



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, NOVEMBER 26, 2015, AT 7 P.M.

PLACE OF MEETING:

Council Chambers, City Hall

PRESENT:

Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young

STAFF PRESENT:

J. Johnson - City Manager; P. Bruce - Fire Chief; K. Hamilton – Director of Citizen Engagement and Strategic Planning; J. Jenkyns - Deputy City Manager; T. Soulliere - Director of Parks, Recreation and Facilities; S. Thompson - Director of Finance; J. Tinney - Director, Sustainable Planning and Community Development; J. Paul, Assistant Director of Engineering; C. Coates - City Clerk; C. Mycroft - Executive Assistant to the City Manager; A. Meyer – Assistant Director of Development Services; T. Askam – Manager of Recreation, Programs & Facilities; K. Stratford – Community Recreation & Neighbourhood Development Coordinator; C. Havelka - Council Secretary.

APPROVAL OF AGENDA

The City Clerk outlined changes to the agenda.

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt, that the agenda be approved as amended.

Amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Cathy Stinson and Alison Smith be added to Request to Address Council.

On the Amendment:
Carried Unanimously

On the Main Motion as Amended:
Carried Unanimously

MINUTES

It was moved by Councillor Loveday, seconded by Councillor Alto, that the Regular Council meeting minutes of November 12, 2015, be approved.

Carried Unanimously

PROCLAMATIONS

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the following Proclamations be endorsed:

1. “Buy Local Week” – November 30 to December 6, 2015
2. “International Day of Persons with Diversabilities” – December 3, 2015
3. “HIV/AIDS Awareness Week, World AIDS Day and Aboriginal AIDS Awareness Week” – November 24 to December 1, 2015

Carried Unanimously

COMBINED DEVELOPMENT APPLICATIONS

1. 2542 Fernwood Road

1. Public Hearing

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1052)

To rezone the land known as 2542 Fernwood Road from the R-2 Zone, Two Family Dwelling District, to the RK-28 Zone, Fernwood Multiple Dwelling District, to permit ground-oriented multiple dwelling uses.

2. Development Permit Application

The Council of the City of Victoria will also consider issuing a development permit for the land known as 2542 Fernwood Road, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the three multiple dwelling units as well as landscaping.

Alison Meyer (Assistant Director of Development Services): The proposal is to rezone the property at 2542 Fernwood Street from the R-2 Zone to the RK-28 Zone, to permit ground oriented multiple dwelling uses. The matter for Council to consider is the supportability of introducing this new use. There is a Development Permit associated with the rezoning application should Council wish to proceed.

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

Denise Kors, (Kors Development Services Inc.); Provided a presentation on the rezoning application to permit a third dwelling on the lot of the existing building, and outlined details regarding the site, community consultation and design considerations that guided the application.

Councillor Madoff noted the late correspondence received from the neighbour and asked if the three pear trees will be retained.

Denise Kors: The owner wanted to remove two of the old trees, but the tree will stay if that is the desire.

Mayor Helps closed the public hearing at 7:16 p.m.

2. Bylaw Approval

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that the following bylaw **be given third reading**:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1052)

Councillor Thornton-Joe advised that the CALUC supported this application.

Carried Unanimously

3. Bylaw Approval

It was moved Councillor Thornton-Joe, seconded by Councillor Coleman, that the following bylaw **be adopted**:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1052)

Carried Unanimously

4. Application Approval

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff:

“That Council authorize the issuance of Development Permit Application No. 00428 for 2542 Fernwood Road, in accordance with:

1. Plans date stamped October 1, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Plan revisions to remove the portion of the upper storey deck on the existing duplex overhanging the proposed garage and resubmit revised elevation drawings to the satisfaction of staff.
4. The Development Permit lapsing two years from the date of this resolution.”

Carried Unanimously

2. 1510 Clawthorpe Avenue

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1054)

To rezone the land known as 1510 Clawthorpe Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-B-GS5 Zone, Single Family Dwelling with Garden Suite (Clawthorpe Avenue) District, to permit the conversion of an existing accessory building into a garden suite.

2. Development Permit Application No. 00484

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1510 Clawthorpe Avenue.

Alison Meyer (Assistant Director of Development Services): This is an application to rezone the property located at 1510 claw from a Single Family Dwelling to a new zone that would increase the maximum floor area to allow an existing building to be converted to a garden suite.

Mayor Helps opened the public hearing at 7:18 p.m.

Doug & Meghan Paterson (Property Owner): Provided a presentation that outlined the design proposal, elevations and floor plan of the garden suite.

Councillor Alto asked about the parking provisions for this proposal as there are not provisions for onsite parking.

Doug Paterson: They didn't provide parking because the policy doesn't require parking.

Mayor Helps closed the public hearing at 7:23 p.m.

3. Bylaw Approval

It was moved by Councillor Alto, seconded by Councillor Loveday, that the following bylaw **be given third reading**:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1054)

Councillor Madoff noted that a letter from an adjacent neighbour was received and was not in support of the application. However it seems they misread the variances requested as their concerns are not reflective of what is being asked.

Councillor Coleman spoke in support of the application and provided information about the guidelines for garden suites.

Carried Unanimously

4. Bylaw Approval:

It was moved by Councillor Alto, seconded by Councillor Loveday, that the following bylaw **be adopted:**

Zoning Regulation Bylaw, Amendment Bylaw (No. 1046)

Carried Unanimously

5. Development Permit Application Approval

It was moved by Councillor Alto, seconded by Councillor Loveday:

"That Council authorize the issuance of Development Permit Application No. 00484 for 1510 Clawthorpe Avenue, in accordance with:

1. Plans date stamped September 8, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

1. 1581 Hillside Avenue

1. Hearing - Development Variance Permit Application No. 00160

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 1581 Hillside Avenue for the purpose of varying the size of the total allowable signage from 33.07 m² to 50.82 m² on Hillside Avenue and from 12.90 m² to 21.05 m² on Shakespeare Street.

Ryan Morhart (Manager of Permit & Inspections): Provided information about an application for new signage which requires a Development Variance Permit to allow for a relaxation of Sign Bylaw to vary the allowable size of the sign.

Karen Hillell (Hillell Architecture): Was present to answer questions.

Mayor Helps opened the public hearing at 7:28 p.m.

Rick (Pandora Avenue): Asked why the sign needs to be so big.

Councillor Isitt asked why a variance of this magnitude is required.

Karen Hillell: Advised that the old signs were removed to allow exterior upgrades and a variance was required to allow new signage, though in the end there will be less signage than there was before.

Councillor Isitt asked about the sizes of the past and proposed signs.

Karen Hillell: Advised she didn't have the exact numbers but they are removing the continuous sign band which leaves less signage.

Mayor Helps closed the public hearing at 7:32 p.m.

2. Development Variance Permit Approval:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto,

"That Council authorize the issuance of Development Variance Permit Application No. 00160 for 1581 Hillside Avenue, in accordance with:

1. Plans date stamped September 17, 2015.
2. The following variances to the Sign Bylaw:
 - Vary the size of the total allowable signage from 33.07m² to 50.82m² on Shakespeare Street."

Councillor Isitt spoke against the application stating the Sign Bylaw exists to protect the public realm from commercialism.

Councillor Thornton-Joe spoke in support of the application noting that the property is set back far enough that it isn't an impact at street level.

Councillor Alto spoke in support of the signage noting there is less signage than previously and at a community meeting no concerns were raised.

Mayor Helps spoke in support of the application noting that the building was upgraded to support the tenants in the building and this kind of investment is needed in the City.

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

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

1. 755 Caledonia Avenue

1. Hearing - Development Permit with Variances Application No. 00437

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 755 Caledonia Avenue, in Development Permit Area 2, (Heritage Conservation) Core Business, for purposes of constructing a 16-storey mixed-use building and varying the following requirements of the *Zoning Regulation Bylaw* namely:

- Allowing residential use on the first storey
- Permitting minor intrusions of balconies in the upper floor massing setbacks.

Alison Meyer: This is a Development Permit with Variances application for 755 Caledonia Avenue, phase 2 of Hudson Walk; a 15 storey residential tower. Two variances are being requested to permit ground floor residential and minor intrusions into the upper floor balconies.

Mayor Helps opened the public hearing at 7:36 p.m.

Justin Filuk (Townline Group): Provided information about the Hudson Walk Phase 2 application, which will be a purpose-built rental building and will complement the Phase 1 building. The proposal includes ground floor residential units and the presentation showed how these units will appear. Also described was the public space and the children's play area.

Mayor Helps asked about the changes proposed for the play area.

Justin Filuk: Described the previous play area and how this new opportunity allowed them to develop a larger play area.

Councillor Madoff asked about the process used to select the art.

Justin Filuk: The art was selected through a private process, not through the City, as the art piece is on private property.

Councillor Madoff advised there is an option to work with the City and noted that, in the past, the City has created art that is a play item.

Councillor Thornton-Joe asked about the dog run and if it is open to the public.

Justin Filuk: The proposal is for the dog run to be used for Hudson Walk residents.

Rick (Pandora Avenue): Commented that he was disappointed with the first development.

Councillor Thornton-Joe asked about the letter from the Downtown Residents Association who suggested the deck panels be replaced.

Justin Filuk: Provided information about other projects where they've used frosted deck panels and how that changes the use of the decks. As well they'd like to make the two buildings have a similar look.

Mayor Helps closed the public hearing at 7:51 p.m.

2. Development Permit with Variances Approval:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, "That Council authorize the issuance of Development Permit Application No. 000437 for 755 Caledonia Avenue in accordance with:

1. Plans date stamped October 5, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - a. Section 6.8.1(e) - Variance to permit residential use on the first storey.
 - b. Section 6.8.3(b) – Variance to permit a massing setback ratio from 5:1 to 6:1 on Blanshard Street and from 5:1 to 5.2:1 on Caledonia Avenue.
3. The Development Permit lapsing two years from the date of this resolution.

Councillor Isitt spoke in support of the proposal though he believes this is the limit in terms of building height.

Carried Unanimously

2. 2918 Hipwood Lane

1. Hearing - Development Permit with Variances Application No. 000438

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 2918 Hipwood Lane, in Development Permit Area 15A: Intensive Residential – Small Lot, for purposes of constructing a small lot house.

The Development Permit will vary the *Zoning Regulation Bylaw* by reducing the minimum front and rear setback requirements of the proposed dwelling.

Alison Meyer (Assistant Director of Development Services): This application is for a development permit for the design of a small lot house, and variances are required to reduce setbacks.

Mayor Helps opened the public hearing at 7:53 p.m.

James Trueit (Applicant): Advised that the property had had previous variances applications and a development permit had expired in 2014. The proposal is to maintain the same footprint and setbacks and the house has been modified a bit.

Councillor Alto said the arborist report and covenant deals with protection of the sequoia tree. She asked if this is sufficient protection.

Alison Meyer: The arborist study has been reviewed and it seems to be sufficient protect the tree.

Ray Anderson (Hipwood Lane): Spoke against the application expressing concerns about the impact the proposal will have on the sequoia tree, and he provided information about a previous development.

Rick (Pandora Avenue): Expressed concerns about the sequoia tree.

Councillor Madoff noted the level of detail in the arborist's report and she asked how they can ensure specific instructions related to excavation work are followed?

James Trueit: An arborist is required to be on site monitoring the excavation.

Councillor Isitt asked if the City had previously owned this land and if there was an assessment of the tree at that time.

James Trueit: The property was subdivided two to three years ago.

Mayor Helps closed the public hearing at 8:03 p.m.

2. Development Permit with Variances Approval:

It was moved by Councillor Alto, seconded by Councillor Young,
"That Council authorize the issuance of Development Permit Application No. 000438 for 2918 Hipwood Lane, in accordance with:

1. Plans date stamped September 29, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Part 1.23 (8)(a): Reduce the front yard setback from 6m to 4.8m.
 - b. Part 1.23 (8)(b): Reduce the rear yard setback from 6m to 4.5m.
3. The Development Permit lapsing two years from the date of this resolution."

Councillor Alto spoke in support of the application noting the community association was concerned that the tree not be disturbed but the arborist report provides confidence.

Councillor Isitt said he will support the application and hopes the tree can be retained.

Carried Unanimously

HEARINGS – REQUESTS TO ADDRESS COUNCIL

It was moved by Councillor Alto, seconded by Councillor Loveday, that the following speakers be permitted to address Council.

Carried Unanimously

1. **Audrey MacFarland, Affordable Housing Issues / Property Taxes / Storm Water Utility Costs**
Provided information on behalf of Kiwanis Village Society which operates low rental housing projects, a goal which supports the City's strategic plan objectives. She requested a meeting with the City Manager and staff, to find options to continue to support the seniors living in these homes.
2. **Mike Downey, Pot Bellied Pigs**
Provided a video that outlined his experience of having pot-bellied pigs as pets. The pigs have been removed from his home due to the animal agriculture bylaw. His request is that the bylaw be amended to allow pot-bellied pigs to be kept as pets.
3. **Angela Hudson, Rosalie's Village Housing Fund Application**
Provided information about Rosalie's village in West Saanich and the grants received from Saanich, as well as the history of the partnerships and contributions that have supported this project.

4. **Isabelle Cliché, Funding request for the French Youth Parliament of British Columbia**
Spoke as a representative of the Francophone Youth Council, and provided a history of this organization, and requested funding to support the youth parliament event.
5. **Rick Schnurr, Gorge Boat Residents**
Provided information about the BC Nautical Residents Association and how they'd like to help establish effective communications to resolve the issues of live-aboard boats. He spoke about the City's licence of occupation for the Gorge and asked the matter of live-aboard boats be approached with compassion.
6. **Ryan Wilcox, Pedicab Industry**
Spoke about their pedicab tour business and outlined details on pedicab businesses in Victoria. They would like five more licences to be added so that they can provide competition to the industry.
7. **Sarah Reed, Banning Plastic Checkout Bags in Victoria**
Spoke on behalf of Surfrider which is campaigning to ban the bag due to single use plastic bags impact on the environment. There is a grass roots outreach work being done to help reduce plastic bag usage.
8. **Ross Crockford, Johnson Street Bridge Questions**
Provided a presentation on unusual items that appeared in the bids to construct the bridge and the open wheel design and risks associated with the load bearing rings, and concerns about future maintenance of the bridge.
9. **Wayne Hollohan, Chair of Fairfield Gonzales Planning Committee, Land Use: Bylaw and Policy**
Spoke to the definition of storeys in Appendix A in the Zoning Regulation Bylaw and how a change of definition would impact communities and this requires an in-depth review. He also spoke about Bike Victoria and the concerns expressed in the community about the loss of parking spaces and more consultation is required.

Councillor Loveday withdrew from the meeting at 8:52 p.m. and returned at 8:54 p.m.

10. **Irwin Henderson, Ivy Place Right-of-Way Enhancement Project**
Spoke about the Ivy Place Garry Oak preservation project which is at the final milestone to design signage. They would like the Oakland signage and place-making project to include the Ivy Place signs so that the funds allocated towards signage can go towards more plants.
11. **Cathy Stinson, Support for expansion of Street to Home Program**
Spoke in support of the proposal to increase funds to the Streets to Home Program, which is a successful housing first program that Pacifica Housing administers.
12. **Alison Smith, Friends of Crystal Pool**
Spoke on behalf of the Friends of Crystal Pool which supports the maintenance and development of the Crystal Pool facility. They would like the facility to stand-out through rehabilitation to maintain the current space and create new space.

Council recessed at 9:03 p.m.

Council reconvened at 9:09 p.m.

UNFINISHED BUSINESS

Motion:

It was moved by Councillor Loveday, seconded by Councillor Coleman, that Council suspend the rule for this portion of the meeting that each Council member may only speak once.

Carried Unanimously

1. **Status Report – Action Plan for Housing, Supports & City Services**
At its meeting of November 19, 2016 the Governance and Priorities Committee referred the report dated November 9, 2015, *Status Report – Action Plan for Housing, Supports & City Services*, to Council. On June 11, 2015, Council approved the *Action Plan for Housing, Supports and City Services for Sheltering in City Parks*. Over the past five months staff have been working to implement the initiatives of the Action Plan and this report is to provide a summary of that work.

Councillor Isitt asked if site evaluation for tenting areas is still underway.

Jonathan Tinney (Director of Sustainable Planning & Community Development): At this time staff is assessing all the actions the City is taking to support sheltering and homelessness and identifying key actions.

Councillor Isitt noted the sheltering workshop and the recommendation to engage residents on what a temporary facility would look like.

Jonathan Tinney: The action that came from the sheltering workshop was to have an assessment with other service providers and to see if this would be the best use of City resources.

Councillor Alto asked about the work the consultant has been hired to do.

Jonathan Tinney: They will be looking to implement the two recommendations in terms of identifying what to move forward on, through a strategic, long range approach.

Councillor Thornton-Joe asked about the storage locations and suggested that there is a benefit to locate them close to services.

Jonathan Tinney: The intent of storage is to hold goods for longer periods of time and not to be a place for people to congregate.

Councillor Thornton-Joe asked about the consultant's role in terms of not overlapping the Coalition to End Homelessness' goals.

Jonathan Tinney: The intent of the consultants is to provide input and advisory services to staff as they development next steps.

Jason Johnson (City Manager): The consultants will be addressing a resource issue in the planning department and will not override the work of other service providers.

Councillor Loveday asked about the timeline for the Micro-Housing project.

Susanne Thompson: Provided information about the funds allocated to various projects, advising that a portion of the allocated funds has been distributed to them.

Councillor Loveday asked how the outreach worker would work with the mental health worker and replace the police presence.

Jonathan Tinney: The intent of the outreach worker is to fill gaps by providing various services.

Councillor Loveday noted that more shelter spaces are needed for families and if that has been discussed with the province.

Jonathan Tinney: They have had general discussions with the province that have been encouraging.

Councillor Loveday noted the tent encampment at the Courthouse and if that is impacting the work that staff have to do in City parks. .

Thomas Soulliere (Director of Parks, Recreation & Facilities): Staff are able to access other areas now and some parks don't require as much attention.

Jason Johnson: Parks, Public Works, Bylaw staff and VicPD are assessing the implication of what is currently happening.

Councillor Isitt about the resource implications on the City.

Jason Johnson: Staff will bring a report on this matter when more information is gathered.

Motion

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Receive the November 19, 2015 *Status Report – Action Plan for Housing, Supports and City Services for Sheltering in City Parks*, and
2. Approve the following *Action Plan* recommendations:
 - a. *Storage Project for People's Belongings*
 - i. That the City allocate up to \$85,000 in operating funding (2016) and up to \$45,000 in capital funding (2016) to establish a one-year pilot project storage facility for the belongings of people who are homeless to be funded from the 2015 surplus; and
 - ii. That the City undertakes a competitive procurement process to seek a service provider that will develop and operate the proposed storage facility for a one-year period consistent with the Terms of Reference outlined in Appendix A.
 - b. *Social Service Outreach Pilot Project*
 - i. That the City allocate up to \$80,000 in operating funding in 2016 to fund a one-year Social Service Outreach Pilot Project (Outreach Project) consistent with the terms of reference outlined in Appendix C to be funded from the 2015 surplus; and
 - ii. That the City proceeds to enter into a service agreement with the Cool Aid Society on terms satisfactory to staff to deliver the Outreach Project generally consistent with the Terms of Reference set out in Appendix C.
3. That Council direct staff to report back to Council at the February 18, 2016 Governance and Priorities Committee meeting.

Council agreed to separate the motion.

Motion

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

Approve the following *Action Plan* recommendations:

- a. *Storage Project for People's Belongings*
 - i. That the City allocate up to \$85,000 in operating funding (2016) and up to \$45,000 in capital funding (2016) to establish a one-year pilot project storage facility for the belongings of people who are homeless to be funded from the 2015 surplus; and
 - ii. That the City undertakes a competitive procurement process to seek a service provider that will develop and operate the proposed storage facility for a one-year period consistent with the Terms of Reference outlined in Appendix A.

Councillor Isitt said that the temporary tenting at the Courthouse will have a positive impact on City resources and there will be less impact on City parks.

Mayor Helps asked Councillor Isitt to speak to the motion on the table.

Councillor Young spoke against the motion noting that the funding allocation has increased and that this matter is under the purview of senior levels of government. There will likely be impact on the chosen location and it will divert from the objective to find housing.

Mayor Helps said she is not sure about supporting either motion until they have heard back from the consultants in February.

Councillor Thornton-Joe said that people do need storage and this could wait until the consultants report back.

Councillor Alto spoke in support of a storage facility as a lack of storage is a barrier to job searching. She would be more inclined to postpone the second motion noting the Island Health teams that provide services.

Councillor Loveday spoke in support of a storage place for belongings.

Councillor Coleman spoke in support of this being a pilot program noting that more shelter means less need for storage.

Carried

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

Motion

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:
 Approve the following *Action Plan* recommendations:

- a. *Social Service Outreach Pilot Project*
 - i. That the City allocate up to \$80,000 in operating funding in 2016 to fund a one-year Social Service Outreach Pilot Project (Outreach Project) consistent with the terms of reference outlined in Appendix C to be funded from the 2015 surplus; and
 - ii. That the City proceeds to enter into a service agreement with the Cool Aid Society on terms satisfactory to staff to deliver the Outreach Project generally consistent with the Terms of Reference set out in Appendix C.

Councillor Isitt spoke in support of the motion and the importance of having integrated support for those that are homeless.

Councillor Lucas spoke against the motion noting the importance of waiting to hear from the consultant on the best way to allocate the funds.

Mayor Helps noted the outreach that is currently working to put people in homes, and she like to hear from the consultant.

Councillor Alto noted that there are other agencies doing this work and this can wait for more information.

Councillor Loveday spoke in support of this pilot project as it is for social outreach, noting the cost of police doing wake up calls.

Councillor Isitt noted that staff are recommending this action, partnering with Cool Aid who have the expertise and this is a decision that Council supported previously.

Motion to Postpone:

It was moved by Mayor Helps, seconded by Councillor Lucas, that Council postpone consideration of the Social Service Outreach Pilot Project until a report from staff is received in February.

Carried

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

Motion

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council:

1. Receive the November 19, 2015 *Status Report – Action Plan for Housing, Supports and City Services for Sheltering in City Parks*, and

2. That Council direct staff to report back to Council at the February 18, 2016 Governance and Priorities Committee meeting.

Carried unanimously

2. Strategic Objective Account Contribution to Streets to Home

Council received a motion from Councillor Thornton-Joe, Councillor Alto and Mayor Helps that proposes funding towards The Streets to Homes program that has proved successful in securing housing and supports for people experiencing homelessness.

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council approve the following motion:

Whereas, Pacifica Housing is reaching out to community partners to leverage funding to move an additional 40 chronic and episodically homeless adults into stable market housing by the latest, summer of 2016,

And whereas, Pacifica Housing has reached out to other funders to successfully leverage the total amount to reach this goal,

And whereas, the City of Victoria's Strategic Objectives Account currently has approximately \$110,000. Therefore, that Council support this initiative by providing \$75,000 from the Strategic Objectives Account to *Pacifica Housing to help move homeless adults into stable housing*, conditional on other partners coming on board *with additional funding*.

Councillor Thornton-Joe noted the various agencies on the effectiveness of rent supplements to get people into housing.

Councillor Loveday asked about the target group of people who will receive the rent supplement.

Councillor Thornton-Joe advised that there are housing lists that are addressed by highest needs.

Motion:

It was moved by Councillor Loveday, seconded by Councillor Alto, that Brad Crewson to speak.

Carried unanimously

Brad Crewson: Provided information on the amount of supplements provided by Streets to Home, and each client has to be homeless with barriers to stable housing.

Councillor Loveday asked if this is for families too.

Brad Crewson: This program is geared to individuals.

Councillor Young expressed concerns that the City will be expected to fund this indefinitely.

Carried unanimously

3. Housing Options for People Sheltering Outdoors

Councillor Isitt and Councillor Loveday provided Council with a motion that proposes two actions to support people sheltering in the greenspace adjacent to the Victoria Courthouse at 850 Burdett Avenue.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Request that the Mayor request a meeting with the provincial Minister responsible for housing without delay, to discuss the immediate provision of additional rent supplements.
2. Direct staff to engage social service partners, private land owners and the Provincial government and report back on an emergency basis on options for the repurposing, lease or acquisition of facilities for housing with supports, for people currently sheltering outdoors who require a higher level of supports than those available through the rent supplement program.

Carried unanimously

4. Development Permit with Variances Application No. 000382 for 2560 Quadra Street

Council received a report dated November 12, 2015 from staff advising that the motion has been updated to remove preconditions that have been satisfied, provide clarification of the parking variances, reference to the revised plan date and includes a provision to allow work within the Statutory Right-of-Way.

Motion:

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council:

That Council receive this report for information and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion which has been updated to remove preconditions that have been satisfied, provide clarification of the parking variances, reference to the revised plan date and includes a provision to allow work within the Statutory Right-of-Way:

"That Council authorize the issuance of Development Permit Application with Variances No. 000382 for 2560 Quadra Street, in accordance with:

1. Plans date stamped November 6, 2015
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

- i. Schedule C, total number of parking stalls reduced from 21 to 9 stalls and the commercial parking stalls reduced from 1 to nil;
 - ii. Setback from Quadra Street reduced from 6.0m to 3.2m for the third floor (C1-QV Zone, Section 4.52);
 - iii. Setback from the south side yard reduced from 3.55m to nil (C1-QV Zone, Section 4.52).
3. That the Council authorize City of Victoria staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, in a form satisfactory to City staff.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
5. The Development Permit lapsing two years from the date of this resolution.”

Carried Unanimously

6. Correspondence for Information

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council receive the Correspondence for information.

Carried Unanimously

Council recessed at 10:41 p.m.

Council reconvened at 10:46 p.m.

REPORTS OF THE COMMITTEES

1. Governance and Priorities Committee – November 19, 2015

1. Motion – Support for Co-Operative Housing

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council approve the following motion:

WHEREAS a significant challenge to the supply of affordable housing exists in the expiry of the federal co-op housing agreements that provide rent support for thousands of low-income households across B.C. and Canada, including some 1,172 in the Capital Region;

AND whereas maintaining support for co-op housing is a key component of providing affordable housing for our residents, as well as our municipal economic vibrancy and sustainability;

THEREFORE be it resolved that Council write to the Provincial and Federal governments, including the Premier, the Prime Minister, local MPs and MLAs, Ministers responsible for Housing, Health and Finance, requesting that they work jointly and separately on developing mechanisms to maintain a rent supplement program for the more than 20,000 low-income members in housing co-ops and that we call upon the Federal Government to commit now to reinvest the savings from expiring federal housing agreements to share the costs of funding this program

Carried Unanimously

2. Johnson Street Bridge Replacement Project Quarterly Update

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that City Council:

1. Direct staff to arrange for the H&H Engineer of Record (Keith Griesing) to appear before Council in public session to present his opinions on the quality of the structural steel being fabricated in China.
2. Direct staff to advise PCL that the City will not accept the schedule proposing a January 2018 project completion date and that the City will not authorize any further progress payments until an acceptable schedule is received.
3. Advise PCL that the City will recover 1.0 million from the next progress payment to offset the City's additional costs.
4. Direct staff to bring forward an amended Financial Plan Bylaw to the November 26, 2015 Council Meeting.

That Council postpone consideration of the following motion until a report from Keith Griesing is received.

That Council increase the budget by \$1.253 subject to Council and the Project Director being satisfied by the presentation from Keith Griesing as to the quality of the steel and the quality assurance measures in place.

That Council direct staff to report back on PCL's handling of contaminated soils and information on where soils are being transported to.

Carried Unanimously

3. Tourism Victoria – Annual Presentation & Municipal Regional District Tax

It was moved by Councillor Lucas, seconded by Councillor Alto, that Council approve in principle the development of a renewed relationship with Tourism Victoria based on the following four principles:

1. Continue with the VCON partnership. Tourism Victoria will take the lead on the Sales & Marketing function at the Victoria Conference Centre. This will drive synergies and improve performance.

2. The Tourism Industry, through Tourism Victoria, will make a \$1M dollar industry contribution towards the David Foster Harbour Pathway, focused on Phase 2 of the Belleville Street Harbour Pathway. This matches the City of Victoria's contribution of \$1M dollars.
3. Accommodation sector voluntarily agrees to raise MRDT from 2% to 3%.
4. Financial analysis of the implications to the city including clear metrics for success and including comparative data for existing practices in other BC local governments.

That Council approve in principle the development of a renewed relationship with Tourism Victoria based on the additional principle:

1. Remove Grandfather Status and name Tourism Victoria the Eligible Entity for Destination Marketing.

Carried

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

4. Regional Economic Development Presentation

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council:

1. Support in principle the proposed Regional Strategy and Model for Economic Development in South Vancouver Island provided that a majority of municipalities (7/13 at a minimum) participate in the new Regional Strategy and Model for Economic Development in South Vancouver Island; and,
2. Allocate \$129,545 from the unspent portion of the 2015 budget approved allocation for economic development for the purposes of creating a new regional economic development organization, subject to municipal inclusion on the Funding Partner's Council as laid out in the attached Report and subject to the creation of the new entity;
3. Appoint Mayor Helps as a designate to sit as a voluntary member of the Funding Partner's Council to represent the City of Victoria for an initial term of three years and appoint Councillor Lucas as alternate.

Carried Unanimously

5. Regulations for Medical Marijuana-Related Businesses

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council direct staff to:

1. Communicate regulations being considered broadly to the public, and invite feedback online and at an engagement event by early February 2016.
2. And that the City share their public engagement feedback with the Federal Government for their consideration as they move forward with the legalization and regulation of marijuana.
3. Bring back results of consultation and proposed bylaws for consideration after the public engagement.

Carried Unanimously

6. David Foster Harbour Pathway – Heron Cove & Raymur Point Bridges

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council direct staff to proceed with detailed design and costing for two steel pony truss multimodal bridges at Heron Cove and Raymur Point, at 39 metre and 49 metre lengths respectively.

And that staff report back as soon as practicable on the advisability of expanding the bridge to 5m or 5.5m.

Carried Unanimously

7. Fibre Optic Connection Shared Infrastructure Agreement with Shaw

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council authorize the Mayor and Corporate Administrator to execute an agreement with Shaw Cablesystems Limited ("Shaw") to permit the City's use of Shaw's fibre optic pipe conduits in the 500 block of Pandora Avenue in exchange for the City transferring to Shaw an abandoned 50 metre portion of watermain located on Pandora, in a form satisfactory to staff.

Carried Unanimously

8. Great Neighbourhoods

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe that Council direct staff to provide routine updates on the new neighbourhood model within Quarterly Operational Plan.

Carried Unanimously

9. Crystal Pool Long Term Plan

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council approve:

WHEREAS, the City's Strategic Plan identifies the objective to "Facilitate Social Inclusion and Community Wellness," with the 2016 action: "Tender required upgrades and invest in public pool and fitness facility," and the 2017 outcome: "Crystal Pool issues are resolved by replacing or renovating the facility. Victoria has a modern, inclusive public pool and fitness facility in a central location, with increased revenue. Opportunities for accessible sports and fitness by children and adults."

AND WHEREAS, it is not desirable for Victoria to initiate a new mega-project at this time, in light of other priorities and due to existing borrowing capacity and resource requirements for other infrastructure projects;

AND WHEREAS, studies previously commissioned by the City provide a roadmap for the refurbishment of the Crystal Pool, to restore the physical plant, increase energy efficiency, and improve change-room, fitness and other facilities in the building.

AND WHEREAS, members of the public desire a high-quality and universally accessible fitness facility in the capital city;

AND WHEREAS, the Government of Canada is preparing to launch a \$5-billion infrastructure program, with shovel-ready projects best suited to seize opportunities created by this program;

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on a priority basis on options for the refurbishment and or replacement of the Crystal Pool and Facilities Centre, including alignment with federal and provincial infrastructure funding.

Carried Unanimously

2. Governance and Priorities Committee – November 9, 12 and 20, 2015

1. BUDGET PRESENTATIONS – Planning

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council direct staff to report back on whether the plan search fee is an established bylaw, and if so, what would the implications be of removing the fee.

Carried Unanimously

2. BUDGET RESENTATIONS Human Resources

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council direct staff to report back on opportunities for funding part-time, casual employment opportunities for those experiencing homelessness or those with disabilities.

Carried Unanimously

3. BUDGET PRESENTATIONS – Vic PD

It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, that Council request the Police Board to report back on options for recovering costs or to explore a funding partnership for a two year pilot project for the proposed VicPD mental health team from Island Health or another provincial source.

Carried Unanimously

4. BUDGET PRESENTATIONS – Victoria Conference Centre

It was moved by Councillor Young, seconded by Councillor Lucas, that Council direct staff to report back with information on the current operations model of the Victoria Conference Centre parkade and all of the city owned parkades and if there are any recommended alternatives to the current approach.

Carried Unanimously

5. BUDGET PRESENTATIONS – Engineering & Public Works

It was moved by Councillor Isitt, seconded by Councillor Loveday,:

That Council direct staff to report in the budget implications of incorporating pedestrian improvements into crossings of major roadways along the cycling network route once approved.

That Council direct staff to include alternate forms of design treatments to improve pedestrian and cycling safety on Pembroke Street between Belmont and Fernwood.

That Council direct staff to report back on options for incorporating elements of the Douglas Corridor Charrette to include into the multi-year capital plan.

That Council direct staff to report back on the budget implications of including active transportation facilities in the capital project for Bridge Street from Ellice to Hillside.

That Council direct staff to report back on budget implications of extending the sidewalk on Pleasant Street to Point Ellice House.

Carried Unanimously

6. BUDGET PRESENTATIONS – Parks, Recreation & Facilities

It was moved by Councillor Isitt, seconded by Councillor Loveday,:

That Council direct staff to report back on the budget implications of relocating the urinal from Pandora and Government St. to the 900 block of Pandora Street.

That Council direct staff to report back on the cost and rationale of private garbage collection at the Crystal Pool, community centres and seniors centres.

That Council direct staff to report back on options for a name your park initiative at Shelbourne, Pembroke and Begbie including budget implications for a name your park initiative.

That Council direct staff to re-allocate the monies spent on the Mile 0 projects from the Accessibility Reserve.

That Council direct staff to:

1. Report back on replenishing the Accessibility Reserve on an annual basis;
2. Work with the Accessibility Working Group to identify projects funded by the Accessibility Reserve for 2016 and to develop a policy to guide future funding recommendations.

That staff report back on the budget implications for a kid friendly structure in the downtown for 2016.

That staff report back to Council on the budget implications of completing a phased approach to detailed design and construction of the David Foster Harbour Pathway from Ogden Point to Bay Street.

Carried Unanimously

7. BUDGET

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Direct staff to bring forward the Five-year Financial Plan Bylaw, 2016 for first reading prior to commencing public consultation
2. Approve transferring \$500,000 of assessment growth (non-market change) revenue to the Buildings and Infrastructure Reserve and direct staff to bring forward options for the use of the remainder once public consultation has been completed
3. Direct staff to bring forward options for the use of 2015 surplus once public consultation has been completed
4. Direct staff to bring forward options for funding supplementary budget requests once public consultation has been completed
5. Approve an additional tax increase for capital, if any, and outline for which projects in Appendix A
6. Allocate \$2,818,000 of the annual gas tax funding to the Storm Drain Brick Main project and direct staff to bring forward options for the allocation of the remainder once public consultation has been completed
7. Approve the direct-award grants as outlined in this report

Carried Unanimously

8. BUDGET PRESENTATIONS – Corporate

It was moved by Councillor Madoff, seconded by Councillor Lucas, that Council support in principle, a 7,500ft² Library Branch in James Bay to come out of the capital budget in 2017.

Councillor Young expressed concerns that the size of the proposed library, and that this opportunity is not being tendered. , and the site of the library is an issue that should be considered separate from the support in principle for a library.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended:

That Council support in principle a ~~7,500ft²~~ Library Branch in James Bay, **of up to 7,500ft²** to come out of the capital budget in 2017.

Councillor Madoff expressed concerns that this will impact the Library Board's ability to move forward as the MDA and Victoria Accord were specific in terms of the location and the amenities package that would come with the library.

Councillor Isitt said that ownership of the library by a public body would be more financially sound and that should be explored.

Motion to Extend Past 11 p.m.

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, to extend the Council meeting past 11 p.m.

Carried Unanimously

Councillor Young said this may be the Library Board's interpretation of what the City has agreed to, in terms of the proposed space and cost of the library. Options in James Bay should be reviewed to end up with a reasonable deal.

Amendment to the Amendment:

It was moved by Councillor Isitt, seconded by Councillor Young, that Council amend the amendment:

That Council support in principle, a ~~7,500ft²~~ Library Branch in James Bay, **of up to 7,500ft²**, to come out of the capital budget in 2017, **subject to a competitive request for proposals that would obtain the best value for the money for tax payers.**

Councillor Madoff noted that many library facilities are not owned and this issue should have been raised during the MDA discussions. The community and library board were supportive of this location and these amendments will prevent there being a library in Victoria.

Councillor Loveday proposed a motion that Council support in principle continuing discussion about a 7,500ft² in James Bay.

Councillor Isitt noted that best practices would favour a public procurement process.

On the amendment to the amendment:
Defeated

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

On the amendment:
Defeated

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

Amendment:

It was moved by Councillor Loveday, seconded by Councillor Madoff, that Council amend the motion:

That Council support in principle **continuing discussions about** a 7,500ft² Library Branch in James Bay to come out of the capital budget in 2017.

On the amendment:
Carried Unanimously

Amendment:

It was moved by Mayor Helps, seconded by Councillor Madoff, that Council amend the motion:

That Council support in principle continuing discussions about a 7,500ft² Library Branch in James Bay **at Capital Park** to come out of the capital budget in 2017.

Councillor Isitt expressed concerns that this potentially weakens the position of the City.

Councillor Loveday said this will support ongoing discussions and get the most value for tax payers.

On the amendment:
Carried

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

On the main motion as amended:
Carried Unanimously

9. BUDGET PRESENTATIONS – Economic Development

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council increase FTE in Economic Development by one to come from the \$250,000 Economic Development budget allocation

Carried Unanimously

10. BUDGET PRESENTATIONS – Engineering & Public Works

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council direct staff to review the current kitchen scrap processing arrangement and provide any recommendations they deem advisable.

Council discussed this motion in terms of reviewing the current arrangement to process kitchen scraps and if there are alternatives.

Carried Unanimously

11. BUDGET PRESENTATIONS – Engineering & Public Works

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to report back on the financial implications and options for creating and funding on an annual basis a Neighbourhood Traffic Calming Fund in the Buildings and Infrastructure Capital Reserve; and work with neighbourhood associations to develop a policy and process to guide capital expenditures on Neighbourhood Traffic Calming.

Susanne Thompson (Director of Finance): Advised that there was an allocation on an ongoing basis to fund this project, so Council has already passed this motion.

Jason Johnson (City Manager): Advised that they are building a transparent process and this is one area of focus.

Councillor Isitt asked when staff will report back on this matter.

Amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council amend the motion:

That Council direct staff to report back on the ~~financial implications and options for creating and funding on an annual basis a Neighbourhood Traffic Calming Fund in the Buildings and Infrastructure Capital Reserve; and work with neighbourhood associations to develop a policy and process to guide capital expenditures on Neighbourhood Traffic Calming.~~ **on the policy and practices on Neighbourhood Traffic Calming.**

Jason Johnson: Advised they will report back before the adoption of the budget.

Motion to Postpone:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council postpone this motion until the February 4, 2016 meeting.

Carried Unanimously

12. BUDGET PRESENTATIONS – Engineering & Public Works

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to report back on the financial implications of introducing segregated waste streams for kitchen scraps in on-street waste disposal bins in the city, in order to comply with the CRD's ban on the disposal of mixed loads at the Hartland landfill.

Susan Thompson (Director of Finance): Advised that a report will be coming to Council on the pilot project for separating waste streams.

Councillor Isitt that the City needs to review this as the CRD says all kitchen scraps have to be separated.

Councillor Young said this can be a problem and requires lengthy public education.

Carried Unanimously

3. Planning and Land Use Committee – November 26, 2015

1. Victoria Housing Reserve Fund Application for 4351 West Saanich Road:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council approve a grant from the Victoria Housing Reserve Fund in the amount of up to \$297,000 but not exceeding the host municipality's contribution, distinct from the Regional Housing Trust Fund 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.

Amendment:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council amend the motion:

That Council approve a grant from the Victoria Housing Reserve Fund in the amount of up to \$297,000 but not exceeding the host municipality's **cash** contribution, distinct from the Regional Housing Trust Fund 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 Amendment:

Carried

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

Against: Mayor Helps, Councillor Coleman

Councillor Coleman expressed support for the application but is concerned about the City's contribution and that other jurisdictions need to help bring the cost down and more support is needed with proposals in the Victoria.

On the Main motion as Amended:

Carried

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

Against: Councillors Coleman and Young

2. BC Lottery Commission (BCLC) Request for Expressions of Interest for Siting of New Casino Facility:

It was moved by Councillor Young, seconded by Councillor Coleman, 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.

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

Carried

3. Development Permit Application No. 000443 for 257 Belleville Street:

It was moved by Councillor Lucas, seconded by Councillor Alto, that Council approve 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."

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

Carried

4. Delegated Authority and Exemptions for Development Permits:

It was moved by Councillor Alto, seconded by Councillor Lucas,:

1. Prepare an Official Community Plan (OCP) Amendment Bylaw:
 - a. To exempt buildings and structures with a floor area no greater than 9.2m² (100ft²) 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 100m² 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 100m² 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 100m² 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.

Carried Unanimously

5. Victoria Housing Trust:

It was moved by Councillor Alto, seconded by Councillor Lucas, 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.
The Victoria Housing Trust Fund, in relation to providing funding to projects outside the City of Victoria will be reviewed in five years.

Carried Unanimously

6. Victoria Housing Reserve Fund Application for 120 Gorge Road East:

It was moved by Councillor Alto, seconded by Councillor Lucas that Council approve 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

7. Amendment to the Housing Agreement for 1035 Oliphant Street:

It was moved by Councillor Alto, seconded by Councillor Lucas, 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. 15-095 to authorize the Mayor and Corporate Administrator to execute the Amendment to the Housing Agreement.

Carried Unanimously

8. Rezoning Application No. 00495 for 863 / 865 Villance Street:

It was moved by Councillor Alto, seconded by Councillor Lucas, 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

9. Development Permit with Variance Application No. 495 for 863 / 865 Villance Street:

It was moved by Councillor Alto, seconded by Councillor Lucas, 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

MOTIONS

1. To Set Public Hearings for the Council Meeting of Thursday, December 10, 2015 for:

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, DECEMBER 10, 2015, at 7 p.m.:**

1. Rezoning Application No. 00476 for 1040 Moss Street
2. Rezoning Application No. 00444 for 1745 Rockland Avenue
3. Temporary Use Permit Application No. 00481 for 474 and 478 Burnside Road and 3111 and 3117 Delta Avenue
4. Development Permit with Variances Application No. 000382 for 2560 Quadra Street
5. Development Variance Permit Application No. 00157 for 740 Hillside Avenue
6. Liquor Primary Licence for Yuk Yuk's Victoria at 665 Douglas Street
7. Road Closure (Unconstructed Portion of Clawthorpe Avenue) Bylaw No. 15-085

Carried Unanimously

BYLAWS

1. FIRST READING

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following bylaws **be given first reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1056)
2. Land Use Contract Discharge (1040 Moss Street) Bylaw

Councillor Isitt asked if the land use contract discharge would release the Art Gallery from its obligations.

Alison Meyer (Assistant Director of Development Services): The release of the land use contract will not happen unless the rezoning bylaw is passed.

Carried Unanimously

Update on Rezoning Application No. 00476 for 1040 Moss Street (Art Gallery of Greater Victoria) Bylaws Ready to proceed to Public Hearing

Motion:

1. It was moved by Councillor Coleman, seconded by Councillor Madoff, that Council give first and second reading to the Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00476 for 1040 Moss Street and that the Bylaw to discharge the existing Land Use Contract applicable to 1040 Moss Street, be considered at Public Hearings at the same Council meeting.
2. Following consideration of the Zoning Regulation Bylaw Amendment, if it is approved, then the Bylaw to discharge the Land Use Contract be approved.
3. Following consideration of the Zoning Regulation Bylaw Amendment, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000446 for 1040 Moss Street, in accordance with:

1. Revised drawings date stamped November 6, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Final plans to be substantially in accordance with the plans identified above as to the satisfaction of staff.
4. The phasing of the development to the satisfaction of City Staff.
5. The Development Permit lapsing three years from the date of this resolution."

Carried Unanimously

FIRST READING

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following bylaws **be given first reading:**

3. Waterworks Bylaw, Amendment Bylaw (No. 10)
4. Solid Waste Bylaw, Amendment Bylaw (No. 4)
5. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No. 2)
6. Five Year Financial Plan Bylaw, 2016
7. Road Closure (Unconstructed Portion of Clawthorpe Avenue) Bylaw
8. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No. 3)

Carried Unanimously

FIRST READING

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following bylaw **be given first reading:**

9. Zoning Regulation Bylaw, Amendment Bylaw (No. 1053)

Councillor Young spoke against the application for 1745 Rockland Avenue moving forward to public hearing.

Carried

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

2. SECOND READING

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following bylaws **be given second reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1056)
2. Land Use Contract Discharge (1040 Moss Street) Bylaw
3. Waterworks Bylaw, Amendment Bylaw (No. 10)
4. Solid Waste Bylaw, Amendment Bylaw (No. 4)
5. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No. 2)
6. Road Closure (Unconstructed Portion of Clawthorpe Avenue) Bylaw
7. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No. 3)

Carried Unanimously

SECOND READING

It was moved by Councillor Isitt, seconded by Councillor Lucas, that the following bylaw **be given second reading:**

8. Zoning Regulation Bylaw, Amendment Bylaw (No. 1053)

Carried Unanimously

SECOND READING

It was moved by Councillor Alto, seconded by Councillor Lucas, that the following bylaws **be given first reading:**

9. Zoning Regulation Bylaw, Amendment Bylaw (No. 1053)

Councillor Young spoke against the application for 1745 Rockland Avenue moving forward to public hearing.

Carried

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

3. THIRD READING

It was moved by Councillor Loveday, seconded by Councillor Alto, that the following bylaws **be given third reading:**

1. Waterworks Bylaw, Amendment Bylaw (No. 10)
2. Solid Waste Bylaw, Amendment Bylaw (No. 4)
3. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No. 2)
4. Sanitary Sewer and Stormwater Utilities Bylaw, Amendment Bylaw (No. 3)

Carried Unanimously

QUESTION PERIOD

A question period was held

NEW BUSINESS

1. Community and Seniors Centres Annual Performance Report for 2014

At its meeting of November 19, 2015, the Governance and Priorities Committee referred a report dated November 9, 2015 on *Community and Seniors Centres Annual Performance Report for 2014*, to Council. The purpose of this report is to present the results of the Performance Measures Annual Report for the City's 10 community and senior centres.

Councillor Loveday withdrew from the meeting at 11:42 pm and returned at 11:44 p.m.

Motion to Refer:

It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council refer this report to the January 7, 2016 Governance and Priorities Committee meeting for further discussion and potential actions.

Carried Unanimously

CLOSED MEETING at 11:50 p.m.

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council convene a closed meeting that excludes the public under Section 12(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Sections 12(3) and/or (4) of the Council Bylaw; namely:

Section 12(3)(a) *Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the City or another position appointed by the City.*

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)(i) *The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

Section 12(4)(b) *The consideration of information received and held in confidence relating to negotiations between the City and a Provincial government or the Federal government or both, or between a Provincial government or the federal government or both and a third party*

Carried Unanimously

ADJOURNMENT

It was moved by Councillor Lucas, seconded by Councillor Isitt, that the Council meeting adjourn.

Time: 12:48 a.m.

Carried Unanimously

CERTIFIED CORRECT:

CITY CLERK

MAYOR OF THE CITY OF VICTORIA