



MINUTES - COMMITTEE OF THE WHOLE

September 27, 2018, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

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

STAFF PRESENT: C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Hudson - Assistant Director of Community Planning, AM Ferguson - Committee Secretary, L. Taylor - Senior Planner, M. Angrove - Planner, M. Betanzo - Senior Planner, J. Tarbotton - Senior Planner Housing Policy, R. Batallas - Senior Planner, B. Dellebuur - Assistant Director, Transportation

A. APPROVAL OF AGENDA

Councillor Isitt and Loveday was not present at the time the meeting convened.

Moved By Councillor Coleman

Seconded By Councillor Alto

That the agenda be approved.

Moved By Councillor Lucas

Seconded By Councillor Coleman

Amendment:

That the agenda be amended to include the following items on the consent agenda:

Consent Agenda:

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

Councillor Loveday joined the meeting at 9:01 a.m.

E. 3 - 1046-1048 North Park Street - Rezoning Application No. 00632 and Development Permit with Variance Application No. 00071 (North Park)

F. 1 - Vancouver Island Intercommunity Business Licensing Proposal

F. 2 - Requests for Boulevard Removal from the Taxed Boulevard Program

F. 3 - National Zero Waste Council

F. 4 - Bylaw Officers

F. 5 - Proclamation- Miriam Temple No. 2 Daughters of the Nile Day

F. 6 - Proclamation - Pulmonary Hypertension Awareness Month

F. 7 - Proclamation- Waste Reduction Week

F. 8 - Proclamation- World Mental Health Day

F. 9 - Proclamation- World Pancreatic Cancer Day

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the following items be approved without further debate

CARRIED UNANIMOUSLY

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

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development presenting information, analysis and recommendations for a Development Permit with Variance Application proposing to permit a garden suite through an addition to an existing accessory building.

Moved By Councillor Coleman

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

B.2 1046-1048 North Park Street - Rezoning Application No. 00632 and Development Permit with Variance Application No. 00071 (North Park)

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development presenting information, analysis and recommendations for a Rezoning and Development Permit Application proposing to construct a rest home for the property located at 1046 and 1048 North Park Street.

Moved By Councillor Coleman

Seconded By Councillor Lucas

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:
 - ii. 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

B.3 Vancouver Island Intercommunity Business Licensing Proposal

Committee received a report dated September 19, 2018 from the City Clerk and Director of Finance providing information on a new Vancouver Island Initiative for an Inter-Community Business Licensing regime for Vancouver Island

municipalities and to recommend that Council approve the City's participation in the Program.

Moved By Councillor Coleman
Seconded By Councillor Lucas

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

CARRIED UNANIMOUSLY

B.4 Requests for Boulevard Removal from the Taxed Boulevard Program

Council received a report dated September 18, 2018 from the City Clerk regarding the removal of 1750 Rockland Avenue and 1694 St. Francis Wood from the Taxed Boulevard Program effective the 2019 tax year.

Moved By Councillor Coleman
Seconded By Councillor Lucas

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

B.5 National Zero Waste Council

Committee received a report dated September 18, 2018 from the Director of Engineering and Public Works presenting goals and broad objectives to reduce waste sent to landfill and make recovery, re-use, recycling and composting of resources standard practice.

Moved By Councillor Coleman
Seconded By Councillor Lucas

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

B.6 Bylaw Officers

Committee received a report from the Lead of Bylaw and Licensing Services dated September 24, 2018 regarding the requirement for a specific Council resolution to enable a Bylaw Officer to act with full capacity.

Moved By Councillor Coleman

Seconded By Councillor Lucas

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

B.7 Proclamation- Miriam Temple No. 2 Daughters of the Nile Day

Committee received a report dated September 17, 2018 from the City Clerk regarding a proclamation for a "Miriam Temple No. 2 Daughters of the Nile Day" for October 18, 2018.

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the *Miriam Temple No. 2 Daughters of the Nile Day Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

B.8 Proclamation - Pulmonary Hypertension Awareness Month

Committee received a report dated September 17, 2018 from the City Clerk regarding a proclamation for a "Pulmonary Hypertension Awareness Month" for November 2018.

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the *Pulmonary Hypertension Awareness Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

B.9 Proclamation- Waste Reduction Week

Committee received a report dated September 17, 2018 from the City Clerk regarding a proclamation for a "Waste Reduction Week" for October 15-21, 2018.

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the *Waste Reduction Week Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

B.10 Proclamation- World Mental Health Day

Committee received a report dated September 17, 2018 from the City Clerk regarding a proclamation for a "World Mental Health Day" for October 10, 2018.

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the *World Mental Health Day Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

B.11 Proclamation- World Pancreatic Cancer Day

Committee received a report dated September 17, 2018 from the City Clerk regarding a proclamation for a "World Pancreatic Cancer Day" for November 15, 2018.

Councillor Isitt joined the meeting at 9:05 am.

Moved By Councillor Coleman

Seconded By Councillor Lucas

That the *World Pancreatic Cancer Day Proclamation* be forwarded to the October 4, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.2 2501 Blanshard Street - Development Permit with Variances Application No. 00089 (Hillside/Quadra)

Councillor Thornton-Joe withdrew from the meeting at 9:03 a.m. due to a pecuniary conflict of interest with the following item as she is the Chair of the Aboriginal Coalition to End Homelessness.

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development proposing to construct a three-storey, multi-unit residential, affordable rental building on the northern portion of the property.

Committee discussed:

- *The City right of way for access to the site.*

Moved By Mayor Helps

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 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.”

