



MINUTES - COMMITTEE OF THE WHOLE

September 6, 2018, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

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

ABSENT FOR PORTION OF MEETING: Councillor Isitt

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, J. Tinney - Director of Sustainable Planning & Community Development, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, A. Hudson - Assistant Director of Community Planning, C. Mycroft - Manager of Executive Operations, T. Zworski - City Solicitor, C. Medd - Planner, L. Taylor - Senior Planner, J. Tarbotton - Senior Planner Housing Policy, M. Sandhu - Manager, Interdisciplinary Projects, K. Sidhu - Committee Secretary

A. APPROVAL OF AGENDA

Moved By Councillor Madoff
Seconded By Councillor Alto

That the agenda be approved.

Amendment

Moved By Councillor Madoff
Seconded By Councillor Alto

That the Agenda of the September 6, 2018, Committee of the Whole meeting be amended as follows:

Consent Agenda:

C.1 – Minutes from the Special Joint meeting held June 26, 2018

C.2 – Minutes from the Committee of the Whole meeting held August 2, 2018

**F.4 – 515 Chatham Street – Development Permit with Variance Application Permit
No. 00085**

G.3 – CRD Arts and Culture Support Service Establishment Amendment Bylaw

G.4 – Bylaw Officers

G.5 – Proclamation – International Deaf Week

G.6 – Proclamation – Wrongful Conviction Day

G.7 – Proclamation – Ride for Refugee Day

G.8 – Proclamation – Prostate Cancer Awareness Month

G.9 – Proclamation – BC Thanksgiving Food Drive for the Food Bank Day

G.10 – Proclamation – United Way Day

G.11 – Proclamation – Performance & Learning Month

I.1 – Attendance at the Global Climate Action Summit, San Francisco Sept 12-14

I.2 – Attendance at the UBCM Conference for Councillor Isitt, Whistler Sept 11-14

I.3 – Attendance at the UBCM Conference for Mayor Helps, Whistler Sept 11-13

**I.4 – Attendance at the UBCM Conference for Councillor Coleman, Whistler
Sept. 11-14**

CARRIED UNANIMOUSLY

Main Motion as amended

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the following items be approved without further debate:

C.1 Minutes from the Special Joint meeting held June 26, 2018

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the minutes from the Special Joint meeting held June 26, 2018 be adopted.

CARRIED UNANIMOUSLY

C.2 Minutes from the Committee of the Whole meeting held August 2, 2018

Moved By Councillor Loveday

Seconded By Councillor Lucas

That the minutes from the Committee of the Whole meeting held August 2, 2018 be adopted.

CARRIED UNANIMOUSLY

F.4 515 Chatham Street - Development Permit with Variance Application Permit No. 00085 (Downtown)

Committee received a report dated August 15, 2018 from the Director of Sustainable Planning and Community Development proposing to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above for property located at 515 Chatham Street.

Moved By Councillor Loveday

Seconded By Councillor Lucas

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

“That Council authorize the issuance of Development Permit with Variance Application No. 00085 for 515 Chatham Street, in accordance with:

1. Plans date stamped July 16, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street.
 - b. anchor-pinning in the City Right-of-Way.
4. Final plans to be in accordance with the plans date stamped July 16, 2018, to the satisfaction of City staff.
5. The Development Permit lapsing two years from the date of this resolution.”

Should the above resolution be endorsed, that Council consider the following motion:

"The previously approved Development Permit No. 00034 for 515 Chatham Street approved May 24, 2018, be rescinded."

CARRIED UNANIMOUSLY

G.3 CRD Arts and Culture Support Service Establishment Amendment Bylaw

Committee received a report dated August 21, 2018 from the City Clerk presenting a Bylaw that if approved, authorizes amendments to the Arts and Culture Support Service.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That Council consent to the adoption of CRD Arts and Culture Support Service Establishment Bylaw No. 1, 2001 Amendment Bylaw No. 5, 2018.

CARRIED UNANIMOUSLY

G.4 Bylaw Officers

Committee received a report from the City Clerk dated September 4, 2018 regarding the requirement for a specific Council resolution to enable a Bylaw Officer to act with full capacity.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That Council approve the appointment of Barrie Cockle:

1. as a Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061);
2. as a Business Licence Inspector for the City of Victoria

CARRIED UNANIMOUSLY

G.5 Proclamation - International Deaf Week

Committee received a report dated August 16, 2018 from the City Clerk regarding a proclamation for an "International Deaf Week" for September 23-30, 2018.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the *International Deaf Week Proclamation* be forwarded to the September 6, 2018 Council meeting for Council's consideration

CARRIED UNANIMOUSLY

G.6 Proclamation - Wrongful Conviction Day

Committee received a report dated August 16, 2018 from the City Clerk regarding a proclamation for a "Wrongful Conviction Day" for October 2, 2018.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the *Wrongful Conviction Day Proclamation* be forwarded to the September 6, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.7 Proclamation - Ride for Refugee Day

Committee received a report dated August 16, 2018 from the City Clerk regarding a proclamation for a "Ride for Refugee Day" for September 29, 2018.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the *Ride for Refugee Day Proclamation* be forwarded to the September 6, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.8 Proclamation - Prostate Cancer Awareness Month

Committee received a report dated August 27, 2018 from the City Clerk regarding a proclamation for a "Prostate Cancer Awareness Month" for September 2018.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the *Prostate Cancer Awareness Month Proclamation* be forwarded to the September 6, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.9 Proclamation - BC Thanksgiving Food Drive for the Food Bank Day

Committee received a report dated August 27, 2018 from the City Clerk regarding a proclamation for a "BC Thanksgiving Food Drive for the Food Bank Day" for September 15, 2018.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the *BC Thanksgiving Food Drive for the Food Bank Day Proclamation* be forwarded to the September 6, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.10 Proclamation - United Way Day

Committee received a report dated August 27, 2018 from the City Clerk regarding a proclamation for a "United Way Day" for September 19, 2018.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the *United Way Day Proclamation* be forwarded to the September 6, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.11 Proclamation - Performance & Learning Month

Committee received a report dated August 16, 2018 from the City Clerk regarding a proclamation for a "Performance & Learning Month" for September 2018.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That the *Performance & Learning Month Proclamation* be forwarded to the September 6, 2018 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

I.1 Attendance at the Global Climate Action Summit, San Francisco Sept 12-14

Moved By Councillor Loveday
Seconded By Councillor Lucas

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the Global Climate Action Summit to be held in San Francisco, September 13-14, 2018.

CARRIED UNANIMOUSLY

I.2 Attendance at the UBCM Conference for Councillor Isitt, Whistler Sept. 11-14

Moved By Councillor Loveday
Seconded By Councillor Lucas

That Council authorize the attendance and associated costs for Councillor Isitt to attend the Union of BC Municipalities Conference to be held in Whistler, BC, in September 2018.

CARRIED UNANIMOUSLY

I.3 Attendance at the UBCM Conference for Mayor Helps, Whistler Sept, 11-13

Moved By Councillor Loveday
Seconded By Councillor Lucas

That Council authorize the attendance and associated costs for Mayor Lisa Helps to attend the Union of BC Municipalities Conference to be held in Whistler, BC, in September 11-13, 2018.

CARRIED UNANIMOUSLY

I.4 Attendance at the UBCM Conference for Councillor Coleman, Whistler Sept. 11-14

Moved By Councillor Loveday
Seconded By Councillor Lucas

That Council authorize the attendance and associated costs for Councillor Chris Coleman to attend the UBCM Conference to be held in Whistler, September 11-14, 2018.

CARRIED UNANIMOUSLY

Councillor Isitt withdrew from the meeting at 9:09 am.

D. Presentation

D.1 Second Quarter 2018 Update

Victoria Police Report

The Police Chief provided Committee with a presentation outlining progress made in the last quarter.

Committee discussed:

- *Solutions and strategies implemented towards current issues in the City.*
- *The type of tickets given out to citizens.*
- *The diversity of the police organization.*
- *The effect of the amount of retirees in police force.*
- *Employment with the police force.*

Moved By Councillor Coleman
Seconded By Councillor Alto

That Council receive this report for information.

CARRIED UNANIMOUSLY

Operation Plan Progress Report

Committee received a report dated August 31, 2018 from the City Manager detailing the City of Victoria's activities and accomplishments on major projects, initiatives and programs in the second quarter.

Moved By Councillor Coleman
Seconded By Councillor Alto

That Council receive this report for information.

CARRIED UNANIMOUSLY

Committee considered staff's report "Responses to Council Motions".

Beepers in the Downtown:

Moved By Councillor Thornton-Joe
Seconded By Mayor Helps

That Council direct that this item be considered as a part of the 2019 budget process.

CARRIED UNANIMOUSLY

School Crossing Guard Program:

Committee considered staff's recommendation and no further action was taken.

Housing Trust Fund Rental Supports:

Committee considered staff's recommendation and no further action was taken.

Residential Rental Zoning:

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That Committee postpone consideration of this part of the item until after the discussion of item F6- Proposed Inclusionary Housing and Density Bonus Policy.

CARRIED UNANIMOUSLY

Recommendations from Advisory Committees:

Moved By Councillor Loveday
Seconded By Councillor Alto

That Council forward this report with the recommendations from Accessibility Working Group to the 2019 budget process to receive the financial implications of all of these.

CARRIED UNANIMOUSLY

Councillor Isitt joined meeting at 10:58 a.m.

Topaz park improvement Plan:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council direct staff to expedite work for the Topaz Park Improvement Plan.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

Add the following wording:

report back on funding options...including potential cost saving on design work.

FOR (1): Councillor Isitt,

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

DEFEATED (8 to 1)

On the main motion:

FOR (2): Councillor Isitt, Councillor Loveday

OPPOSED (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe and Councillor Young

DEFEATED (7 to 2)

Councillor Coleman withdrew from meeting at 11:20 a.m. and returned at 11:22 a.m.

Adoption of Canadian Code of Advertising Standards:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the report be received for information

CARRIED UNANIMOUSLY

Accessibility in the City Hall:

Committee discussed with staff the improvements for accessibility at City Hall which are currently being reviewed, noting that an assessment led by third party professionals will provide further guidance.

Safe Consumption Sites:

Moved By Councillor Isitt

Seconded By Mayor Helps

1. That Staff be directed to investigate beginning in the first quarter of 2019 regulations in other jurisdictions governing consumption sites for cannabis use.
2. That this review take into consideration the City and County of Denver, Colorado's Cannabis Consumption Pilot Program, as well as the regulatory context in the City of Victoria arising from regional, provincial and federal regulations.
3. That staff report back to Council on the advisability of initiating a Pilot Program or introducing regulations for consumption sites for cannabis use.

CARRIED UNANIMOUSLY

Fair Trade Policy:

Moved By Mayor Helps

Seconded By Councillor Alto

That Council direct that this item be considered as a part of the 2019 budget process.

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

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

As a part of the quarterly update, Committee discussed with staff the status of the deer management program.

Committee recessed at 11:38 a.m. and reconvened at 11:53 a.m.

F. LAND USE MATTERS

F.1 210 Gorge Road - Development Permit with Variances Application No. 00076 (Burnside)

Committee received a report dated August 23, 2018 from the Director of Sustainable Planning and Community Development proposing to construct a six-storey, multi-unit residential building at property located at 210 Gorge Road.

Committee discussed:

- *the concerns from the Land Use Committee*
- *concerns with the height and density of the building*
- *location of parking lot*

Moved By Councillor Isitt
Seconded By Councillor Lucas

That Council, after giving notice and allowing for an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00620, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00076 for 210 Gorge Road East, in accordance with:

1. Plans date stamped August 17, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - ii. reduce the required number of visitor parking spaces from 8 to 4
 - iii. locate a gazebo in the front yard
 - iv. reduce the separation space between the gazebo and the principal building from 2.40m to 1.55m.
3. The Development Permit lapsing two years from the date of this resolution.
4. The applicant entering into an agreement with a local car share company to secure 20 car share memberships to the satisfaction of City Staff.
5. The applicant providing two bikes and bike share parking spaces on-site, to the satisfaction of City Staff.”

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

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

F.2 953 Balmoral Road - Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 (North Park)

Councillor Young left meeting at 12:12 p.m. due to pecuniary conflict with this item as his clients are involved with this project.

Committee received a report dated August 23, 2018 from the Director of Sustainable Planning and Community Development proposing to rezone the property at 953 Balmoral Road from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey, multi-unit residential building.

Moved by Councillor Isitt

That Council decline Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 for the property located at 953 Balmoral Road.

MOTION DEFEATED DUE TO NO SECONDER

Council requested an alternate motion for this application.

Moved By Councillor Isitt
Seconded By Councillor Alto

This item be postponed to later in this meeting.

CARRIED UNANIMOUSLY

Councillor Young returned to the meeting at 12:23 p.m.

F.3 505, 517, 519/521 Quadra Street and 931 Convent Place - Rezoning Application No. 00610 & Development Permit with Variance No. 00088 (Fairfield)

Committee received a report dated August 23, 2018 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis and recommendations for a Rezoning and a Development Permit with Variances Applications for the properties located at 505, 517, 519/521 Quadra Street and 931 Convent Place.

Committee discussed:

- *existing character of the area*
- *setbacks on landscape*
- *benefit of the tenants assistance plan*
- *increase of traffic in the neighbourhood*

Moved By Councillor Coleman
Seconded By Councillor Lucas

Rezoning Application No. 00610

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00610 for 505, 517 and 519/521 Quadra Street and 931 Convent Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Statutory Right-of-Way to secure 1.59 metres of the site adjacent Southgate Street, to the satisfaction of the Director of Engineering and Public Works
2. Statutory Right-of-Way to secure 2.02 metres of the site adjacent Convent Place, to the satisfaction of the Director of Engineering and Public Works
3. Housing Agreement to secure the residential units as rental for a 20 year period, to ensure that these units are not strata titled prior to the 20 year term of the agreement lapsing and to ensure that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development

Development Permit with Variances

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00610, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No, 00088 for 505, 517, 519/521 Quadra Street and 931 Convent Place, in accordance with:

1. Receipt of final plans generally in accordance with the plans date stamped August 20, 2018, with the following changes to the satisfaction of the Director of Sustainable Planning and Community Development:
 - i. correct minor inconsistencies between plans
 - ii. siting and design of the proposed fence and guardrail as shown on the landscape plan
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required vehicle parking from 115 stalls to 95 stalls;
 - ii. reduce the required visitor parking from 9 stalls to 8 stalls
3. Receipt of a car share agreement that includes MODO car share memberships for 50% of the residential units to the satisfaction of the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution.”

Amendment:

Moved By Councillor Madoff

Seconded By Councillor Coleman

That the application be referred back to Advisory Design Panel for comment where their concerns were addressed and that this letter be added to the Public Hearing.

CARRIED UNANIMOUSLY

Main Motion as amended

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff
Councillor Thornton-Joe and Councillor Young

OPPOSED (2): Councillor Isitt and Councillor Loveday

CARRIED (7 to 2)

**F.2 Continued - 953 Balmoral Road - Rezoning Application No. 00598 and
Development Permit with Variance Application No. 000506 (North Park)**

Councillor Young left meeting at 12:31 p.m. due to pecuniary conflict with this item as his clients are involved with this project.

Moved By Councillor Coleman

Seconded By Councillor Alto

That Committee lift from the table this postponed item.

CARRIED UNANIMOUSLY

Committee received a report dated August 23, 2018 from the Director of Sustainable Planning and Community Development proposing to rezone the property at 953 Balmoral Road from the R-2 Zone, Two Family Dwelling District, to a new zone in order to construct a four-storey, multi-unit residential building.

Moved By Councillor Loveday

Seconded By Councillor Alto

Rezoning Application No. 00598

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00598 for 953 Balmoral Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Statutory Right-of-Way of 1.22m on Balmoral Road.
2. The applicant provide an amenity contribution in the amount of \$76,694.69 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy* to the satisfaction of City Staff.
3. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit with Variance Application No. 000506

That, subject to review by the Advisory Design Panel and report back to the Committee of the Whole, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00598, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000506 for 953 Balmoral Road, in accordance with:

1. Plans date stamped January 18, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 12 to 5
 - ii. Part 3.3(10): reduce the front yard setback from 10.50m to 2.00m
 - iii. Part 3.3 (10): reduce the side (east) yard setback from 6.10m to 1.52m
 - iv. Part 3.3(10): reduce the side (west) yard setback from 6.10m to 3.64m
 - v. Part 3.3(4)(1): increase the site coverage from 30% to 43%
 - vi. Part 3.3(4)(6)(1): reduce the open site space from 30% to 15.30%
3. Registration of legal agreements on the property's title to secure the MODO Car Share Vehicle and parking space, car share memberships, one monthly transit pass for each unit over a period of three years (396 monthly passes), and one bicycle for each unit to the satisfaction of City Staff.
4. Revise the landscape plan to indicate floating pavement where the proposed parking spaces overlap with the tree's critical root zone in accordance with the arborist report prepared by Talbot Mackenzie & Associates.
5. The Development Permit lapsing two years from the date of this resolution.”

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

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

Committee recessed for lunch at 12:45 p.m. and reconvened at 1:20 p.m.

F.6 Proposed Inclusionary Housing and Density Bonus Policy

Committee received a report dated August 21, 2018 from the Director of Sustainable Planning and Community Development seeking direction from Council on a draft Inclusionary Housing and Density Bonus policy, along with updated affordable housing targets that together will best meet Council's objectives in achieving affordable housing units in projects.

Committee discussed:

- *the importance of providing market houses*
- *differences of this policy and previous policies*
- *comparisons to other cities and jurisdictions' policies*
- *the importance of affordable housing*
- *timeline of changes if policy is adopted*
- *if this policy is balanced*
- *the grace period when the policy comes into effect*

Councillor Loveday left meeting at 2:06 pm and returned at 2:08 pm

Moved By Councillor Coleman

Seconded By Councillor Alto

Motion to extend meeting until 3:30 p.m.

CARRIED UNANIMOUSLY

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council:

1. Consider the draft Inclusionary Housing and Density Bonus Policy and direct staff to undertake further consultation with stakeholders.
2. Adopt the updated affordable housing targets and levels of affordability to guide community amenity contribution negotiations, and incorporate these in the Victoria Housing Strategy to be updated in Quarter Four of 2018.
3. Direct staff to further explore pre-zoning by consulting with stakeholders, including the Community Association Land Use Committees.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

1. That the Inclusionary Housing and Density Bonus Policy referenced in Recommendation 1 be replaced with the below amended Inclusionary Housing and Density Bonus Policy.

Committee agreed to separate each point of the amendment.

Moved By Councillor Isitt

Seconded By Councillor Loveday

Policy Application

*The affordable housing contributions outlined in this policy will ~~only apply to Strata~~ residential rezoning proposals that are seeking ~~bonus density~~ **beyond the existing zoning** (not every residential rezoning and not projects proceeding under existing zoning).*

~~Some areas of the city have been identified by the OCP as areas where future growth and change would be focused. These areas include the following urban place designations:~~

- ~~• Core designations (Core Historic; Core Business; Core Employment where residential is permitted; Core Inner Harbour/Legislative; Core Songhees; Core residential)~~
- ~~• Town Centre~~
- ~~• Large Urban Village~~
- ~~• Urban Residential~~

~~Within these areas, the OCP indicates a base density and a maximum density which may be considered where a proposed project may support provision of on-site affordable housing. In cases where an amendment to the OCP is sought, this policy will apply to density beyond the current maximum, regardless of use.~~

FOR (3): Councillor Isitt, Councillor Loveday, Councillor Young

OPPOSED (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff and Councillor Thornton-Joe

DEFEATED

Moved By Councillor Isitt

Seconded By Councillor Loveday

Alternative Cash in Lieu Provision

A cash contribution of \$200,000 per affordable housing unit in lieu of the delivery of on-site affordable rental units, may be considered for the following project types:

- Projects delivering less than 10 40 net new strata units*

Amendment to Amendment:

Moved By Mayor Helps

Seconded By Councillor Alto

That '10' be changed to '20'

FOR (7): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe and Councillor Young

OPPOSED (2): Councillor Isitt, Councillor Loveday

CARRIED (7 to 2)

Moved By Councillor Isitt

Seconded By Councillor Loveday

Hardship Clause: The City will consider negotiating a different (lower) percentage in cases where the applicant can demonstrate an extreme financial hardship whereby the development viability is compromised. For instance, evidence that the land value under existing zoning is higher than the land value at the base OCP density will be evaluated.

Financial analysis undertaken to support a case for hardship must be conducted 'open book' and with absolute transparency.

Effective Date ~~Grace Period~~

This policy takes effect on January 1, 2019. ~~Applications received up to three months from the adoption date will be grandfathered under the previous Density Bonus Policy requirements.~~

Amendment to Amendment:

Moved By Councillor Lucas

Seconded By Councillor Thornton-Joe

That the effective date be changed to **March 31, 2019**

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Thornton-Joe and Councillor Young

OPPOSED (3): Councillor Isitt, Councillor Loveday, Councillor Madoff

CARRIED (6 to 3)

Moved By Councillor Isitt

Seconded By Councillor Loveday

2. That an additional Recommendation 4 be added to the motion:
 4. That staff report back twelve (12) months following adoption of the policy with information on: (a) the impacts on new developments; (b) total amenities received, identified by value and type; and (c) recommendations for any potential revisions to the policy.

CARRIED UNANIMOUSLY

Main Motion as Amended:

That Council:

1. Approve the draft Inclusionary Housing and Density Bonus Policy, with the following amendments:

A cash contribution of \$200,000 per affordable housing unit in lieu of the delivery of on-site affordable rental units, may be considered for the following project types: Projects delivering less than 20 net new strata units

That the Policy take effect March 31, 2019

2. And direct staff to undertake further consultation with stakeholders.

3. Adopt the updated affordable housing targets and levels of affordability to guide community amenity contribution negotiations, and incorporate these in the Victoria Housing Strategy to be updated in Quarter Four of 2018.
4. Direct staff to further explore pre-zoning by consulting with stakeholders, including the Community Association Land Use Committees.

Amendment:

Moved By Councillor Thornton-Joe
Seconded By Councillor Isitt

Add to # 3: And other interested stakeholders

Amendment to Amendment

Moved By Councillor Madoff
Seconded By Councillor Thornton-Joe

Add to # 3: The Victoria Civic Heritage Trust

CARRIED UNANIMOUSLY

On the amendment:

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Helps
Seconded By Councillor Alto

That the Development Summit this year be called a housing summit.

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Helps
Seconded By Councillor Helps

Flag for further discussion and research whether the 3 bedroom allocation at 5% is sufficient.

CARRIED UNANIMOUSLY

Main motion as amended:

That Council:

1. Approve the draft Inclusionary Housing and Density Bonus Policy with the following amendments:

A cash contribution of \$200,000 per affordable housing unit in lieu of the delivery of on-site affordable rental units, may be considered for the following

project types: Projects delivering less than 20 net new strata units.

That the Policy take effect March 31, 2019.

2. And direct staff to undertake further consultation with stakeholders.
3. Adopt the updated affordable housing targets and levels of affordability to guide community amenity contribution negotiations, and incorporate these in the Victoria Housing Strategy to be updated in Quarter Four of 2018.
4. Direct staff to further explore pre-zoning by consulting with stakeholders, including the Community Association Land Use Committees.

And other interested community stakeholders and Victoria Civic Heritage Trust

5. That staff report back twelve (12) months following adoption of the policy with information on: (a) the impacts on new developments; (b) total amenities received, identified by value and type; and (c) recommendations for any potential revisions to the policy.
6. That the Development Summit this year be called the Housing Summit
Flag for further discussion and research whether the 3 bedroom allocation at 5% is sufficient.

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

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Moved By Councillor Alto
Seconded By Councillor Madoff

Motion to extend meeting until 4:30 p.m.

CARRIED UNANIMOUSLY

Committee recessed at 3:30 p.m. and reconvened at 3:37 p.m.

F.5 457 and 459 Kipling Street - Rezoning Application No. 00644 and Development Permit with Variance Application No. 00644 (Fairfield)

Councillor Young excused himself at 3:37 p.m. for a non-pecuniary conflict of interest due to family members living at this location.

Committee received a report dated August 23, 2018 from the Director of Sustainable Planning and Community Development proposing to rezone from the

R1-B Zone, Single Family Dwelling District to R-2 Zone, Two Family Dwelling District, to permit an existing non-conforming duplex to be strata titled and to alter the building.

Moved By Councillor Madoff

Seconded By Councillor Coleman

Rezoning Application No. 00644

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00644 for 457 and 459 Kipling Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.

Development Permit with Variance Application No. 00644

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00644, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00644 for 457 and 459 Kipling Street in accordance with:

1. Plans date stamped July 3, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except to increase the combined floor area maximum from 380m² to 389.78m².
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

Councillor Young returned to the meeting at 3:38 p.m.

Residential Rental Zoning – Postponed from Second Quarter Update

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Committee lift from the table this postponed item.

CARRIED UNANIMOUSLY

Committee considered staff’s recommendation for this item as outlined in the report.

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Committee receive this report for information.

CARRIED UNANIMOUSLY

G. STAFF REPORTS

G.1 2019 Permissive Property Tax Exemptions

Committee received a report dated August 17, 2018 from the Director of Finance outlining applications from non-profit organizations requesting permissive property tax exemptions for 2019 for Council's consideration.

Committee discussed:

- the scope of who is eligible for exemption

Moved By Councillor Coleman
Seconded By Councillor Madoff

That Council:

1. Approve all applications for permissive property tax exemption detailed in Table 2 for the 2019 tax year.
2. Direct staff to prepare a 2019 permissive property tax exemption bylaw for Council's consideration at the September 6, 2018 Council meeting.

Amendment:

Moved By Councillor Loveday
Seconded By Mayor Helps

That Fairfield United Church at 1303 Fairfield Road be excluded from this approval.

Motion to postpone the amendment:

Moved By Councillor Isitt
Seconded By Mayor Helps

That consideration be postponed pending receipt of more information on the time used for programming at 1303 Fairfield Road.

CARRIED UNANIMOUSLY

Motion to postpone:

Moved By Councillor Isitt
Seconded By Councillor Alto

That this matter be postponed until the September 20 Committee of the Whole Meeting.

CARRIED UNANIMOUSLY

G.2 Crystal Pool and Wellness Centre Replacement Project - Initial Parking Alternatives Review

Committee received a report dated August 17, 2018 from the Director of Parks, Recreation and Facilities regarding an update for parking at the Crystal Pool and Wellness Centre. This report highlights an approach to accommodating the new park-space-preservation target, as well as the anticipated parking needs of users of the future facility.

Committee discussed:

- *the amenities that can be implemented in the plan*
- *lifecycle benefits of researching additional parking options for revenue potential*
- *possible locations for additional parking and for this project.*

Moved by Councillor Isitt

Seconded by Councillor Coleman

1. That Council direct staff to consult with stakeholders and residents from the North Park neighbourhood on neighbourhood street parking options associated with a distributed parking approach.

Amendment:

Moved By Councillor Young

Seconded By Councillor Isitt

That staff also be requested examine the option of locating the pool elsewhere on the site or re-orienting the entrance to the pool in order to reduce distances to potential parking locations.

FOR (2): Councillor Isitt, Councillor Young

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

DEFEATED (7 TO 2)

Moved By Councillor Coleman

Seconded By Councillor Alto

Motion to extend meeting until 5:00 p.m.

CARRIED UNANIMOUSLY

On the main motion:

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Loveday

Approve \$40,000 to be funded from 2018 Contingencies, to complete an investigation of underground parking options in Central Park and/or modular parking on the Save on Food Memorial Parking lot

CARRIED UNANIMOUSLY

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Coleman
Seconded By Councillor Alto

That the Committee of the Whole Meeting be adjourned at 4:50 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR