

**MINUTES OF THE  
PLANNING & LAND USE COMMITTEE MEETING  
HELD THURSDAY, NOVEMBER 26, 2015, 9:00 A.M.**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.**

**Committee Members Present:** Mayor Helps (Chair); Councillors Alto, Coleman, Isitt, Lucas, Loveday, Madoff, Thornton-Joe and Young.

**Staff Present:** J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; J. Tinney – Director, Sustainable Planning & Community Development; A. Hudson – Assistant Director, Community Planning, J. MacDougall – Assistant Director, Parks; F. Work – Director, Engineering; R. Battalas – Senior Planner; J. Handy – Senior Planner; M. Miller – Senior Heritage Planner; B. Sikstrom – Senior Planner; C. Wain – Planner; C. Coates – City Clerk; Your Name - Recording Secretary.

**2. APPROVAL OF AGENDA**

**Action:** It was moved by Councillor Coleman, seconded by Councillor Alto, that the Agenda of the November 26, 2015, Planning and Land Use Committee meeting be approved.

The Chair canvassed Committee, which approved bringing forward the following items for approval:

- Item #1 - Minutes from the Meeting held on November 12, 2015
- Item #4 – Victoria Housing Reserve Fund Application for 120 Gorge Road East
- Item #5 – Amendment to the Housing Agreement for 1035 Oliphant Street
- Item #8 – Rezoning Application No. 00495 for 863 / 865 Villance Street
- Item #9 – Development Permit with Variances Application No. 00495 for 863 / 865 Villance Street

**Amendment:** It was moved by Councillor Alto, seconded by Councillor Coleman, that the agenda of the November 26, 2015 meeting be approved as amended.

On the amendment:  
CARRIED UNANIMOUSLY 15/PLUC282

On the main motion as amended:  
CARRIED UNANIMOUSLY 15/PLUC283

### 3. CONSENT AGENDA

#### 3.1 Minutes from the Meeting held on November 12, 2015.

**Action:** It was moved by Councillor Alto, seconded by Councillor Coleman, that the Minutes from the November 12, 2015, Planning and Land Use Committee meeting be approved.

CARRIED UNANIMOUSLY 15/PLUC284

#### 3.1 Victoria Housing Reserve Fund Application for 120 Gorge Road East

Committee received a report regarding a request from the Victoria Native Friendship Centre seeking funding for the development of two additional supportive affordable housing units as part of phase two of the Siem Lelum project located at 120 Gorge Road East.

**Action:** It was moved by Councillor Alto, seconded by Councillor Coleman, that Committee recommends that Council consider approving a grant from the Victoria Housing Reserve Fund in the amount of \$20,000 to the Victoria Native Friendship Centre (VNFC) to assist in the development of two additional units of supportive affordable rental housing as part of the phase two development of Siem Lelum at 120 Gorge Road East, on the following conditions:

1. The grant will be eligible for payment to the Victoria Native Friendship Centre upon approval of the grant by Council and once a Housing Reserve Fund Grant Agreement has been executed with the City of Victoria.
2. The grant is to be repaid by the Victoria Native Friendship Centre if the project is not completed.
3. The Victoria Native Friendship Centre will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of the project.
4. Upon project completions, the applicant submits a final report to the Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 15/PLUC285

#### 3.2 Amendment to the Housing Agreement for 1035 Oliphant Street

Committee received a report regarding 1035 Oliphant Street. The property contains four strata lots that are subject to a Housing Agreement with the City. The owners of the property have requested an amendment to the Agreement to change the Strata Lot that will be designated as a rental unit.

**Action:** It was moved by Councillor Alto, seconded by Councillor Coleman, that Committee recommends that Council:

1. Authorize the Mayor to execute a section 219 Covenant wherein the owner of Strata Lot 4, Fairfield Farm Estate, Victoria City District, Strata Plan EPS690 agrees to use the strata lot only as rental housing for a period of five (5) years from the date of an occupancy permit in a form satisfactory to staff.
2. Authorize the Mayor to execute a discharge of the section 219 Covenant (CA4303499) from Strata Lot 2, Fairfield Farm Estate Victoria City District Strata Plan EPS690, in a form satisfactory to staff.
3. Adopt Bylaw No. to authorize the Mayor and Corporate Administrator to execute the Amendment to the Housing Agreement.

CARRIED UNANIMOUSLY 15/PLUC286

### **3.3 Rezoning Application No. 00495 for 863 / 865 Villance Street**

Committee received a report regarding an application for 863 and 865 Villance Street. The proposal is to rezone the property in order to permit the existing legal non-conforming duplex to be strata titled and to alter and construct an addition to the building.

**Action:** It was moved by Councillor Alto, seconded by Councillor Coleman, that Committee recommends that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00495 for 863 and 865 Villance Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 15/PLUC287

### **3.4 Development Permit with Variance Application No. 00495 for 863 / 865 Villance Street**

Committee received a report regarding an application for 863 and 865 Villance Street. The proposal is to strata title an existing legal non-conforming duplex and to alter and construct an addition to the building.

**Action:** It was moved by Councillor Alto, seconded by Councillor Coleman, that Committee recommends that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00495, if it is approved, Council consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00495 for 863 and 885 Villance Street, in accordance with:

1. Plans date stamped October 20, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Part 2.1.5(a): Reduce the front yard setback from 7.5m to 1.58m.
  - b. Part 2.1.5(b): Reduce the rear yard setback from 10.7m to 2.89m.

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

CARRIED UNANIMOUSLY 15/PLUC288

#### 4. DECISION REQUEST

##### 4.1 Delegated Authority and Exemptions for Development Permits

Committee received a report regarding the public input received on a proposed initiative to exempt certain forms of development from a development permit and to delegate approval authority to staff for certain types of developments.

Committee discussed:

- Concerns that the public will not have an opportunity to provide input.
- Clarification of the types of applications that will be affected by delegating authority.

**Action:** It was moved by Councillor Alto, seconded by Councillor Lucas, that Committee recommends that Council direct staff to:

1. Prepare an Official Community Plan (OCP) Amendment Bylaw:
  - a. To exempt buildings and structures with a floor area no greater than 9.2m<sup>2</sup> (100ft<sup>2</sup>) from requiring development permits in the following designated areas:
    - i. DPA 4: Town Centres
    - ii. DPA 5: Large Urban Villages
    - iii. DPA 6A: Small Urban Villages
    - iv. DPA 10A: Rock Bay
    - v. DPA 10A: Rock Bay
    - vi. DPA 13: Core Songhees
    - vii. DPA 14: Cathedral Hill Precinct
    - viii. DPA 15A: Intensive Residential Small Lot
    - ix. DPA 15B: Intensive Residential Panhandle
    - x. DPA 15D: Intensive Residential Duplex
    - xi. DPA 16: General Form and Character
  - b. To exempt changes to existing landscaping (where the landscaping does not form part of an approved plan) from requiring development permits in the following designated areas:
    - i. DPA 5: Large Urban Villages
    - ii. DPA 6A: Small Urban Villages
    - iii. DPA 7A: Corridors
    - iv. DPA 10A: Rock Bay
    - v. DPA 11: James Bay and Outer Harbour
    - vi. DPA 13: Core Songhees
    - vii. DPA 14: Cathedral Hill Precinct
    - viii. DPA 15A: Intensive Residential Small Lot
    - ix. DPA 15B: Intensive Residential Panhandle Lot
    - x. DPA 15D: Intensive Residential Duplex
    - xi. DPA 16: General Form and Character

- c. To clarify language in Appendix A of the OCP so it is clear when a permit is not required (an exemption) versus when a permit is required, to improve its user-friendliness.
2. Prepare a Land Use Procedures amendment bylaw to delegate approval authority to staff for the following types of development applications, when consistent with relevant policy:
    - a. New buildings, building additions, structures and equipment in Development Permit Area (DPA) 16: General Form and Character, DPA 10A: Rock Bay and DPA 10B (HC): Rock Bay Heritage.
    - b. New buildings, building additions, structures and equipment that do not exceed 100m<sup>2</sup> floor area in:
      - i. DPA 2 (HC): Core Business
      - ii. DPA 3 (HC): Core Mixed-Use Residential
      - iii. DPA 4: Town Centres
      - iv. DPA 5: Large Urban Villages
      - v. DPA 6A: Small Urban Villages
      - vi. DPA 6B (HC): Small Urban Villages Heritage
      - vii. DPA 7A: Corridors
      - viii. DPA 7B (HC): Corridors Heritage
      - ix. DPA 10A: Rock Bay
      - x. DPA 10B (HC): Rock Bay Heritage
      - xi. DPA 11: James Bay and Outer Harbour
      - xii. DPA 12 (HC): Legislative Precinct
      - xiii. DPA 13: Core Songhees
      - xiv. DPA 14: Cathedral Hill Precinct
    - c. Accessory Building in:
      - i. DPA 15A: Intensive Residential Small Lot
      - ii. DPA 15B: Intensive Residential Panhandle Lot
      - iii. DPA 15D: Intensive Residential Duplex
    - d. Floating buildings, floating building additions and floating structures in DPA 11: James Bay and Outer Harbour located in the FWM Zone, Fisherman's Wharf Marine District.
    - e. Floating buildings, floating building additions and floating structures that do not exceed 100m<sup>2</sup> in floor area in all DPAs.
    - f. Renewals of up to two years for previously approved (unlapsed and unchanged) Development Permits where there have been no intervening policy changes.
    - g. Renewals of up to two years for previously approved (unlapsed and unchanged) Heritage Alteration Permits where there have been no intervening policy changes.
    - h. Replacement of exterior materials on existing buildings.
    - i. Temporary buildings and structures that do not exceed 100m<sup>2</sup> in floor area and where removal is secured by a legal agreement limiting permanence to two years.

- j. Temporary construction trailers on private property where a legal agreement is in place to secure its removal within six months of receiving an Occupancy Permit or within six months of a Building Permit expiring.
  - k. Temporary residential unit sales trailers on private property where a legal agreement is in place to secure its removal within six months of receiving an Occupancy Permit or within six months of a Building Permit expiring.
  - l. Changes to landscaping where applicable design guidelines exist or where identified within an approved plan.
3. Develop and implement a process to monitor and evaluate the effectiveness and benefits of the proposed delegation authority and report to Council at six months and one year on the effectiveness of the system.

Committee discussed:

- Concerns that by delegating authority it will prevent public oversight and input.
- If by expediting the process Council will not be hearing what the public has to say.
- If the delegation process is unsuccessful, there should be the ability to return to the current process.
- All applications will still be subject to current design criteria, zoning regulations and bylaws.

**Amendment:** It was moved by Councillor Loveday, seconded by Councillor Lucas, that the motion be amended as follows:

1. Prepare an Official Community Plan (OCP) Amendment Bylaw:
  - a. To exempt buildings and structures with a floor area no greater than 9.2m<sup>2</sup> (100ft<sup>2</sup>) from requiring development permits in the following designated areas:
    - i. DPA 4: Town Centres
    - ii. DPA 5: Large Urban Villages
    - iii. DPA 6A: Small Urban Villages
    - iv. DPA 10A: Rock Bay
    - v. DPA 10A: Rock Bay
    - vi. DPA 13: Core Songhees
    - vii. DPA 14: Cathedral Hill Precinct
    - viii. DPA 15A: Intensive Residential Small Lot
    - ix. DPA 15B: Intensive Residential Panhandle
    - x. DPA 15D: Intensive Residential Duplex
    - xi. DPA 16: General Form and Character
  - b. To exempt changes to existing landscaping (where the landscaping does not form part of an approved plan) from requiring development permits in the following designated areas:
    - i. DPA 5: Large Urban Villages
    - ii. DPA 6A: Small Urban Villages
    - iii. DPA 7A: Corridors
    - iv. DPA 10A: Rock Bay
    - v. DPA 11: James Bay and Outer Harbour
    - vi. DPA 13: Core Songhees
    - vii. DPA 14: Cathedral Hill Precinct
    - viii. DPA 15A: Intensive Residential Small Lot

- ix. DPA 15B: Intensive Residential Panhandle Lot
  - x. DPA 15D: Intensive Residential Duplex
  - xi. DPA 16: General Form and Character
- c. To clarify language in Appendix A of the OCP so it is clear when a permit is not required (an exemption) versus when a permit is required, to improve its user-friendliness.
2. Prepare a Land Use Procedures amendment bylaw to delegate approval authority to staff for the following types of development applications, when consistent with relevant policy:
- a. New buildings, building additions, structures and equipment in Development Permit Area (DPA) 16: General Form and Character, DPA 10A: Rock Bay and DPA 10B (HC): Rock Bay Heritage.
  - b. New buildings, building additions, structures and equipment that do not exceed 100m<sup>2</sup> floor area in:
    - i. DPA 2 (HC): Core Business
    - ii. DPA 3 (HC): Core Mixed-Use Residential
    - iii. DPA 4: Town Centres
    - iv. DPA 5: Large Urban Villages
    - v. DPA 6A: Small Urban Villages
    - vi. DPA 6B (HC): Small Urban Villages Heritage
    - vii. DPA 7A: Corridors
    - viii. DPA 7B (HC): Corridors Heritage
    - ix. DPA 10A: Rock Bay
    - x. DPA 10B (HC): Rock Bay Heritage
    - xi. DPA 11: James Bay and Outer Harbour
    - xii. DPA 12 (HC): Legislative Precinct
    - xiii. DPA 13: Core Songhees
    - xiv. DPA 14: Cathedral Hill Precinct
  - c. Accessory Building in:
    - i. DPA 15A: Intensive Residential Small Lot
    - ii. DPA 15B: Intensive Residential Panhandle Lot
    - iii. DPA 15D: Intensive Residential Duplex
  - d. Floating buildings, floating building additions and floating structures in DPA 11: James Bay and Outer Harbour located in the FWM Zone, Fisherman's Wharf Marine District.
  - e. Floating buildings, floating building additions and floating structures that do not exceed 100m<sup>2</sup> in floor area in all DPAs.
  - f. Renewals of up to two years for previously approved (unlapsed and unchanged) Development Permits where there have been no intervening policy changes.
  - g. Renewals of up to two years for previously approved (unlapsed and unchanged) Heritage Alteration Permits where there have been no intervening policy changes.
  - h. Replacement of exterior materials on existing buildings.

- i. Temporary buildings and structures that do not exceed 100m<sup>2</sup> in floor area and where removal is secured by a legal agreement limiting permanence to two years.
  - j. Temporary construction trailers on private property where a legal agreement is in place to secure its removal within six months of receiving an Occupancy Permit or within six months of a Building Permit expiring.
  - k. Temporary residential unit sales trailers on private property where a legal agreement is in place to secure its removal within six months of receiving an Occupancy Permit or within six months of a Building Permit expiring.
  - l. Changes to landscaping where applicable design guidelines exist or where identified within an approved plan.
3. Develop and implement a process to monitor and evaluate the effectiveness and ~~benefits~~ **impacts** of the proposed delegation authority and report to Council at six months and one year on the effectiveness of the system.

On the amendment:  
CARRIED UNANIMOUSLY 15/PLUC290

Committee discussed:

- The need for an annual review.
- The importance of receiving feedback from all stakeholders.

**Amendment:** It was moved by Councillor Loveday, seconded by Councillor Lucas, that the motion be amended as follows:

1. Prepare an Official Community Plan (OCP) Amendment Bylaw:
  - a. To exempt buildings and structures with a floor area no greater than 9.2m<sup>2</sup> (100ft<sup>2</sup>) from requiring development permits in the following designated areas:
    - i. DPA 4: Town Centres
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    - iv. DPA 10A: Rock Bay
    - v. DPA 10A: Rock Bay
    - vi. DPA 13: Core Songhees
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  - b. To exempt changes to existing landscaping (where the landscaping does not form part of an approved plan) from requiring development permits in the following designated areas:
    - i. DPA 5: Large Urban Villages
    - ii. DPA 6A: Small Urban Villages
    - iii. DPA 7A: Corridors
    - iv. DPA 10A: Rock Bay
    - v. DPA 11: James Bay and Outer Harbour
    - vi. DPA 13: Core Songhees
    - vii. DPA 14: Cathedral Hill Precinct
    - viii. DPA 15A: Intensive Residential Small Lot



- ix. DPA 15B: Intensive Residential Panhandle Lot
  - x. DPA 15D: Intensive Residential Duplex
  - xi. DPA 16: General Form and Character
- c. To clarify language in Appendix A of the OCP so it is clear when a permit is not required (an exemption) versus when a permit is required, to improve its user-friendliness.
2. Prepare a Land Use Procedures amendment bylaw to delegate approval authority to staff for the following types of development applications, when consistent with relevant policy:
- a. New buildings, building additions, structures and equipment in Development Permit Area (DPA) 16: General Form and Character, DPA 10A: Rock Bay and DPA 10B (HC): Rock Bay Heritage.
  - b. New buildings, building additions, structures and equipment that do not exceed 100m<sup>2</sup> floor area in:
    - i. DPA 2 (HC): Core Business
    - ii. DPA 3 (HC): Core Mixed-Use Residential
    - iii. DPA 4: Town Centres
    - iv. DPA 5: Large Urban Villages
    - v. DPA 6A: Small Urban Villages
    - vi. DPA 6B (HC): Small Urban Villages Heritage
    - vii. DPA 7A: Corridors
    - viii. DPA 7B (HC): Corridors Heritage
    - ix. DPA 10A: Rock Bay
    - x. DPA 10B (HC): Rock Bay Heritage
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  - d. Floating buildings, floating building additions and floating structures in DPA 11: James Bay and Outer Harbour located in the FWM Zone, Fisherman's Wharf Marine District.
  - e. Floating buildings, floating building additions and floating structures that do not exceed 100m<sup>2</sup> in floor area in all DPAs.
  - f. Renewals of up to two years for previously approved (unlapsed and unchanged) Development Permits where there have been no intervening policy changes.
  - g. Renewals of up to two years for previously approved (unlapsed and unchanged) Heritage Alteration Permits where there have been no intervening policy changes.
  - h. Replacement of exterior materials on existing buildings.

- i. Temporary buildings and structures that do not exceed 100m<sup>2</sup> in floor area and where removal is secured by a legal agreement limiting permanence to two years.
  - j. Temporary construction trailers on private property where a legal agreement is in place to secure its removal within six months of receiving an Occupancy Permit or within six months of a Building Permit expiring.
  - k. Temporary residential unit sales trailers on private property where a legal agreement is in place to secure its removal within six months of receiving an Occupancy Permit or within six months of a Building Permit expiring.
  - l. Changes to landscaping where applicable design guidelines exist or where identified within an approved plan.
3. Develop and implement a process to monitor and evaluate the effectiveness and impacts of the proposed delegation authority and report to Council at six months and one year on the effectiveness of the system. **After one year, that Council will consider an annual review.**

On the amendment:  
CARRIED UNANIMOUSLY 15/PLUC291

On the main motion as amended:  
CARRIED 15/PLUC292

For: Mayor Helps; Councillors Alto, Coleman, Loveday, Lucas, Madoff, Thornton-Joe and Young

Against: Councillor Isitt

#### **4.2 Victoria Housing Reserve Fund Application for 4351 West Saanich Road**

Committee received a report regarding a request for funding from the Society of Saint Vincent de Paul to assist in the development of 42 units of supportive affordable rental housing as part of the Rosalie's Village project at 4351 West Saanich Road.

Committee discussed:

- Homelessness is a regional issue.
- The original request for \$420,000 is based on the Housing Trust Fund provision of \$10,000 per unit (42 units).

**Action:** It was moved by Councillor Isitt, seconded by Councillor Thornton-Joe, that Committee recommends that Council consider approving a grant from the Victoria Housing Reserve Fund in the amount of \$200,000, to the Society of Saint Vincent de Paul to assist in the development of 42 units of supportive affordable rental housing as part of Rosalie's Village project at 4351 West Saanich Road within the District of Saanich, subject to the following conditions:

1. The grant will be eligible for payment to the Society of Saint Vincent de Paul upon approval by Council and once a Housing Reserve Fund Grant Agreement has been executed with the City of Victoria.
2. The grant is to be repaid by the Society of Saint Vincent de Paul if the project is not completed.

3. The Society of Saint Vincent de Paul will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of the project.
4. Upon project completion, the applicant submits a final report to the Sustainable Planning and Community Development Department.

Committee discussed:

- The need for guidelines and policies for what may be contributed to applications outside of the City and whether funding should match the host municipality's contribution or by a formula to determine what the monetary support should be.
- The need a policy in place: matching contribution up to a maximum amount, or match up to 50% depending on the type of project. Victoria will benefit but what is equitable.

**Amendment:** It was moved by Councillor Alto, seconded by Councillor Lucas, that Committee recommends that Council consider approving a grant from the Victoria Housing Reserve Fund in the amount of up to **\$170,262** to the Society of Saint Vincent de Paul to assist in the development of 42 units of supportive affordable rental housing as part of Rosalie's Village project at 4351 West Saanich Road within the District of Saanich, subject to the following conditions:

1. The grant will be eligible for payment to the Society of Saint Vincent de Paul upon approval by Council and once a Housing Reserve Fund Grant Agreement has been executed with the City of Victoria.
2. The grant is to be repaid by the Society of Saint Vincent de Paul if the project is not completed.
3. The Society of Saint Vincent de Paul will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of the project.
4. Upon project completion, the applicant submits a final report to the Sustainable Planning and Community Development Department.

On the amendment:  
CARRIED UNANIMOUSLY 15/PLUC293

**Amendment to amendment:** It was moved by Councillor Isitt, seconded by Mayor Helps that Committee recommends that Council consider approving a grant from the Victoria Housing Reserve Fund in the amount of up to \$200,000, **but not exceeding the host municipality's contribution**, to the Society of Saint Vincent de Paul to assist in the development of 42 units of supportive affordable rental housing as part of Rosalie's Village project at 4351 West Saanich Road within the District of Saanich, subject to the following conditions:

1. The grant will be eligible for payment to the Society of Saint Vincent de Paul upon approval by Council and once a Housing Reserve Fund Grant Agreement has been executed with the City of Victoria.
2. The grant is to be repaid by the Society of Saint Vincent de Paul if the project is not completed.

3. The Society of Saint Vincent de Paul will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of the project.
4. Upon project completion, the applicant submits a final report to the Sustainable Planning and Community Development Department.

On the amended amendment:  
CARRIED UNANIMOUSLY 15/PLUC294

Committee discussed:

- If it is appropriate to just match the host municipality's contribution.

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

That Committee recommends that Council consider approving a grant from the Victoria Housing Reserve Fund in the amount of up to ~~\$200,000~~ **\$297,000**, but not exceeding the host municipality's contribution, to the Society of Saint Vincent de Paul to assist in the development of 42 units of supportive affordable rental housing as part of Rosalie's Village project at 4351 West Saanich Road within the District of Saanich, subject to the following conditions:

1. The grant will be eligible for payment to the Society of Saint Vincent de Paul upon approval by Council and once a Housing Reserve Fund Grant Agreement has been executed with the City of Victoria.
2. The grant is to be repaid by the Society of Saint Vincent de Paul if the project is not completed.
3. The Society of Saint Vincent de Paul will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of the project.
4. Upon project completion, the applicant submits a final report to the Sustainable Planning and Community Development Department.

*Mayor Helps withdrew from the meeting at 10:09 a.m. and Councillor Isitt assumed the chair.*

- The Victoria Housing Reserve allocates \$10,000 per unit of affordable housing.

*Mayor Helps returned to the meeting at 10:11 a.m.*

- By supporting the motion it sends a message of goodwill from the City.
- This is not about helping Saanich, it's about helping those in need.

On the amendment:  
CARRIED 15/PLUC295

**For:** Mayor Helps; Councillors Alto, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe

**Against:** Councillors Coleman and Young

On the main motion:

- The need to develop a policy to deal with applications made from outside of the City.
- Housing is a regional problem and holds no boundaries.

On the main motion as amended:

CARRIED 15/PLUC296

For: Mayor Helps; Councillors Alto, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe

Against: Councillors Coleman and Young

**Action:** It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that Committee recommends that Council:

1. Direct that until staff have the opportunity to review the Victoria Housing Trust in relation to applicants outside the City of Victoria, but within our Capital Region, the City of Victoria contribution shall be no more than equal to the contribution from the host municipality and not exceeding the amount distinct from the Trust Fund guidelines of \$10,000 per door.
2. The Victoria Housing Trust Fund, in relation to providing funding to projects outside the City of Victoria will be reviewed in five years.

CARRIED 15/PLUC297

For: Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young

Against: Mayor Helps

#### **4.3 BC Lottery Commission (BCLC) Request for Expressions of Interest for Siting of New Casino Facility**

Committee received a report regarding the proposed scope and size of a potential casino facility within the City and to prepare a draft response to BCLC's request for Expression of Interest.

Committee discussed:

- Parking challenges for any site that may be chosen.
- If the City would be required to revenue share with other municipality's in Capital Region.
- Any site that would be considered would still need to go through the standard rezoning and development permit process.

**Action:** It was moved by Councillor Alto, seconded by Councillor Lucas, that Committee recommends that Council direct staff to submit a response to the British Columbia Lottery Corporation's Request for Expressions of Interest indicating that the City of Victoria would consider a casino proposal consistent with City policies and guidelines.

Committee discussed:

- If the negative impacts outweigh the financial benefit.
- If the City should be in the business of regulating behavior.
- The boost to tourism that would be created and entertainment for visitors.
- The benefits versus risks.

CARRIED 15/PLUC298

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

## 5. DEVELOPMENT APPLICATION REPORTS

### 5.1 Development Permit Application No. 000443 for 257 Belleville Street

Committee received a report regarding an application for 257 Belleville Street. The proposal is to construct an eight-storey residential building.

**Action:** It was moved by Councillor Lucas, seconded by Councillor Coleman, that Committee recommends that Council consider the following motion.  
“That Council authorize the issuance of Development Permit Application No. 000443 for 257 Belleville Street in accordance with.

1. Plans date stamped November 9, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing three years from the date of this resolution.”

CARRIED 15/PLUC299

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

## 6. THE CHAIR CALLED THE MEETING TO ORDER AT 11:20 A.M.

**Action:** It was moved by Councillor Coleman, seconded by Councillor Lucas, that the Governance & Priorities Committee convene a Closed meeting that excludes the public under Section 12(6) of the *Council Bylaw* for the reason that the following agenda item deals with matters specified in Sections 12(3) and/or (4) of the Council Bylaw, namely:

- Section 12(3)(e) The acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure might reasonably be expected to harm the interests of the City.
- Section 12(3)(g) - Litigation or potential litigation affecting the City.
- Section 12(e)(i) The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**Committee Members Present:** Mayor Helps (Chair); Councillors Alto, Coleman, Isitt, Lucas, Loveday, Madoff, Thornton-Joe and Young.

**Staff Present:** J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; J. Tinney – Director, Sustainable Planning & Community Development; K. Hamilton – Director, Citizen Engagement & Strategic Planning; A. Hudson – Assistant Director, Community Planning, F. Work – Director, Engineering; T. Zworski – City Solicitor; C. Coates – City Clerk; J. Appleby - Recording Secretary.

**Guest:** L. Hutcheson, General Manager of Parks and Environmental Services, Capital Regional District

## 7. APPROVAL OF AGENDA

**Action:** It was moved by Councillor Coleman, seconded by Councillor Lucas, that the November 26, 2015, Planning and Land Use Committee meeting be approved.

CARRIED UNANIMOUSLY 15/PLUC300

## 8. Minutes from the Closed Meeting held October 15, 2015.

**Action:** It was moved by Councillor Loveday, seconded by Councillor Lucas, that the Closed Minutes from the Meeting held October 15, 2015, be approved.

CARRIED UNANIMOUSLY 15/PLUC301

## 9. Legal Advice

Committee received legal advice from the City Solicitor.

The discussion and motion was recorded and kept confidential.

CARRIED UNANIMOUSLY 15/PLUC302

## 10. Update on Capital Regional District Core Area Sewage Treatment Facility Siting Options within the City of Victoria

Committee received an update on the Capital Regional District Core Area Sewage Treatment Facility Siting Options within the City of Victoria.

The discussion and motion was recorded and kept confidential.

## 11. ADJOURNMENT

**Action:** It was moved by Councillor Loveday, seconded by Councillor Coleman, that the Planning and Land Use Committee meeting of November 26, 2015, be adjourned at 12:39 p.m.

CARRIED UNANIMOUSLY 15/PLUC303

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Mayor Helps, Chair