

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD November 8, 2018

For the Council meeting of November 8, 2018, the Committee recommends the following:

1. Appointment of Animal Control Officer

That Council approve the appointment of Chris McAllister: as Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061); and as an Animal Control Officer pursuant to section 49(1) of the Community Charter

2. Attendance at Ahousaht First Nation-Khalsa Aid Canada Event, October 26, 2018

That Council retroactively authorize the attendance and associated costs for Councillor Isitt to attend a protocol event with Ahousaht First Nation and Khalsa Aid Canada at Parksville, BC on October 26, 2018, with the costs for transportation, meals and accommodation not to exceed \$300.

3. 475 Gorge Road East - Rezoning Application No. 00657 (Burnside)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00657 for 475 Gorge Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

4. 1300 Yates Street - Development Variance Permit Application No. 00209 (Fernwood)

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00209 for 1300 Yates Street, in accordance with:

1. Plans date stamped September 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce vehicle parking stalls from 78 to 57;
 - ii. reduce visitor vehicle parking stalls from 8 to nil.
3. The Development Permit lapsing two years from the date of this resolution."

5. 2906 Cook Street - Development Permit Application No. 000535 (Hillside/Quadra)

That Council authorize issuance of a Development Permit for 2906 Cook Street to amend the Land Use Contract to permit placement of an emergency storage container, in accordance with plans date stamped September 12, 2018, and subject to the following conditions:

1. Development meeting all Zoning Regulation Bylaw requirements.
2. Development Permit lapsing two years from the date of this resolution, if the holder of the permit does not substantially start construction under this permit.

6. 1150 McClure Street - Rezoning Application No. 00652 (Fairfield)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00652 for 1150 McClure Street, that first and second reading of the Zoning Regulation Bylaw amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, in order to secure:
 - a. two basement suites as rental units in perpetuity
 - b. building design and landscape.
2. The applicant entering into an agreement with a car-share organization to secure two car-share memberships and car-share usage credits, to the satisfaction of the Director of Sustainable Planning and Community Development.

7. 759 Yates Street - Application for a Permanent Change to Hours of Service for a Liquor Primary License (044231), Yates Street Taphouse

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of Yates Street Taphouse, located at 759 Yates Street, to change the hours of liquor service from 11:30 am to 1:30 am Monday to Saturday and 11:00 am to 12:30 am Sundays to 9:00 am to 1:30 am Monday to Saturday and 9:00 am to 12:00am Sundays.

Providing the following comments on the prescribed considerations:

1. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request is not expected be an issue.
2. If the application is approved, the net impact on the community is expected to be positive economically as the approval supports the request of the business and presumably their long term viability as a local business and employer.
3. The views of residents were solicited via a mail-out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received three letters opposed to the application, and one letter indicating support. The City did not receive correspondence regarding the application from the Downtown Residents Association.
4. Council recommends the issuance of the license.

8. Cannabis Retail Store License Referrals

That Council direct staff to

1. Forward the *Cannabis Retail Store Public Consultation Policy and Fees* Bylaw to establish public consultation policy and fees, to the November 8, 2018 Council meeting for introductory readings.
2. Amend the *Cannabis-Related Business Regulation Bylaw* to align with the Province of British Columbia's *Cannabis Control and Licensing Act*.

9. Better Representing Renters in City Decision-Making through the Creation of a Renters' Advisory Committee

That Council:

1. Approves the formation of a Renters' Advisory Committee.
2. Adopts the attached Interim Terms of Reference for the committee, pending input from committee members on potential revisions.
3. Directs staff to invite applications from members of the public for appointment to the committee aiming for an initial committee meeting in January 2018.
4. Appoints Councillors Dubow and Loveday as the initial Council Liaisons to the committee.

Revise the Terms of Reference at the end of #3 Procedures as follows:
Where they may be addressed right away or forwarded to the quarterly update as part of the strategic planning quarterly review process.

10. Actions for Housing Affordability

That Council:

1. Direct staff to: (a) Proceed with stakeholder engagement on the Inclusive Housing and Density Bonus Policy for final consideration by Council no later than the first quarter of 2019, including a working group consisting of representatives of rental housing advocates, nonmarket housing providers, community association land use committees, and members of the development community; and (b) Negotiate an affordable component in rezoning applications for new strata housing received after November 8, 2018, in the form of nonmarket units or a cash-in-lieu payment depending on the size of the projects, without compromising the economic viability of projects, with a financial analysis undertaken to determine economic viability that must be conducted 'open book' and with absolute transparency as an interim measure until the final policy is adopted.
2. Invite BC Assessment to provide data on land values and land appreciation in the City of Victoria over the past decade, to inform the development and implementation of the Inclusive Housing and Density Bonus Policy and other housing initiatives.
3. Request that the Mayor write, on behalf of Council, to the Minister responsible for the BC Assessment Authority and Members of the Legislative Assembly representing constituencies on Vancouver Island, requesting amendments to the BC Assessment Act and/or regulations on a priority basis to provide for "split classification" / split taxation of units in multi-unit buildings to ensure that units used as non-principal residence ("whole-unit") short-term rentals are taxed as commercial, rather than residential, property.
4. Endorse a Town Hall Meeting on the Future of Co-operative Housing for November 28 in partnership with the Co-operative Housing Federation of BC, as well as a Technical Workshop for staff and housing partners, with an in-kind contribution from the City consisting of: (a) the use of City Hall; and (b) Staff support with publicity / promotion of the Town Hall and Technical Workshop to optimize public and stakeholder participation.
5. Direct staff to initiate robust enforcement of STR regulations no later than January 1, 2019, to return units to the residential housing supply and ensure fairness for people complying with the regulations, and report back to Council within six months on the effectiveness of the regulations, including options for introducing platform accountability to improve compliance and reduce costs.

11. Acquiring Land to Facilitate Investment in Decommodified Housing

That Council:

1. Endorse in principle the acquisition of land on a priority basis to facilitate federal, provincial and regional investment in decommodified housing, to address the escalating housing costs that have made securing safe, affordable housing out of reach for many in our community, including seniors, youth, people with disabilities, families, workers, and people from racialized and Indigenous communities.
2. Direct staff to report to Council by December 13, 2018 with recommendations on options for financing the acquisition of land to facilitate federal, provincial and regional investment in decommodified housing

12. Incentivize and Mandate the Creation of Family Appropriate Rental Units

That Council:

1. Direct staff to report back with amendments to the Victoria Housing Strategy and applicable bylaws and policies to incentivize and mandate the creation of family appropriate two and three bedroom rental units as part of a larger strategy to increase affordable family housing options across Victoria.

13. Adopt and Consistently Apply the CMHC's Definition of Affordable Housing

That this matter be referred to the November 22nd Committee of the Whole meeting, and that the City invite written comment and/or presentations from the BC Rental Housing Management Corporation, the Canada Mortgage and Housing Corporation and the BC Assessment Authority on this policy:

That Council:

1. *Adopt and consistently apply the definition of affordable housing, as housing where the price does not exceed 30% of the gross annual household income for very-low income to moderate income households. Ensure this definition is used consistently in rezoning processes.*
2. *Direct staff to notify council about the number of affordable units in each rezoning proposal, as well as for which incomes brackets the affordable units are targeted.*
3. *Direct staff to report on a quarterly basis on the number of affordable units built or under construction, as well as for which incomes brackets the affordable units are targeted.*
4. *Direct staff to report back with recommendations on other improvements to processes for data gathering and reporting on affordable housing.*

14. Councillor Sharing (Verbal)

That the Mayor write to the family of Richard Nakamura to express condolences for his passing.

15. Councillor Sharing (Verbal)

That the Mayor write to the family of Janet Baird to express condolences for her passing.