



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, OCTOBER 29, 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; F. Work - Director, Engineering and Public Works; B. Dellebuur - Acting Assistant Director, Transportation and Parking Services; C. Havelka - Council Secretary; J. Jenkyns - Deputy City Manager; C. Mycroft - Executive Assistant to the City Manager; T. Soulliere - Director of Facilities, Parks and Recreation; S. Thompson - Director of Finance; J. Tinney - Director, Sustainable Planning and Community Development; C. Coates - City Clerk.

APPROVAL OF AGENDA

The City Clerk outlined changes to the agenda.

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

Amendment:

It was moved by Councillor Loveday, seconded by Councillor Alto, that Grace Cool, Charlotte Brady, Anastasia Castro, and Gillian Montgomery be added to Requests to Address Council.

On the amendment:

Carried Unanimously

On the main motion as amended:

Carried Unanimously

MINUTES

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the Special Council meeting minutes of October 8, 2015, be approved.

Councillor Thornton-Joe advised that a correction is required on page two with respect to her statement regarding the size of the retail store.

Mayor Helps suggested that the adoption of the October 8 minutes be postponed until they are corrected.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the Regular Council meeting minutes of October 15, 2015, be approved.

Carried Unanimously

PROCLAMATIONS

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following Proclamations be endorsed:

1. "Random Acts of Kindness Day" – November 6, 2015
2. "Pancreatic Cancer Awareness Month" – November 2015
3. "Think Local Week" – November 29 to December 5, 2015
4. "Movember" – November 2015

Carried Unanimously

COMBINED DEVELOPMENT APPLICATION

1. 2550 Rock Bay Avenue

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1051)

To rezone the land known as 2550 Rock Bay Avenue from the M-2 Zone, Light Industrial District, to the M2-I Zone, Douglas-Blanshard Industrial District, to permit an expanded range of uses including professional offices.

2. Development Permit Application No. 00155

The Council of the City of Victoria will also consider issuing a Development Permit for the land known as 2550 Rock Bay Avenue, in accordance with:

1. Plans date stamped July 30, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - Schedule C Section 16 – Required parking spaces relaxed from 8 parking spaces (3 for manufacturing, 2 for offices and 3 for cabinet display and sales) to 5 parking spaces
3. The Development Variance Permit lapsing two years from the date of this resolution.”.

Mayor Helps opened the public hearing at 7:05 p.m.

Alison Meyer (Assistant Director of Development Services): Provided details on this rezoning application which has a concurrent variance application. The proposal is to rezone from the M-2 Zone to a M2-1 Zone to permit and expand industrial uses and to consider a reduction in parking.

Marian Dashwood-Jones (Applicant): Advised that this rezoning is required to add more offices and will bring more activity to the area, noting that they have been in business for 30 years.

Councillor Young asked that if Council approved this application, could the entire building be converted to general office space or are there constraints on this type of change?

Alison Meyer: Provided information in the event a future application proposed changing the entire building to office use. This wouldn't trigger another rezoning application but it would trigger another parking variance. Also, if there were extensive changes to the outside of the building a design variance would be required.

Councillor Young asked if parking requirements are more onerous for office space and is the requirement for ancillary office space less rigorous.

Alison Meyer: Advised that parking space is more onerous for parking space. If they changed a small amount of use to office space, there may be some leeway in terms of parking variances and she also provided specific measurements for industrial use and office space.

Councillor Isitt asked about the transition of industrial uses to office uses in this area and how policy responds to this.

Alison Meyer: The property is close to Bay Street which is not in the heart of heavy industrial so staff feel this is an appropriate use.

Jonathan Tinney (Director of Sustainable Planning & Community Development): Advised that the long term vision of Rock Bay will be identified through the Burnside Gorge local area planning.

Mayor Helps closed the public hearing at 7:14 p.m.

3. Bylaw Approval

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

Zoning Regulation Bylaw, Amendment Bylaw (No. 1051)

Councillor Young spoke in support of the application though noted concerns with the conversion of light industrial to residential use, and though this is for office space, there is pressure to convert to other uses. As new uses move in, there are conflicts for certain types of office use which may lead to more conversions. Areas that may be converted should be recognized as such and designated as part of the planning process.

Councillor Coleman spoke in support of the application, noting that the land use chair of the CALUC looked at the evolution of the neighbourhood which might become live/work areas and will attract tech workers.

Carried unanimously

4. Bylaw Approval:

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

Zoning Regulation Bylaw, Amendment Bylaw (No. 1051)

Carried unanimously

5. Application Approval

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

“That Council authorize the issuance of Development Permit Application No. 00155 for 2550 Rock Bay Avenue, in accordance with:

1. Plans date stamped July 30, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - Schedule C Section 16 – Required parking spaces relaxed from 8 parking spaces (3 for manufacturing, 2 for offices and 3 for cabinet display and sales) to 5 parking spaces
3. The Development Variance Permit lapsing two years from the date of this resolution.”

Carried unanimously

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

1. 1610 Hillside Avenue

1. Hearing - Development Variance Permit Application No. 00154

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 1610 Hillside Avenue (commonly known as the Hillside Centre) for the purpose of increasing the maximum display surface of two (2) fascia signs, as described in Part 6, Section 9.2 (2) of Sign Bylaw No. 92-30, from 9m² to:

- Sign 1 – Canadian Tire 14.2m² (152.8 sq. ft.)
- Sign 2 – Triangle Logo 12.9m² (138.9 sq. ft.)

Councillor Loveday withdrew from the meeting at 7:21 p.m. and returned 7:22 p.m.

Mayor Helps opened the public hearing at 7:22 p.m.

Ryan Morhart (Manager of Permits & Inspections): Provided information on the application for a sign variance proposed for the Canadian Tire store at Hillside Mall, a retail space formerly occupied by Target. He outlined the specific relaxations requested under the Sign Bylaw.

Tobias Slazak (Mallen Gowing Berzins Architecture Inc.): Outlined the details of the application noting that the sign is for an over-sized building that responded to the building scale to enable Canadian Tire to brand the store and make the entrance visible.

Councillor Isitt asked if complying with the Sign Bylaw would unreasonably restrain the client from exercising business in the mall.

Tobias Slazak: This is difficult to analysis but they want it to look like a Canadian Tire store and it is an issue of scale, noting it is not bigger than the Target store sign.

Mayor Helps closed the public hearing at 7:25 p.m.

2. Application Approval:

It was moved by Councillor Alto, seconded by Councillor Lucas

“That Council Authorize the issuance of Development Variance Permit Application No. 00154 for 1610 Hillside Avenue, in accordance with:

- 1. Plans date stamped July 29, 2015*
- 2. The following variances to the Sign Bylaw*
 - *Vary the size allowance for two of the Canadian Tire signs from 9m² each to 12.9m² and 14.2m² each”.*

Councillor Alto supported the application and advised that the community association had no concerns about the sign application.

Councillor Isitt said he voted against the Target sign, but the Canadian Tire sign is less obnoxious and it is set back from the road, so he can support it, though he'd rather they'd comply with the Sign Bylaw.

Councillor Thornton-Joe spoke in support of the application, noting the community association had no concerns and a neighbour also had no problems supporting the application.

Carried Unanimously

HEARINGS – REQUESTS TO ADDRESS COUNCIL

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

Carried Unanimously

1. Margaret McCullough, Glenlyon Norfolk School Group, re: Enacting a ban on the use of single use plastic bags in the Victoria Area

Provided information proposing a ban on the use of single use plastic bags, for a sustainable future in Victoria, and said three students will talk on this topic.

2. Grace Cool, Glenlyon Norfolk School Group, re: Enacting a ban on the use of single use plastic bags in the Victoria Area

Provided a history on the use of plastic bags and how they impact the environment and why they should be banned.

3. Charlotte Brady, Glenlyon Norfolk School Group, re: Enacting a ban on the use of single use plastic bags in the Victoria Area

Described the environmental impacts of plastic bags on sea life and how to become a part of a bigger movement to ban plastic bags.

4. **Anastasia Castro, Glenlyon Norfolk School Group, re: Enacting a ban on the use of single use plastic bags in the Victoria Area**
 Outlined how plastic affects human health and the importance of the ocean as a food source as well as the future of our beaches, and that plastic bags should be banned to protect the ocean.
5. **Patty Shaw, Affordable Housing and Coop Housing**
 Provided information on BC Coop Housing which provides affordable housing, but is in difficulties now as many operating agreements are expiring. The federal and provincial governments need to be alerted to this issue, and she suggested a resolution she provided to Council to help protect this existing housing stock.
6. **Joanne Murray, Facility Condition Assessment Report**
 Spoke about the Facilities Condition Assessment report and pointed to errors regarding the property statistics for 1921 Fernwood Avenue in the report. She advised that the Fernwood Community Association (FCA) has provided funds and upgrades to the building and maintains the building.
7. **Gillian Montgomery, re: Surfrider Foundation and Enacting a ban on the use of single use plastic bags in the Victoria Area**
 Spoke about protecting the environment and local waters by eliminating single use plastic bags and encouraged Victoria to be the first major City in Canada to do this by considering a bylaw to restrict retailers from using plastic bags.

UNFINISHED BUSINESS

1. Council was provided with a list of Unfinished Business.

REPORTS OF THE COMMITTEES

1. **Governance and Priorities Committee – October 22, 2015**

1. **Economic Action Plan – Mayor's Task Force on Economic Development & Prosperity**

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

1. Adopt Making Victoria: Unleashing Potential as Victoria's Economic Action Plan, direct staff to develop an implementation plan, and begin implementing the operational items as soon as practicable.
2. Direct staff to report on the operations of the Business Hub as part of the Quarterly Report to Council.
3. Direct staff to report to Council annually as outlined in the Business Hub section of the Action Plan.

Amendment:

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

1. Adopt Making Victoria: Unleashing Potential as Victoria's Economic Action Plan, direct staff to develop an implementation plan, and begin implementing the operational items as soon as practicable, **amending *Making Victoria: Unleashing Potential* by striking out:**
 - **Work in partnership with Business Hub customers and the Finance Department on an annual basis to make recommendations as to the business to residential tax rate.**
2. Direct staff to report on the operations of the Business Hub as part of the Quarterly Report to Council.
3. Direct staff to report to Council annually as outlined in the Business Hub section of the Action Plan.

Council noted that giving advice on property taxes is not an appropriate action.

On the amendment: Carried Unanimously

On the main motion as amended: Carried Unanimously

2. **Bicycle Network & Priorities Plan**

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

Receive this report for information and direct staff and consultants to proceed with public engagement and detailed conceptual design of priority corridor

Carried Unanimously

3. **Facilities Condition Assessment Report**

It was moved by Councillor Madoff, seconded by Councillor Coleman that Council receive this report for information.

Councillor Madoff asked how the information regarding the FCA building will impact the Facilities Condition Assessment Report.

Thomas Soulliere (Director of Parks, Recreation & Facilities): Staff would like to have the

opportunity to have a conversation with the consultants who worked on the report, as well as other groups, such as community associations, to answer these questions.

Jason Johnson (City Manager): Staff haven't done an analysis on the Facilities Condition Assessment Report as Council was provided the report as soon as it was ready. Staff will do their analysis on the report and will bring an action plan to Council that will include this type of input.

Councillor Thornton-Joe asked if staff will consider the letter from Ms. Murray when they report back.

Jason Johnson: Staff will meet with community groups and discuss their data, as well as talk to the consultants and report back with that information.

Amendment:

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

That Council receive this report for information **and draw the attention of staff and the consultants to information provided by the Fernwood Community Association relating to the value and condition of the building at 1921 Fernwood Road.**

Amendment to the amendment:

It was moved by Mayor Helps, seconded by Councillor Loveday, that the amendment be amended:

That Council receive this report for information **and draw the attention of staff and the consultants to information provided by any community group that runs or occupies a City facility. ~~the Fernwood Community Association relating to the value and condition of the building at 1921 Fernwood Road.~~**

On the amendment to the amendment:

Carried Unanimously

On the amendment:

Carried Unanimously

On the main motion as amended:

Carried Unanimously

4. Summary of North Park Co-Design Community Workshop

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

1. Endorse the neighbourhood's recommendation that the paving along Cook Street from Pandora Avenue to Caledonia Avenue be deferred pending approval of a new cycling network in 2016.
2. Direct staff to provide support for a visioning exercise that may be used to inform the community's Local Area Plan.
3. Designate a 40km zone on Cook Street from Pandora Avenue to Caledonia Avenue, subject to confirmation from the North Park Neighbourhood Association.

Carried Unanimously

5. Draft 2016 Financial Plan Introduction

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

1. Receive this report for information and consideration on November 26, 2015.
2. Direct staff to bring forward bylaws outlining solid waste and water utility user fee increases to the November 26 Council meeting for consideration of first, second and third readings.

Carried Unanimously

6. Review of Bylaw Enforcement Services

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council direct to bring forward a policy for service reviews, and identify two areas per year to audit.

Carried Unanimously

7. Conference Attendance Requests

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council authorize the attendance and associated costs for Mayor Helps to the Tourism Industry Association of Canada and Victoria Tourism Mission to be held in Ottawa, Ontario, November 29 to December 2, 2015.

That Council authorize the attendance and associated costs for Councillor Margaret Lucas to the Tourism Industry Association of Canada Annual Tourism Industry Congress and Victoria Tourism Mission in Ottawa, Ontario, November 29th to December 2nd

Carried Unanimously

2. Governance and Priorities Committee – Special Meetings on the Mayor's Task Force on Housing Affordability, October 23, and October 26, 2015

1. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to report

back on a fast track process for Private Sector Projects that have a significant affordable housing component for rental buildings of 30 units or more, to house people within the second income quartile of \$18,100 to \$35,600.

Carried Unanimously

2. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to confirm appropriate densities and update the *Zoning Regulation Bylaw* as part of local area planning.

Carried Unanimously

3. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to consider options for motel and hotel property conversions for affordable housing in all parts of the City, respecting all local area planning processes.

Carried Unanimously

4. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to remove the minimum unit size requirement for multi-unit residential zones within the *Zoning Regulation Bylaw* and within the Conversion Guidelines – Transient to Residential Accommodation, to coincide with the Schedule “C” parking regulations update.

Carried Unanimously

5. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to include consideration of requiring self-contained units in the review of the Downtown *Zoning Regulation Bylaw*.

Carried Unanimously

6. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to review Schedule G to determine amendments that would best accommodate additional conversion opportunities consistent with the Official Community Plan.

Carried Unanimously

7. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to update the *Zoning Regulation Bylaw* to facilitate additional housing types following local area planning within each neighbourhood.

Carried Unanimously

8. It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council direct staff to update the *Property Maintenance Bylaw* to improve tenant housing quality.

Carried

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

9. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to undertake related research and organize a workshop to explore findings to investigate opportunities for the City to support the development of affordable ownerships programs.

Carried Unanimously

10. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to organize a workshop for interested faith communities that have land, to understand how to develop affordable rental housing projects.

Carried Unanimously

11. It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council ensure that the City's Strategic Real Estate Function supports municipal objectives related to affordable housing.

Carried

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

12. It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council direct staff to work with staff in the Strategic Real Estate function (for publically-owned lots) to determine if it can support municipal objectives related to affordable housing.

Carried

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

13. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to review the Victoria Housing Fund Reserve guidelines to encourage further development of family-oriented units.

Carried Unanimously

14. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to examine per unit amount limits considering project feasibility as well as changes to other fee-related action items.
Carried Unanimously
15. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to evaluate the use of the Housing Reserve Fund in support of affordable housing outside of Victoria and if there are lessons learned, amendments, or additions, needed.
Carried Unanimously
16. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to report back on options to streamline the application process for Garden Suites.
Carried Unanimously
17. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to prepare amendments to the *Zoning Regulation Bylaw* to permit garden suites on properties with secondary suites and amend the garden suite policy as necessary, including consideration of parking regulations, to apply across the City and to undertake public consultation normally undertaken as part of a bylaw change.
Carried Unanimously
18. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff, as a part of the Municipal Housing Strategy, to examine ways to increase the number of secondary suites while maintaining livability, safety and affordability.
Carried Unanimously
19. It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council direct staff to examine and report back on options for minimizing and/or pro-rating fees for non-profit and for-profit affordable housing projects, where at least 30 percent of units in the proposed project incorporate affordability mechanisms for the first and second income quartile.
Carried Unanimously
- For:** Mayor Helps, Councillor Alto, Coleman, Isitt, Loveday, Lucas,
Madoff and Thornton-Joe
Against: Councillor Young
20. It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council direct staff to report back on the financial implications and advisability of waiving development cost charges (DCC), and suggestions for how the DCC fund could be kept whole, for affordable housing projects where applicants are willing to enter into a housing agreement.
Carried Unanimously
- For:** Mayor Helps, Councillor Alto, Coleman, Isitt, Loveday, Lucas,
Madoff and Thornton-Joe
Against: Councillor Young
21. It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council direct staff to report back on the financial implications of providing permissive tax exemptions, on an ongoing basis or for a period of 10 years, to charitable, philanthropic and/or non-profit corporations that develop new affordable housing in the city, where the majority of units house people in the first income quartiles.
Carried Unanimously
- For:** Mayor Helps, Councillor Alto, Coleman, Isitt, Loveday, Lucas,
Madoff and Thornton-Joe
Against: Councillor Young
22. It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council refer the idea of contributing land at no cost or at reduced market value for the development of affordable housing projects to the City's Strategic Real Estate Function to consider and report back as part of the triple bottom line approach that that function will employ.
Carried
- For:** Mayor Helps, Councillor Alto, Coleman, Isitt, Loveday, Lucas,
Madoff and Thornton-Joe
Against: Councillor Young
23. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council refer to the review of the 2016 Municipal Housing Strategy the following motion:

That Council direct staff to report back on the advisability and options for incentive programs to support the conversion of vacant spaces above commercial properties into affordable residential use, including potentially a "Revitalization Tax Exemption", where an area or areas are designated as "economic revitalization zones," this *Community Charter* provision provides for social revitalization including affordable housing provided by the private sector.
Carried Unanimously
24. It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to convene a workshop with partner stakeholders (CRD Housing, BC Housing, CMHC, Co-operative

Housing Federation of British Columbia, BC Non-Profit Housing Association, LandLord BC, Urban Development Institute) to examine ways and means of retaining and refurbishing the existing affordable rental housing supply within the City, and report back on possible actions the City can take within municipal jurisdiction to support retention and renewal of this housing supply.

Carried Unanimously

3. Planning and Land Use Committee – October 29, 2015

1. Accelerated Local Area Planning

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

1. Initiate local area planning in accordance with the new planning approach outlined in the body of this report and the following schedule:

March 2016 - February 2017: Fairfield, Gonzales and Victoria West

March 2017 - February 2018: Fernwood, Jubilee, North Park, Rockland, as well as Fort Street corridor within Fairfield and Oak Bay Village within Gonzales

March 2018 - February 2019: James Bay, Hillside Quadra, Oaklands.

2. Consult with community associations, groups and other interested citizens on the new local area planning program and develop shared principles and other Terms of Reference for the program through a collaborative workshop later this year.

Councillor Isitt expressed concerns that Hillside Quadra will not be considered earlier in the sequencing.

Councillor Coleman said that staff has worked to speed up the process and the time frame for this area doesn't change much.

Mayor Helps said the new planning approach will result in the same finish time as before.

Carried

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

Against: Councillor Isitt

2. BCLC Request for Expressions of Interest for Siting of a New Casino Facility

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

1. Direct staff to engage with BCLC to gather further information.
2. Direct staff to review current policy, identify and assess any key issues, and provide a draft response to BCLC's Request for Expression of Interest for Council consideration at the November 26, 2015, Planning and Land Use Committee meeting

Councillor Isitt said there are bigger priorities to pursue than gambling and there will likely be controversy and social impacts related to pursuing this matter.

Carried

For: Mayor Helps, Councillor Alto, Coleman, Loveday, Lucas,
Thornton-Joe and Young

Against: Councillors Isitt and Madoff

3. Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-222 Cook Street

It was moved by Councillor Alto, seconded by Councillor Isitt, that this application return to the Planning and Land Use Committee for further consideration once the following conditions are met:

1. The applicant arrange and participate in a second Community Association Land Use Committee (CALUC) meeting.
2. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.5:1 FSR.

Councillor Madoff asked which notification process they are going to follow.

Alison Meyer (Assistant Director of Development Services): They will follow the standard process of providing notification for 100 meters.

Amendment:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that the motion be amended:

That this application return to the Planning and Land Use Committee for further consideration once the following conditions are met:

1. The applicant arrange and participate in a second Community Association Land Use Committee (CALUC) meeting.
2. Provision of a third-party land lift analysis to determine the value of any increase in density that exceeds the floor space ratio of 1.5:1 FSR.

3. That notification be within a 200 meter area.

On the amendment:

Carried Unanimously

On the main motion as amended:

Carried Unanimously

4. **Development Permit Application No. 00402 for 1041 Oliphant Avenue and 212-222 Cook Street**

It was moved by Councillor Alto, seconded by Councillor Coleman, that after the Public Hearing for Rezoning Application No. 00402, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00402 for 1041 Oliphant Avenue and 212-222 Cook Street, in accordance with:

1. Plans date stamped September 28, 2015
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Schedule C, 16.A. 12(c) - Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. The Development Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
5. That Council authorize 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 staff. This is to accommodate shoring for construction of the underground parking structure at the property line."

Carried

For:

Mayor Helps, Councillor Alto, Coleman, Isitt, Loveday, Lucas,
Thornton-Joe and Young

Against:

Councillor Madoff

5. **Rezoning Application No. 00301 and Development Permit Application No. 000302 for 605-629 Speed Avenue and 606-618 Francis Avenue - Update**

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council consider the following updated motion related to consultation requirements pertaining to the proposed Official Community Plan Amendment, the Development Permit Application and the community amenity contribution:

1. That Council consider giving first reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14).
2. That Council consider the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) in conjunction with the *City of Victoria 2014 Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* pursuant to Section 882(3)(a) of the *Local Government Act* and deem those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - a. That Council determine pursuant to Section 879(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers with 200m of the subject properties and determine that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments for their consideration;
 - b. That Council determine pursuant to Section 879(2)(a) of the *Local Government Act*, that having regard to the holding of the previous Community Association Land Use Committee (CALUC) Community Meeting, the consultation proposed at this stage is an adequate opportunity for consultation;
 - c. That Council consider consultation under Section 879(2) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies due to the site specific nature of the proposed amendment;
 - d. That Council consider giving second reading to the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14);
 - e. That Council consider referring the Official Community Plan Amendment Bylaw, 2012, Amendment Bylaw (No. 14) for consideration at a Public Hearing;
 - f. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1036);
 - g. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1036) for consideration at a Public Hearing.
3. Following the Public Hearing and subject to the adoption of the OCP and Zoning Regulation Bylaw Amendments for 605-629 Speed Avenue and 606-618 Frances Avenue, that Council consider the following motions:

"That Council authorize the issuance of Development Permit Application No. 000302 in accordance with:

 - a. Plans date stamped July 8, 2013.
 - b. Development meeting all Zoning Regulation Bylaw requirements.
 - c. The Development Permit lapsing two years from the date of this resolution."

4. That Council endorse the recommendations in the community amenity contribution analysis dated September 13, 2013, and that the monetary contribution be split equally between the Victoria Housing Fund and neighbourhood amenities within the Burnside-Gorge neighbourhood.

Carried Unanimously

6. **Development Variance Permit Application No. 00157 for 740 Hillside Avenue**

It was moved by Councillor Alto, seconded by Councillor Coleman, that after the Public Hearing for Development Variance Permit No. 00157, that Council consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00157 for 740 Hillside Avenue, in accordance with:

1. Plans date stamped September 4, 2015.
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
 - a. Schedule C, Section 16.C 5 – reduce parking requirement for 980m² of medical offices from 1 stall per 37.5m² to 1 stall per 68m².
3. The Development Variance Permit lapsing two years from the date of this resolution.”

Carried Unanimously

7. **Development Variance Permit Application No. 00160 for 1581 Hillside Avenue**

It was moved by Councillor Alto, seconded by Councillor Coleman, that after the Public Hearing for Development Variance Permit No. 00160, that Council consider the following motion:

“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 said he doesn't think a sign double the size of what is permitted is needed.

Carried

For: Mayor Helps, Councillor Alto, Coleman, Lucas, Madoff
Thornton-Joe and Young

Against: Councillors Isitt and Loveday

8. **Development Permit with Variances Application No. 000438 for 2918 Hipwood Lane**

It was moved by Councillor Alto, seconded by Councillor Lucas, that after the Public Hearing for Development Permit with Variances Permit No. 000438, that Council consider the following motion:

“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.”

Carried Unanimously

9. **Development Permit with Variances Application No. 000437 for 755 Caledonia Avenue**

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that after the Public Hearing for Development Permit with Variances No. 000437, that Council consider the following motion:

“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

Carried Unanimously

10. **Housing Affordability Task Force**

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

1. Direct City staff to report to Council with recommendations specific to the consideration of implementing inclusionary zoning as a way to support the development of more affordable housing, examining models in other jurisdictions, and providing options for the implementation of inclusionary zoning both downtown and throughout the city in the context of work currently being undertaken on community amenity contributions.
2. That staff be directed to examine opportunities for creating incentives for Secondary Suites and Garden Suites, including options for encouraging affordability in the new units created.

Carried

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

11. **Councillor Motion – Affordability Task Force**

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

BE IT RESOLVED that all land use planning reports include a standing section that considers and comments on any affordability aspects of the application.

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

MOTIONS

1. **To Set Public Hearings for the Council Meeting of Thursday, November 12, 2015 for:**

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following Hearings be held in Council Chambers, City Hall, on **THURSDAY, NOVEMBER 12, 2015, at 7 p.m.:**

1. Liquor Licence Application for Yuk Yuk's on 665 Douglas Street
2. Island Health Royal Jubilee Hospital Master Campus Plan
3. Heritage Alteration Permit No. 00206 with Variances for 222 Dallas Road
4. Heritage Alteration Permit No. 00205 with Variances for 226 Dallas Road

QUESTION PERIOD

A question period was held.

NEW BUSINESS

1. **Housing First Workshop and Public Presentation**

Council received a motion dated October 22, 2015 from Councillor Isitt, Councillor Loveday and Mayor Helps proposing a one-time expenditure to hold a workshop on the housing First model with Dr. Tsemberis.

Motion:

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

1. Authorize a one-time expenditure of up to \$5,000 from the Council Strategic Priorities fund toward the speaking fee, transportation and accommodation costs for a presentation and technical workshop on the Housing First model with Dr. Sam Tsemberis from the organization Pathways to Housing;
2. Approve the use of the City hall Antechamber and Council Chamber for a public presentation and film screening on the Housing First approach on Thursday, December 3 from 7:00 pm – 9:00 pm and a technical workshop on Friday, December 4 from 9:00 am, - 12:00 noon for City and CRD staff and elected officials, inter-governmental and social service partners, people with lived experience of homelessness, and the general public.

Council spoke in support of this motion as it will be a worthwhile discussion on a housing first model as an approach to end homelessness.

Mayor Helps advised that she is working with Don Evans of Our Place Society to bring a team to Victoria from Medicine Hat in Victoria to speak on this topic.

Carried Unanimously

2. **Conference Attendance Request**

Council request a motion dated October 23, 2015 from Councillor Isitt requesting that Council authorize the attendance of Councillor Loveday at two conferences in November.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council authorize the attendance and associated costs for Councillor Loveday to attend the Tyee Solutions Society event on November 2, 2015 and the Actions for Housing Now on November 3, 2015.

Carried Unanimously

ADJOURNMENT

It was moved by Councillor Alto, seconded by Councillor Coleman, that the Council meeting adjourn.
Time: 8:23 p.m.

Carried Unanimously

CERTIFIED CORRECT:

ACTING CORPORATE ADMINISTRATOR

MAYOR OF THE CITY OF VICTORIA