Committee discussed:

- *The future of this type of housing and the factors that will make it successful.*
- *Neighbourhood improvements associated with this project.*

CARRIED UNANIMOUSLY

Councillor Thornton-Joe joined the meeting at 9:23 am.

E.5 Request to Remove Restrictive Covenant from 1007 Government (Downtown)

Councillor Lucas withdrew from the meeting at 9:23 a.m. due to a non pecuniary conflict of interest with the following item as she manages the liquor retail store located in the Hotel Rialto.

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development requesting to remove restrictive covenant number EX39978 from the property located at 1007 Government Street.

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 joined the meeting at 9:27 am.

E.6 Approach for Updating Industrial Zoning in Rock Bay (Burnside)

Committee received a report dated September 12, 2018 from the Director of Sustainable Planning and Community Development regarding a proposed approach for developing and implementing new industrial zones within the Rock Bay employment sub area.

Moved By Councillor Young
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

Committee discussed:

- *The desire to retain industrial zoning in Rockland.*

CARRIED UNANIMOUSLY

E.7 Victoria Housing Reserve Fund Program Update

Committee received a report dated September 14, 2018 from the Director of Sustainable Planning and Community Development regarding enhancing and strengthening the long term sustainability of the Victoria Housing Reserve Fund.

Councillor Lucas left the meeting at 10:36 am.

Councillor Isitt joined the meeting at 11:08 am.

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.

Councillor Lucas joined the meeting at 10:39 am.

Committee discussed:

- *Deadlines associated with the funding.*

Moved By Councillor Thornton-Joe

Seconded By Councillor Madoff

Amendment:

That the motion be amended to include the following:

5. That Council direct staff to send the report to housing providers for comment.

CARRIED UNANIMOUSLY

Committee discussed:

- *Concerns about providing grants to providers displacing tenants.*

Moved By Mayor Helps

Seconded By Councillor Young

Amendment:

That the motion be amended as follows:

6. That the policy be amended to not include funding to housing outside of the City of Victoria.

Committee discussed:

- *The funding being provided by senior levels of government to assist supportive housing development.*
- *Concerns of impacting the development of this type of housing and the pros and cons of supporting projects outside of the City.*

Moved By Mayor Helps

Seconded By Councillor Alto

Amendment to the amendment:

That the amendment be amended to include the following:

and that this element of the policy be reviewed in five years.

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

OPPOSED (1): Councillor Thornton-Joe

CARRIED (7 to 1)

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

Amendment to the amendment:

That the amendment be amended as follows:

and that this element of the policy be reviewed in two five years.

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

CARRIED UNANIMOUSLY

Moved By Mayor Helps

Seconded By Councillor Alto

Amendment to amendment:

That the amendment be amended as follows:

and that this element of the policy be reviewed in two years from the adoption of the new policy.

CARRIED UNANIMOUSLY

On the amendment:

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)

Moved By Councillor Young

Seconded By Councillor Loveday

Amendment:

That the motion be amended to include the following:

That the program be focused on net-new units provided.

Councillor Lucas withdrew from the meeting at 10:36 a.m. and returned at 10:39 a.m.

Committee discussed:

- *Various potential impacts with stricter criteria.*

Committee recessed at 10:46 a.m. and returned at 10:52 a.m.

Councillor Loveday was not present at the time the meeting reconvened.

FOR (3): Mayor Helps, Councillor Isitt, and Councillor Young

OPPOSED (5): Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

DEFEATED (3 to 5)

Moved By Councillor Young
Seconded By Mayor Helps

Amendment:

That the motion be amended to include the following:

that the program not provide ongoing rental assistance.

Councillor Loveday returned to the meeting at 10:52 a.m.

Moved By Mayor Helps
Seconded By Councillor Young

Amendment to the amendment:

That the amendment be amended as follows:

that the program not provide ongoing rental assistance

FOR (6): Mayor Helps, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Young

OPPOSED (3): Councillor Alto, Councillor Coleman, and Councillor Thornton-Joe

CARRIED (6 to 3)

on the amendment:

FOR (5): Mayor Helps, Councillor Lucas, Councillor Madoff, and Councillor Young

OPPOSED (4): Councillor Alto, Councillor Coleman, Councillor Loveday, and Councillor Thornton-Joe

CARRIED (5 to 4)

Main motion as amended:

Committee agreed to vote on the motion separately as follows:

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

Main motion as amended:

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 Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Young

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

CARRIED (7 to 2)

H. NEW BUSINESS

H.2 Defer Gonzales Neighbourhood Plan

Moved By Mayor Helps
Seconded By Councillor Isitt

That the draft Gonzales Neighbourhood plan be put on hold indefinitely until such time as a new neighbourhood plan is agreed upon by the community.

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

Amendment:

That the motion be amended as follows:

That the draft Gonzales Neighbourhood plan be put on hold ~~indefinitely until such time as a new neighbourhood plan is agreed upon by the community~~ **after completion of all other neighbourhood plans.**

Moved By Councillor Thornton-Joe
Seconded By Councillor Isitt

Amendment to the amendment:

That the amendment be amended as follows:

That the draft Gonzales Neighbourhood plan be put on hold ~~indefinitely until such time as a new neighbourhood plan is agreed upon by the community~~ **and be brought back for discussion after completion of all other**

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)

On the amendment:

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Lucas

Amendment:

That the motion be amended to include the following:

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.

CARRIED UNANIMOUSLY

Main motion as amended:

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

OPPOSED (2): Councillor Coleman, and Councillor Young

CARRIED (7 to 2)

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Coleman

Seconded By Councillor Alto

That the Committee of the Whole Meeting be adjourned at 11:38 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR