-B Zone, Single Family Dwelling District, to the R3-A1 Zone, Low Profile Multiple Dwelling District, to permit a three storey multi-unit residential rental building.

Development Permit with Variances:

The Council of the City of Victoria will also consider issuing a Development Permit with Variances for the land known as 2732 Doncaster Drive, in Development Permit Area 16 – General Form and Character, for the purposes of approving the exterior design and finishes for the eleven unit multi-family development as well as landscaping.

G.1.a Public Hearing & Consideration of Approval

Leanne Taylor (Senior Planner): *Advised that the application is to allow for a three-storey, multi-unit residential rental building.*

Mayor Helps opened the public hearing at 6:49 p.m.

Cam Pringle (Applicant): Provided information regarding the application.

Louise Magnet (Westall Avenue): Expressed concerns with the application, due to the location.

Jim Hayden (Rollins Avenue): Expressed support for the application, due to the need for workforce rental housing.

Nancy Downer (Doncaster Drive): Expressed concerns with the application, due to the impact it will make on their property.

Diane Roll (Hillside Avenue): Expressed concerns with the application, due to traffic and safety issues.

Brad Downer (Doncaster Drive): Expressed concerns with the application, due to potential safety issues.

Linda Bennett (Oakland Avenue): Expressed support for the application, as workforce housing is needed in the area.

Al Jackson (Oakland Avenue): Expressed support for the application, as workforce housing is needed in the area.

Council discussed the following:

- *Traffic and privacy concerns raised by neighbours.*

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the following bylaw **be given third reading:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 26) No. 18-088
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1162) No. 18-086

Council discussed the following:

- *The need for rental market and workforce housing in this area.*
- *The potential impact on neighbours in relation to traffic and privacy.*

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, and Councillor Lucas

OPPOSED (4): Councillor Isitt, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

CARRIED (5 to 4)

Moved By Councillor Coleman
Seconded By Councillor Lucas

That the following bylaw **be adopted**:

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 26) No. 18-088
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1162) No. 18-086
3. Housing Agreement (2732 Doncaster Drive) Bylaw No. 18-087

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, and Councillor Lucas

OPPOSED (4): Councillor Isitt, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

CARRIED (5 to 4)

Moved By Councillor Coleman
Seconded By Councillor Lucas

That Council authorize the issuance of Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive, in accordance with:

1. Plans date stamped May 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the site area from 920.0m² to 638.70m²
 - b. reduce the dwelling unit floor area from 33.0m² to 28.40m²
 - c. reduce the front yard setback from 7.50m to 4.50m
 - d. reduce the south side yard setback from 4.75m to 1.70m
 - e. reduce the north side yard setback from 4.75m to 4.0m
 - f. reduce the open site space from 30.0% to 22.22%
 - g. reduce the number of vehicle parking stalls from 10 to 8.
3. The Development Permit lapsing two years from the date of this resolution.

FOR (5): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, and Councillor Lucas

OPPOSED (4): Councillor Isitt, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

CARRIED (5 to 4)

Council recessed at 8:04 p.m. and returned at 8:10 p.m.

G.2 Rezoning and Development Permit with Variances Application No. 00604 for 356-360 Bay Street and 2520 Turner Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1169) No. 18-103:

To rezone the land known as 356-360 Bay Street and 2520 Turner Street from the M-3 Zone, Heavy Industrial District, to the M3-1 Zone, Heavy Industrial (Cannabis) District, to permit a storefront cannabis retailer.

Development Variance Permit:

The Council of the City of Victoria will consider issuing a Development Variance Permit for the land known as 356-360 Bay Street and 2520 Turner Street. Variances to the M3-1 Zone, Heavy Industrial (Cannabis) District, are required to reduce the vehicle parking requirement from 1 stall per 37.5m² to 1 stall per 93m².

G.2.a Public Hearing & Consideration of Approval

Leanne Taylor (Senior Planner): *Advised that the application is to allow for the retail sale of cannabis.*

Mayor Helps opened the public hearing at 8:11 p.m.

Councillor Isitt withdrew from the meeting at 8:11 p.m.

William Martin-Wood (Applicant): Provided information regarding the application.

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

Mayor Helps closed the public hearing at 8:15 p.m.

Moved By Councillor Coleman
Seconded By Councillor Loveday

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1169) No. 18-103

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Moved By Councillor Coleman
Seconded By Councillor Loveday

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1169) No. 18-103

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Moved By Councillor Coleman
Seconded By Councillor Loveday

That Council authorize the issuance of a Development Variance Permit Application for 356-360 Bay Street and 2520 Turner Street, in accordance with:

1. Revised plans with a reduced retail floor area.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - ii. reduce the vehicle parking requirement for a storefront cannabis retailer from one stall per 37.5m² to one stall per 93m².
3. The Development Permit lapsing two years from the date of this resolution.

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (7 to 1)

G.3 Development Variance Permit Application No. 00213 for 1159 View Street

Development Variance Permit:

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 1159 View Street for the purpose of varying certain requirements of the *Zoning Regulation Bylaw*, namely: to reduce vehicle parking requirements and to increase site coverage in order to add two rental suites in the basement level of the existing building, and a new accessory building in the rear yard.

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

Leanne Taylor (Senior Planner): *Advised that the application is to add two rental suites in the basement level and for a new accessory building in the rear yard.*

Councillor Isitt returned to the meeting at 8:18 p.m.

Mayor Helps opened the opportunity for public comment at 8:18 p.m.

Ryan Jabs (Applicant): Provided information regarding the application.

Gary Wagner (View Street): Expressed concerns on the application, due to the low ceiling height.

Mayor Helps closed the opportunity for public comment at 8:36 p.m.

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

That Council authorize the issuance of Development Variance Permit Application No. 00213 for 1159 View Street in accordance with:

1. Plans date stamped June 29, 2018.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce vehicle parking from 7 stalls to 3 stalls
 - b. increase the site coverage from 30.00% to 45.56%
 - c. increase the rear yard site coverage from 25.00% to 29.97%.
3. The applicant entering into an agreement with a car-share company to secure six car share memberships and car share usage credits in the amount of \$100 towards each car share membership, to the satisfaction of City Staff.
4. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.4 Development Permit with Variance Application No. 00085 for 515 Chatham Street

Development Permit with Variances Application No. 00085:

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 515 Chatham Street, in Development Permit Area 1 (HC) Core Historic, for purposes of approving the exterior design and finishes for the mixed use building, as well as landscaping.

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

Leanne Taylor (Senior Planner): *Advised that the application is to construct a five-storey, mixed-use development with 88 residential units and ground floor commercial.*

Mayor Helps opened the opportunity for public comment at 8:41 p.m.

Justin Gammon (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 8:45 p.m.

Moved By Councillor Thornton-Joe

Seconded By Councillor Madoff

That Council authorize the issuance of Development Permit with Variance Application No. 00085 for 515 Chatham Street, in accordance with:

1. Plans date stamped July 16, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - a. increase the height from 15m to 16.43m.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, 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 Chatham Street and Store Street.
- b. anchor-pinning in the City Right-of-Way.
4. Final plans to be in accordance with the plans date stamped July 16, 2018, to the satisfaction of City staff.
5. The Development Permit lapsing two years from the date of this resolution.

That Council rescind the previously approved Development Permit No. 00034 for 515 Chatham Street approved May 24, 2018.

CARRIED UNANIMOUSLY

Councillor Alto withdrew from the meeting at 8:47 p.m. due to a pecuniary and non-pecuniary conflict of interest with the following item, due to an unexpected incident that places her in a position of conflict.

G.5 Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 for 210 Gorge Road East

Zoning Regulation Bylaw, Amendment Bylaw (No. 1167) No. 18-095:

To rezone the land known as 210 Gorge Road from the T-1 Zone, Limited Transient Accommodation District, to the R-89 Zone, Gorge Road Multiple Dwelling District, to permit a multi-unit residential building.

Development Permit:

The Council of the City of Victoria will also consider issuing a development permit for the land known as 210 Gorge Road, in Development Permit Area 7A (Corridors) for the purposes of approving the exterior design and finishes for the multi-unit residential building, as well as landscaping.

G.5.a Public Hearing & Consideration of Approval

Leanne Taylor (Senior Planner): *Advised that the application is to construct a six-storey, multiple dwelling consisting of rental units and supportive housing units.*

Mayor Helps opened the public hearing at 8:56 p.m.

Kathy Stinson (Applicant): Provided information regarding the application.

Council discussed the following:

- *The breakdown of mixed income housing that will be provided.*

Wendy Balls (Washington Avenue): Expressed concerns with the application, due to the proposed height of the building as well as safety concerns.

Houston (Resident): Expressed concerns with the application, due to safety concerns and the concentration of supportive housing in the neighbourhood.

Robert Houston (Resident): Expressed concerns with the application, due to safety concerns and the negative affect on the neighbourhood.

John Hurcock (Resident): Expressed concerns with the application, due to safety concerns and the negative affect on the neighbourhood.

Carl Eldritch (East Gorge Road): Expressed concerns with the application, as a balance is required in the neighbourhood in order to create an urban village.

Katy Cousen (Belfor Avenue): Expressed concerns with the application, due to safety and parking concerns and due to the inconsistencies with the neighbourhood plan.

Dory Lithstrum (Caroll Street): Expressed concerns with the application, due to the concentration of supportive housing in this neighbourhood.

Gene Ronalds (Caroll Street): Expressed concerns with the application, due to safety concerns and the concentration of supportive housing in this neighbourhood.

Vicky Jackson (Gorge Road East): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan.

Keith Harris (Gorge Road East): Expressed concerns with the application, due to safety and traffic concerns and the concentration of supportive housing in this neighbourhood.

Don Evans (Pandora Avenue): Expressed support for the application and the mixed income housing model, due to the need for supportive housing in the City.

Kristina Comley (Caroll Street): Expressed concerns with the application, due to safety issues and the negative affect on the neighbourhood.

Avery Stetski (President of the Burnside Gorge Neighbourhood Association): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan.

Claire King (Albany Street): Expressed concerns with the application, as the proposal is inconsistent with the Regional Housing First mixed community housing model.

Kathleen Perkin (Harriet Road): Expressed support for the application, due to the need for supportive housing and as the building will address affordable housing issues

Hugh Hughson (Belford Avenue): Expressed concerns with the application, due to the size of the proposed building and potential negative impact on the neighbourhood.

Michelle Peterson (Irma Street): Expressed concerns with the application, due to the poor integration of supportive housing into the neighbouring community and lack of community amenities.

Elizabeth Cull (Waterfront Street): Expressed concerns with the application, due to the inconsistencies with the neighbourhood plan and the potential negative affect it will have on the neighbourhood.

Nigel (Resident): Expressed concerns with the application and the mixed community housing model.

Don Elliot (Director of the Greater Victoria Coalition to End Homelessness): Expressed support for the application, due to the need for supportive housing.

Ron Rice (Harold Street): Expressed support for the application, due to the need for supportive housing.

Mayor Helps closed the public hearing at 10:15 p.m.

Moved By Councillor Isitt
Seconded By Councillor Loveday

That the following bylaw **be given third reading**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1167) No. 18-095

Council discussed the following:

- *The need for supportive housing in the City during a housing crisis.*
- *The disproportionate burden of shelter beds and supportive housing in the Burnside Gorge neighbourhood.*
- *The inconsistencies of the application with the neighbourhood plan.*

Motion to refer:

Moved By Councillor Thornton-Joe
Seconded By Councillor Madoff

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, to consider an increase in parking, and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.

Council discussed the following:

- *Whether changes to the application will allow it to integrate better with the neighbourhood.*

Amendment:

Moved By Mayor Helps

Seconded By Councillor Loveday

That the motion be amended as follows:

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, ~~to consider an increase in parking~~, and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.

FOR (4): Mayor Helps, Councillor Isitt, Councillor Loveday, and Councillor Madoff

OPPOSED (4): Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young

DEFEATED (4 to 4)

On the motion to refer:

Council discussed the following:

- *That commercial stores would allow for a better integration within the community.*

Moved By Councillor Coleman

Seconded By Councillor Madoff

That Mayor Helps be allowed to speak a second time.

CARRIED UNANIMOUSLY

Council discussed the following:

- *That the motion to refer will allow the the application to build supportive housing while still respecting local area plans.*

Amendment:

Moved By Councillor Isitt

Seconded By Mayor Helps

That the motion be amended as follows:

Refer this back to staff to see a reduction of storeys to conform with the local area plan, to possibly include ground-floor commercial, to consider an increase in parking, ~~and to bring the type of unit percentages more closely aligned to the Regional Housing First program implementation plan.~~

Council discussed the following:

- *The mix of supportive housing in the application.*

FOR (3): Mayor Helps, Councillor Isitt, and Councillor Loveday
OPPOSED (5): Councillor Coleman, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (3 to 5)

Moved By Councillor Isitt
Seconded By Councillor Loveday

That the meeting be extended to 11:30 p.m.

CARRIED UNANIMOUSLY

On the motion to refer:

Council discussed the following:

- *The need for work on supportive services, supportive housing, and affordable housing in the City.*

FOR (7): Mayor Helps, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young
OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Councillor Alto returned to the meeting at 11:11 p.m.

Council recessed at 11:11 p.m. and returned at 11:17 p.m.

H. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Coleman
Seconded By Councillor Alto

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

H.1 Robert Showers: 1500 and 1500 Myrtle Avenue Traffic and Development Concerns

Outlined why Council should support the "Proposed Amendments to the C1-L Bylaw in its Application to Myrtle Street" motion.

H.2 Ludo Bertsch: Myrtle Avenue Landscape Buffer C1-L

Outlined why Council should support the "Proposed Amendments to the C1-L Bylaw in its Application to Myrtle Street" motion.

H.3 Catherine Blake: 1600 Myrtle Avenue

Outlined why Council should support the "Proposed Amendments to the C1-L Bylaw in its Application to Myrtle Street" motion.

Moved By Councillor Coleman
Seconded By Councillor Alto

Motion to extend:

That the meeting be extended to 12:30 a.m.

CARRIED UNANIMOUSLY

H.4 Peter Bell: C1-L Bylaw Amendment

Outlined why Council should support the "Proposed Amendments to the C1-L Bylaw in its Application to Myrtle Street" motion.

H.5 Barrett Blackwood: Housing

Thanked Mayor and Council for their work on the Standard Maintenance Bylaw for tenants, for making City Hall more inclusive, and for their service.

H.7 Allan Lingwood: Victoria Cannabis Retail

Outlined why Council should expedite the cannabis retailer process, following the legalization by the Federal Government.

I. UNFINISHED BUSINESS

Councillor Thornton-Joe withdrew from the meeting at 11:44 p.m. due to a pecuniary conflict of interest with the following item, as her husband is employed with BC Transit.

I.1 Letter from BC Transit

Moved By Councillor Alto
Seconded By Councillor Madoff

That the correspondence dated September 20, 2018 from BC Transit be received for information.

CARRIED UNANIMOUSLY

Councillor Thornton-Joe returned to the meeting at 11:45 p.m.

J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.a Report from the September 27, 2018 COTW Meeting

**J.1.a.a 27 Pilot Street - Development Permit with Variance
Application No. 00081 (James Bay)**

Moved By Councillor Madoff
Seconded By Councillor Lucas

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. 00081 for 27 Pilot Street, in accordance with:

1. Plans date stamped August 7, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Schedule M- Garden Suites - reduce the rear yard setback from 0.6m to 0.2m.
3. Development Permit lapsing two years from the date of this resolution".

CARRIED UNANIMOUSLY

J.1.a.b

1046-1048 North Park Street - Rezoning Application No. 00632 and Development Permit with Variance Application No. 00071 (North Park)

Moved By Councillor Coleman
Seconded By Councillor Madoff

Rezoning Application No. 00632

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00632 for 1046 and 1048 North Park Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variance Application No. 00071

1. 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. 00632, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00071 for 1046 and 1048 North Park Street, in accordance with:

- a. Plans date stamped September 18, 2018.
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 16 to 4.
- c. The Development Permit lapsing two years from the date of this resolution."

2. That Council direct staff to discharge Section 219 Covenant (CA4449030) registered on the property at 1046 North Park Street to the satisfaction of City staff, which was associated with a previously approved Development Permit, if Development Permit with Variance Application No. 00071 is approved.

CARRIED UNANIMOUSLY

J.1.a.c Vancouver Island Intercommunity Business Licensing Proposal

Moved By Councillor Alto
Seconded By Councillor Coleman

That Council direct staff to bring forward a bylaw establishing the City's participation in a Vancouver Island Inter-Community Business Licensing (ICBL) program.

Amendment:

Moved By Councillor Isitt

Motion to refer:

Consideration of this matter be referred to the next Council meeting.

Defeated due to no seconder

On the main motion:

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young
OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)

J.1.a.d Requests for Boulevard Removal from the Taxed Boulevard Program

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

That Council approve the removal of 1750 Rockland Avenue and 1694 St. Francis Wood (comprising one block) from the Taxed Boulevard Program effective the 2019 tax year.

CARRIED UNANIMOUSLY

J.1.a.e National Zero Waste Council

Moved By Mayor Helps

Seconded By Councillor Coleman

That Council:

1. Direct staff to submit an application for membership to the National Zero Waste Council;
2. Appoint a member of Council as the City's representative to the National Zero Waste Council; and
3. Demonstrate its commitment to waste prevention and reduction to the National Zero Waste Council through a letter containing the City of Victoria's "Statement of Intent", as contained in Attachment A.

CARRIED UNANIMOUSLY

J.1.a.f Bylaw Officers

Moved By Councillor Thornton-Joe

Seconded By Councillor Madoff

That Council approve the appointment of Michael Alton:

1. as a Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061);
2. as a Business Licence Inspector for the City of Victoria.

CARRIED UNANIMOUSLY

Councillor Thornton-Joe withdrew from the meeting at 11:49 p.m. due to a non-pecuniary conflict of interest with the following item, as she works with the Coalition to End Homelessness.

J.1.a.g 2501 Blanshard Street - Development Permit with Variances Application No. 00089 (Hillside/Quadra)

Moved By Councillor Alto

Seconded By Councillor Coleman

That, subject to the preparation and execution of a legal agreements to provide a Statutory Right-of-Way of 2.36m on Hillside Avenue, to the satisfaction of the City Solicitor, and subject to provision of revised plans that provide the required bicycle parking and address the comments from the Advisory Design Panel, 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 Variances Application No. 00089 for 2501 Blanshard Street, in accordance with:

1. Plans date stamped August 9, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the number of buildings permitted on-site by one building for a total of 21 buildings
 - ii. decrease the minimum unit floor area from 33.0m² to 29.5m²
 - iii. decrease the north side yard setback from 4.85m to 2.40m.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

Councillor Thornton-Joe returned to the meeting at 11:50 p.m.

Councillor Lucas withdrew from the meeting at 11:50 p.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a hotel and retail store.

J.1.a.h Request to Remove Restrictive Covenant from 1007 Government (Downtown)

Moved By Councillor Thornton-Joe
Seconded By Councillor Coleman

That Council authorize the Mayor and City Clerk to execute a legal agreement, in a form satisfactory to the City Solicitor, to discharge covenant number EX39978 from the property at 1007 Government Street.

CARRIED UNANIMOUSLY

Councillor Lucas returned to the meeting at 11:51 p.m.

J.1.a.i Approach for Updating Industrial Zoning in Rock Bay (Burnside)

Moved By Councillor Madoff
Seconded By Councillor Coleman

That Council:

1. Direct staff to develop new industrial zones to align with the Council approved land use policies for the Rock Bay employment sub-area as outlined in the Burnside Gorge Neighbourhood Plan.
2. Direct staff to develop the Rock Bay industrial zones premised on their implementation through a City-initiated rezoning process and conduct public engagement for feedback on the draft zones.

3. Direct staff to report back with the draft Rock Bay industrial zones and feedback collected from the public engagement process for Council's consideration prior to a public hearing.

CARRIED UNANIMOUSLY

J.1.a.j

Victoria Housing Reserve Fund Program Update

Council agreed to vote on item six separately.

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

1. That Council direct staff to update the Victoria Housing Reserve Fund Guidelines appended to this report, based on the following changes:
 - a. An update to the tiered grant structure by changing funding allocation for different levels of affordability for projects in the City of Victoria and lowering the allocation for projects outside of the City of Victoria but within the CRD;
 - b. An update to the eligibility criteria to ensure that applicants adhere to the Tenant Assistance Policy and submit a Tenant Assistance Plan for staff approval;
 - c. An update to the project priority section to prioritize projects that receive no other supports from the City of Victoria; and
 - d. An update to the important notes section that advises applicants that the City will publish project eligibility information from applications to demonstrate that the projects have met all the eligibility requirements.
2. That Council direct staff to create a deadline for submissions to the Victoria Housing Reserve Fund for 2018, and assess the applications concurrently;
3. That Council direct staff, from 2019 forward, to set annual deadlines of March 31 and September 30 for submissions to the Victoria Housing Reserve Fund and assess applications received by these dates concurrently; and
4. That Council refer consideration of potentially increasing the funding allocation to the Housing Reserve Fund to the 2019 financial planning process.
5. That Council direct staff to send the report to housing providers for comment.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Young

6. That the policy be amended to not include funding to housing outside of the City of Victoria and that this element of the policy be reviewed in 2 years from the adoption of the new policy.

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, and Councillor Young

OPPOSED (2): Councillor Madoff, and Councillor Thornton-Joe

CARRIED (7 to 2)

J.1.a.k Defer Gonzales Neighbourhood Plan

Moved By Mayor Helps
Seconded By Councillor Madoff

That the draft Gonzales Neighbourhood plan be put on hold and be brought back for discussion after completion of all other neighbourhood plans and that the 2002 neighbourhood plan and the OCP are the policy documents that staff will refer to with regard to proposed developments in the neighbourhood.

FOR (8): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Coleman

CARRIED (8 to 1)

J.1.b Report from the October 4, 2018 COTW Meeting

**J.1.b.a 1314-1324 Douglas Street - Heritage Designation
Application No. 000178 (Downtown)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Madoff

That Council approve the designation of the heritage-registered property located at 1314-1324 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

**J.1.b.b 645-651 Johnson Street - Heritage Designation
Application No. 000177 (Downtown)**

Moved By Councillor Madoff

Seconded By Councillor Thornton-Joe

That Council approve the designation of the heritage-registered property located at 645-651 Johnson Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

J.1.b.c Development Service Connection Fees Review

Moved By Councillor Madoff

Seconded By Councillor Coleman

That Council receives this report for information.

CARRIED UNANIMOUSLY

J.1.b.d Meeting Voting Dashboard - Update Report

Moved By Councillor Alto

Seconded By Councillor Isitt

That Council:

1. Direct staff to proceed with the implementation of a voting dashboard for Council meetings in Quarter 1 of 2019.
2. Approve the initial dashboard to consist of voting and attendance records for the twice monthly Council meetings.

CARRIED UNANIMOUSLY

J.1.b.e Update on James Bay Library

Moved By Councillor Madoff

Seconded By Councillor Loveday

That Council receive the presentation for information.

CARRIED UNANIMOUSLY

J.1.b.f

1010 Fort Street - Rezoning Application No.00643 and Development Permit with Variances Application No. 00079 (Harris Green)

Moved By Councillor Alto
Seconded By Councillor Loveday

Rezoning Application No. 00643

Direct staff to work with the applicant to refine the proposal to better meet the goals of the OCP and DCAP, and bring the Application back to Committee of the Whole after design revisions have been made and the Application has been reviewed by the Advisory Design Panel.

Development Permit with Variances Application No. 00079

That Council direct staff to:

1. Work with the applicant to revise the Application to be more consistent with the design guidelines including: increasing the tower setbacks, reducing the height of the podium, improving the relationship to the street and to the heritage corridor context, and reducing the uniform appearance of the side elevations.
2. Bring the revised proposal to a meeting of the Advisory Design Panel and report back to Council at a meeting of Committee of the Whole.

CARRIED UNANIMOUSLY

J.1.b.g

1400 Quadra Street – Rezoning Application No. 00595 and Associated Official Community Plan Amendment and Development Permit with Variance Application No. 000503 (Harris Green)

Moved By Councillor Thornton-Joe
Seconded By Councillor Madoff

Rezoning Application No. 00595

1. That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00595 for 1400 Quadra Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:
 - a. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - i. Housing Agreement Bylaw securing all dwelling units as rental in perpetuity.

- b. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - c. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties, have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - d. That Council specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
2. That, if approved, Council direct staff to prepare the following plan amendments:

- i. Consequent amendment of the *Downtown Core Area Plan, 2011* to change the Central Business District designation covering the site to the Residential Mixed-Use District designation.

Development Permit with Variance Application No. 000503

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. 00595, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000503 for 1400 Quadra Street, in accordance with:

1. Plans date stamped September 18, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Permit one parking stall to be located outside the building
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

J.1.b.h

210 Kimta Road - Development Permit Application No. 000522 (Victoria West)

Moved By Councillor Young
Seconded By Councillor Lucas

That Council authorize the issuance of Development Permit Application No. 000522 for 210 Kimta Road, in accordance with and subject to:

1. Plans date stamped September 12, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Proof of registration of the amended Master Development Agreement on the property's title prior to December 31, 2018 to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.
4. Development meeting all requirements of the Master Development Agreement.
5. The Development Permit lapsing two years from the date of this resolution.
6. Consistency of the landscape plan with a high design standard for the E & N Rail Trail and safe pedestrian crossings to the satisfaction of the Director of Engineering and Public Works.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young
OPPOSED (1): Councillor Isitt

CARRIED (8 to 1)

**J.1.b.i 2882 Douglas Street - Development Variance Permit
Application No. 00212 (Burnside)**

Moved By Councillor Alto
Seconded By Councillor Coleman

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. 00212 for 2882 Douglas Street, in accordance with:

1. Plans date stamped March 15, 2018.
2. The following variance to the Sign Bylaw
 - i. Vary the size of the total allowable signage from 1.13 m² to 3.50 m².”

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Thornton-Joe
OPPOSED (3): Councillor Isitt, Councillor Madoff, and Councillor Young

CARRIED (6 to 3)

Mayor Helps withdrew from the meeting at 11:56 p.m. due to a potential pecuniary conflict of interest with the following item, as her campaign office is across the street. Councillor Madoff assumed the Chair in her absence.

**J.1.b.j 840 Fort Street - Heritage Designation Application No.
000175 (Harris Green)**

Moved By Councillor Alto
Seconded By Councillor Coleman

That Council approve the designation of the property located at 840 Fort Street as a Municipal Heritage Site, specifically the front facade and remaining sidewalls of the historic building as described in the attached statement of significance, pursuant to Section 611 of the *Local Government Act*, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

Mayor Helps returned to the meeting at 11:57 p.m. and assumed the Chair.

**J.1.b.k 645-651 Johnson Street and 1314-1324 Douglas Street
- Heritage Alteration Permit Application No. 00227
(Downtown)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

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 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. Revision to the set backs of the roof top additions on level 3 with the recommendation of the Heritage Advisory Committee of 3-4 metres, subject to the approval to the Director of Planning.
4. Development meeting all *Zoning Regulation Bylaw*
5. 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.
6. Heritage Alteration Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

J.1.b.l Zoning Bylaw 2018 – Floor Area Definition

Moved By Councillor Thornton-Joe
Seconded By Councillor Madoff

That Council:

1. Maintain the current definition of floor area in *Zoning Bylaw 2018*.
2. Direct staff to develop design guidelines for exterior hallways and exterior staircases as part of Council's consideration of an update of the *Old Town Design*

Guidelines and the *Downtown Core Area Plan* that address the following objectives:

- a. Discourage the use of exterior hallways and exterior staircases except where their design achieves City urban design objectives or supports adaptive re-use of heritage buildings.
- b. Ensure that exterior hallways and exterior staircases are designed to complement and integrate with the overall building design and the adjacent streetscape character while avoiding a design that appears solely as a functional component of the building when viewed from the adjacent street.
- c. Where an exterior hallway or exterior staircase faces directly toward an adjacent residential property, consider opportunities to mitigate any impacts on the adjacent residential property as they relate to overlooking, loss of privacy, noise transmission and spillover of light through such strategies, but not limited to: architectural screening, materials and finishes, light shielding, increased setbacks and the overall location and siting of these exterior building elements.

CARRIED UNANIMOUSLY

J.1.b.m Protocol Report

Moved By Councillor Coleman

Seconded By Councillor Alto

1. That Council approve the Twin City Policy.
2. Add 5th bullet to page 2 of the policy: "Work with local sister city organizations to invite delegations from one twin city on an annual basis."
3. Direct staff to develop criteria for the formation of friendship cities and to bring forward these amendments to the policy for Council's consideration and rename the policy "twin city and friendship city".
4. Direct staff to develop criteria for Council's consideration as to when a twin city relationship would become inactive.
5. Direct staff to report annually to Council on protocol.

CARRIED UNANIMOUSLY

J.1.b.n Central Park Public Engagement Design

Moved By Councillor Madoff

Seconded By Councillor Loveday

That Council direct staff to:

1. Work in partnership with the community to co-develop a plan for a consultation process for Central Park including mitigation of the impacts of pool construction on park users, plans for the future of Central Park, and land use issues related to the new pool and that this consultation planning take place this fall as staff are out in the neighbourhood engaging on parking options.
2. Revive conversations with the community to co-design park disruption and park improvements planning and enter into a Community Benefit Agreement between the NPNA and the City of Victoria with the United Way or other third party acting as convener.
3. Report back to Council, within two months of this motion, with
 - a. An analysis comparing costs and benefits of siting the new facility:
 - i. as proposed, in the south-west corner of Central Park;
 - ii. on the City-owned parking lot at 1952 Quadra St
 - iii. on the City-owned parking lot at 940 Caledonia Avenue;
 - iv. on the location of the current facility in the north-west corner of Central Park.
 - b. A proposal for how engagement and park improvement planning will be prioritized in the 2019 operating budget and workplans of relevant departments.
4. Amend the 20-year capital plan to commit the City to a minimum, timely capital investment for each of the a) temporary relocation of park assets, and b) reinstatement of the park's assets and/or other new park improvements at Central Park.
5. That the previously approved allocated up to 1% of the Crystal Pool project budget for public art and designate this public art funding to be incorporated into the Central Park improvement plan and its corresponding budget.
6. A minimum of one month prior to submitting the City's funding application for the Crystal Pool, direct staff to
 - a. disclose a detailed pool design budget and to work with the community to find opportunities for savings and "value engineering" in the Crystal Pool facility for which to fund the important community benefits being sought (underground parking, park improvements, community centre-like amenities).
 - b. report back to Council on the eligibility and feasibility of including capital costs for underground parking, park improvement, and community-centre like amenities as a component of the Crystal Pool

application to the Province for Infrastructure
Canada's Community Culture and Recreation grant
funding.

CARRIED UNANIMOUSLY

**J.1.b.o Proposed Amendments to the C1-L Bylaw in its
Application to Myrtle Street**

Moved By Councillor Alto
Seconded By Councillor Loveday

1. That staff be directed to amend the C1-L zoning bylaw in the following manner:
 - a. add a preamble to clarify that the purpose of the C1-L zone is to create a landscape buffer with no commercial activity including the loading and unloading of goods, or pick up and drop off areas and to and to maintain the residential character of Myrtle Avenue,
 - b. clarify that "landscaped with grass and shrubs" in Section 2 (1), refers to "living grass and living shrubs",
 - c. add "no structures of any kind, including fences," to the exception list in Section 2 (2),
 - d. add that there will be protection of the large trees on the buffer boulevard on the north side of Myrtle Avenue

Refer this update to the Strategic Planning session of the new Council:

2. That Staff be directed to investigate and report back on measures to traffic calm the 1600 block of Myrtle Avenue.

Amendment:

Moved By Councillor Alto
Seconded By Councillor Madoff

That the motion be added by adding a new 1c as follows:

- c. Change "No loading area," in Section 2(2) to "No loading area (including the loading or unloading of goods, or pickup or drop off of people),

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Coleman

That 1b be amended to add wording: and this definition be applied to the general definitions in the zoning regulation bylaw and the zoning bylaw.

FOR (1): Councillor Isitt

OPPOSED (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (1 to 8)

Amendment:

Moved By Councillor Isitt

That a new point 3 be added as follows:

3. Staff report back on specifying living grass in the definition of the zoning bylaw.

Defeated due to no seconder

On the main motion as amended:

1. That staff be directed to amend the C1-L zoning bylaw in the following manner:
 - a. add a preamble to clarify that the purpose of the C1-L zone is to create a landscape buffer with no commercial activity including the loading and unloading of goods, or pick up and drop off areas and to and to maintain the residential character of Myrtle Avenue,
 - b. clarify that "landscaped with grass and shrubs" in Section 2 (1), refers to "living grass and living shrubs",
 - c. Change "No loading area," in Section 2(2) to "No loading area (including the loading or unloading of goods, or pickup or drop off of people),
 - d. add "no structures of any kind, including fences," to the exception list in Section 2 (2),
 - e. add that there will be protection of the large trees on the buffer boulevard on the north side of Myrtle Avenue

Refer this update to the Strategic Planning session of the new Council:

2. That Staff be directed to investigate and report back on measures to traffic calm the 1600 block of Myrtle Avenue.

CARRIED UNANIMOUSLY

J.1.b.p

Storage of Belongings

Moved By Councillor Alto

Seconded By Mayor Helps

Be it resolved that Council approve the release of the set aside funds to Our Place Society to build and manage a storage space in the Our Place Courtyard and that other funders or funds be explored to be able to increase the opening hours to 8 hours a day.

1. Direct staff to expedite processing of this application
2. If variances are required, that an opportunity for public comment not be held.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

J.1.b.q

Cook Street Village

Moved By Councillor Madoff

Seconded By Councillor Loveday

That staff be directed to report back to Council in the form of the draft plan on options for preserving the character of the Cook Street Village, including changes to the guidelines governing Large Urban Villages, or consideration of changing the designation to Small Urban Village and preserving the possibility for densities up to 2.5 to 1 subject to meeting the Cook Street Village design guidelines.

CARRIED UNANIMOUSLY

L. BYLAWS

Councillor Young withdrew from the meeting at 12:11 a.m. due to a non-pecuniary conflict of interest with the following item, as the property is owned by a relative.

L.1 Bylaw for Rezoning Application for 457 and 459 Kipling Street

Moved By Councillor Madoff

Seconded By Councillor Thornton-Joe

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1168) No. 18-102

CARRIED UNANIMOUSLY

Councillor Young returned to the meeting at 12:12 a.m.

L.2 Bylaw for Rezoning Application for 1139 Chapman Street

Moved By Councillor Madoff

Seconded By Councillor Coleman

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1161) No. 18-085

CARRIED UNANIMOUSLY

L.3 Bylaw for Building and Plumbing Regulations

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the following bylaw **be adopted:**

1. Building and Plumbing Regulation Bylaw, Amendment Bylaw (No. 1) No. 18-107

CARRIED UNANIMOUSLY

L.4 Bylaw for Permissive Tax Exemptions

Moved By Councillor Thornton-Joe

Seconded By Councillor Young

That the following bylaw **be adopted:**

1. Tax Exemption (Permissive) Bylaw, 2019 No. 18-091

CARRIED UNANIMOUSLY

L.5 Bylaw for Officer Positions

Moved By Councillor Madoff

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**

1. Officers Bylaw No. 18-106

CARRIED UNANIMOUSLY

L.6 Bylaw for Tax Exemption of 727-729 Johnson Street

Moved By Councillor Madoff

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**

1. Tax Exemption (727-729 Johnson Street) Bylaw No. 18-062

CARRIED UNANIMOUSLY

L.7 Bylaw for Tax Exemption of 888 Government Street and 811-813 Wharf Street

Moved By Councillor Madoff

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted**:

1. Tax Exemption (888 Government Street and 811-813 Wharf Street) Bylaw No. 18-063

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Isitt, and Councillor Loveday

CARRIED (7 to 2)

M. CORRESPONDENCE

M.1 Letter from the Ministry of Health

Moved By Councillor Alto

Seconded By Councillor Lucas

That the correspondence dated September 20, 2018 from the Ministry of Health be received for information.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Alto

That the motion be amended to include the following:

“Respond to the letter thanking them for inviting the City to participate”.

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Young

That the motion be referred to the next Committee of the Whole meeting for further discussion.

DEFEATED UNANIMOUSLY

Amendment to the amendment:

Moved By Councillor Isitt

That the city provide in kind support to the ministry up to \$4,000.

Defeated due to no seconder

Amendment to the amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the motion be further amended to include the following:

“and that the city waive any permitting costs”.

FOR (1): Councillor Isitt

OPPOSED (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

DEFEATED (1 to 8)

On the amendment:

CARRIED UNANIMOUSLY

On the main motion as amended:

That the correspondence dated September 20, 2018 from the Ministry of Health be received for information.

Respond to the letter thanking them for inviting the City to participate.

CARRIED UNANIMOUSLY

O. QUESTION PERIOD

A question period was held.

P. ADJOURNMENT

Moved By Councillor Coleman

Seconded By Councillor Alto

That the Council meeting adjourn.

TIME: 12:30 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR