



## MINUTES - VICTORIA CITY COUNCIL

**November 22, 2018, 6:30 P.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 Collins, Councillor Dubow, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, Councillor Young

**ABSENT FOR A PORTION OF THE MEETING:** Councillor Loveday

**STAFF PRESENT:** J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, S. Thompson - Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor, B. Eisenhauer - Head of Engagement, A. Meyer - Assistant Director of Development Services, C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, L. Taylor - Senior Planner, M. Fedyczkowska - Legislation & Policy Analyst

**A. APPROVAL OF AGENDA**

The City Clerk outlined amendments to the agenda.

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That the agenda be approved as amended.

**CARRIED UNANIMOUSLY**

**B. POETRY READING**

Yvonne Blomer, Poet Laureate, read a poem titled "Asdfghjkl".

**C. READING OF MINUTES**

**Moved By** Councillor Collins  
**Seconded By** Councillor Alto

That the following minutes be adopted:

1. Minutes from the evening meeting held May 10, 2018
2. Minutes from the daytime meeting held May 17, 2018
3. Minutes from the evening meeting held May 24, 2018
4. Minutes from the evening meeting held June 14, 2018
5. Minutes from the daytime meeting held October 4, 2018

**CARRIED UNANIMOUSLY**

**D. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Alto  
**Seconded By** Councillor Collins

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**D.2 Yvonne Mendel: Traffic Calming in Hillside-Quadra**

Outlined why Council should commit to traffic calming measures on Hillside Avenue and Quadra Street.

**D.3 Nancy Lane MacGregor: Urban Forest Master Plan and Tree Preservation Bylaw**

Outlined why Council should implement the recommended actions of the Urban Forest Master Plan.

**D.4 Grace Lore: Childcare**

Outlined why Council should implement an action plan for a city-wide childcare strategy.

**D.5 Janet Simpson: The Strategic Plan and Budget**

Outlined why Council should implement the recommended actions of the Urban Forest Master Plan.

**D.6 Karmen McNamara: Crystal Pool and Wellness Centre Replacement Project Update**

Outlined for Council suggestions regarding the Crystal Pool Replacement Project.

**E. PROCLAMATIONS**

**E.1 "Movember" - November 2018**

**Moved By** Councillor Collins  
**Seconded By** Councillor Thornton-Joe

That the following proclamation be endorsed:

1. "Movember" - November 2018

**CARRIED UNANIMOUSLY**

**E.2 "Adoption Awareness Month" - November 2018**

**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

That the following proclamation be endorsed:

1. "Adoption Awareness Month" - November 2018

**CARRIED UNANIMOUSLY**

**F. PUBLIC AND STATUTORY HEARINGS**

**F.1 Rezoning Application No. 00632 and Development Permit with Variances Application No. 00071 for 1046-1048 North Park Street**

Zoning Regulation Bylaw, Amendment Bylaw (No. 1171) No. 18-108:

To rezone the land known as 1046 and 1048 North Park Street from the CR-NP Zone, North Park Commercial Residential District, to the R-91 Zone, North Park Residential District, to permit a rest home.

Development Permit with Variance Application:

The Council of the City of Victoria will also consider issuing a Development Permit with Variance for the land known as 1046 and 1048 North Park Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the rest home as well as landscaping.

**F.1.a Public Hearing & Consideration of Approval:**

Leanne Taylor (Senior Planner): *Advised that the application is to rezone the property to allow for the construction of a rest home.*

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

Larry Chucko (Applicant): Provided information regarding the application.

Rita Godron (Mason Street): Expressed concerns relating to the operation of the care home.

*Council discussed the following:*

- *Clarification from Island Health on how the operation will be run.*

*Mayor Helps closed the public hearing at 7:27 p.m.*

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Collins

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1171) No. 18-108

**Amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Collins

That the following condition be added to the motion:

Subject to a housing agreement being registered on title to the satisfaction of the Director of Sustainable Planning, specifying that the price of housing in units in the new building will be comparable to the rent levels currently charged at Mount Saint Angela, with allowance for inflationary increases.

*Council discussed the following:*

- *The need to commit to affordability at every level of care compared to the need for the services provided by the rest home.*

**Moved By** Councillor Dubow

**Seconded By** Councillor Isitt

That Councillor Potts be allowed to speak a second time.

**CARRIED UNANIMOUSLY**

*Council discussed the following:*

- *The potential rent rates.*

FOR (1): Councillor Isitt

OPPOSED (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

**DEFEATED (1 to 7)**

**On the main motion:**

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Potts

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1171) No. 18-108

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Potts

That Council authorize the issuance of Development Permit Application No. 00071 for 1046 and 1048 North Park Street, in accordance with:

1. Plans date stamped September 18, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of parking spaces from 16 to 4.
3. The Development Permit lapsing two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

## **F.2 Development Permit with Variance Application No. 00081 for 27 Pilot Street**

Development Permit with Variance Application No. 00081:

The Council of the City of Victoria will consider issuing a Development Permit with Variance for the land known as 27 Pilot Street, in Development Permit Area 15E: Intensive Residential Garden Suites, for purposes of converting an existing accessory building with an addition, to a garden suite.

**F.2.a Opportunity for Public Comment & Consideration of Approval:**

Leanne Taylor (Senior Planner): *Advised that the application is to convert the existing accessory building to a garden suite.*

*Mayor Helps opened the opportunity for public comment at 7:45 p.m.*

Phil Burk (Applicant): Provided information regarding the application.

*There were no persons present to speak to the proposed application.*

*Mayor Helps closed the opportunity for public comment at 7:48 p.m.*

**Moved By** Councillor Alto  
**Seconded By** Councillor Dubow

That Council authorize the issuance of Development Permit with Variance Application No. 00081 for 27 Pilot Street, in accordance with:

1. Plans date stamped August 7, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Schedule M- Garden Suites - reduce the rear yard setback from 0.6m to 0.2m.
3. Development Permit lapsing two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**F.3 Development Variance Permit Application No. 00212 for 2882 Douglas Street**

Development Variance Permit Application No. 00212:

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 2882 Douglas Street for the purpose of varying certain requirements of the *Sign Bylaw* to allow a variance.

**F.3.a Opportunity for Public Comment & Consideration of Approval:**

Leanne Taylor (Senior Planner): *Advised that the application is to allow for a sign variance to exceed the allowance.*

*Mayor Helps opened the opportunity for public comment at 7:51 p.m.*

Keith Dickson (Applicant): Provided information regarding the application.

*There were no persons present to speak to the proposed application.*

*Mayor Helps closed the opportunity for public comment at 7:52 p.m.*

*Councillor Loveday joined the meeting at 7:50 pm.*

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Collins

That Council authorize the issuance of Development Permit Application No. 00212 for 2882 Douglas Street, in accordance with:

1. Plans date stamped March 15, 2018.
2. The following variance to the Sign Bylaw:
  - i. Vary the size of the total allowable signage from 1.13m<sup>2</sup> to 3.50m<sup>2</sup>.

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
OPPOSED (2): Councillor Isitt, and Councillor Young

**CARRIED (7 to 2)**

*Councillor Thornton-Joe withdrew from the meeting at 7:55 p.m. due to a pecuniary conflict of interest with the following item, as she sits on the Aboriginal Coalition to End Homelessness board.*

**F.4 Development Permit with Variances Application No. 00089 for 2501 Blanshard Street**

Development Permit with Variances Application No. 00089:

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 2501 Blanshard Street, in Development Permit Area 16 – General Form and Character, for purposes of constructing a three-storey, multi-unit residential rental building on the northern portion of the property.

**F.4.a Opportunity for Public Comment & Consideration of Approval:**

Leanne Taylor (Senior Planner): *Advised that the application is to construct an approximately three-storey, multi-unit affordable housing building to be located on the north portion of the lot facing Hillside Avenue.*

*Mayor Helps opened the opportunity for public comment at 7:56 p.m.*

Applicant: Provided information regarding the application.

Mary Cougar (Glasgow Street): Expressed support for the application due to the need for housing, but noted concerns with the process and lack of community consultation.

Rita Godron (Mason Street): Expressed concerns with the style of housing that is being proposed.

*Mayor Helps closed the opportunity for public comment at 8:25 p.m.*

**Moved By** Councillor Isitt  
**Seconded By** Councillor Loveday

That Council authorize the issuance of Development Permit with Variances Application No. 00089 for 2501 Blanshard Street, in accordance with:

1. Plans date stamped November 9, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the number of buildings permitted on-site by one building for a total of 21 buildings
  - ii. decrease the minimum unit floor area from 33.0m<sup>2</sup> to 29.5m<sup>2</sup>
  - iii. reduce the north side yard setback from 4.50m to 3.55m
3. Registration of the executed Statutory Right-of-Way of 2.36m off Hillside Avenue, to the satisfaction of the City Solicitor.
4. Revised plans correcting the long-term bicycle stalls to comply with the dimensions provided in Schedule C and reducing the fence height below 1.83m.
5. The Development Permit lapsing two years from the date of this resolution.

*Council discussed the following:*

- *The need for affordable housing in the City of Victoria.*
- *The inclusion of aspects in the building plans from the women of the Aboriginal Coalition to End Homelessness.*

**CARRIED UNANIMOUSLY**

*Councillor Thornton-Joe returned to the meeting at 8:34 pm.*

*Councillor Dubow withdrew from the meeting at 8:34 pm.*

## **F.5 Heritage Designation Application No. 000175 for 840 Fort Street**

### **F.5.a Public Hearing & Consideration of Approval:**

Leanne Taylor (Senior Planner): *Advised that the application is to designate the exterior of the building, specifically the front facade and remaining sidewalls, as protected heritage property.*

*Mayor Helps opened the public hearing at 8:35 p.m.*

Mary Doody Jones (Kipling Street): *Expressed concerns with only designating the facade of the building as protected heritage property.*

Tristan Trotter (Mason Street): *Expressed concerns with only designating the facade of the building as protected heritage property.*

*Mayor Helps closed the public hearing at 8:39 p.m.*

*Councillor Dubow returned to the meeting at 8:39 p.m.*

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Collins

That the following bylaw **be given third reading:**

1. Heritage Designation (840 Fort Street) Bylaw No. 18-113

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That the following bylaw **be adopted:**

1. Heritage Designation (840 Fort Street) Bylaw No. 18-113

**CARRIED UNANIMOUSLY**

*Council recessed from 8:42 p.m. until 8:47 p.m.*

**G. REQUESTS TO ADDRESS COUNCIL**

**Moved By** Councillor Loveday  
**Seconded By** Councillor Potts

That the following speakers be permitted to address Council.

**CARRIED UNANIMOUSLY**

**G.1 Verna Stone: Climate Change and the Importance of Preserving and Adding to Urban Trees**

Outlined why Council needs to take action to save the existing urban green space and urban trees, in an effort to fight the climate crisis.

**G.2 Robert Laurie: Law and Regulatory Situation**

Not present.

**G.4 Frances Litman: Protecting and Increasing Victoria's Urban forest**

Outlined why Council should update the Tree Preservation bylaw as well as greatly increase tree-planting, in order to protect Victoria's Urban Forest.

**G.5 David Muncaster: Implementing the Urban Forest Master Plan**

Outlined why Council should implement the Urban Forest Master Plan as part of the City's Strategic Plan and Budget.

**G.6 Sean Kahil: Crystal Pool**

Outlined why Council should support the proposed alternate recommendation for the Crystal Pool and Wellness Centre Replacement Project.

**G.7 Mary Doody Jones: The Meaning of the Urban Villages and their Implications**

Outlined concerns relating to the interpretation of the urban village concept.

**G.8 Allan Gallupe: Central Park**

Outlined why Council should not approve plans to proceed with construction of a new Crystal Pool in Central Park.



**G.9 Douglas Curran: Community Amenity Contributions**

Outlined why Council should revise the basis of setting density as "entitlements" within the Official Community Plan.

**G.10 Lena Toncev: Crystal Pool**

Outlined why Council should look into an alternative location for the Crystal Pool replacement project, other than south west corner of the Central Park.

**H. UNFINISHED BUSINESS**

**H.1 Rise and Report**

**H.1.a From the November 8, 2018 Closed Council Meeting:**

Appointment of Approving Officer

That Council:

1. Rescind the appointments of Mr. Jonathan Tinney as Approving Officer and Mr. Craig Stenberg as the Deputy Approving Officer for the City of Victoria.
2. That the person in the position of the Director of Sustainable Planning and Community Development be appointed as the Approving Officer of the City of Victoria.
3. That the person in the position of the Assistant Director Engineering be appointed as the Deputy Approving Officer.
4. That the person in the position of the Supervisor Land Development be appointed as the Deputy Approving Officer.
5. Authorize a rise and report of the motion and release of the report at the November 22, 2018 Council Meeting.

**H.2 Letter from the Minister of Small Business and Export Promotion**

**Moved By** Councillor Collins

**Seconded By** Councillor Potts

That the correspondence dated October 1, 2018 from the Minister of Small Business and Export Promotion be received for information.

**CARRIED UNANIMOUSLY**

**H.3 Letter from Minister of Canadian Heritage and Multiculturalism**

**Moved By** Councillor Collins

**Seconded By** Councillor Potts

That the correspondence dated October 3, 2018 from the Minister of Canadian Heritage and Multiculturalism be received for information.

**CARRIED UNANIMOUSLY**

**H.4 Letter from the Victoria Brain Injury Society**

**Moved By** Councillor Potts

**Seconded By** Councillor Loveday

That the correspondence dated October 16, 2018 from the Victoria Brain Injury Society be received for information.

**CARRIED UNANIMOUSLY**

**H.5 Letter from Shell Canada Limited**

**Moved By** Councillor Young  
**Seconded By** Councillor Isitt

That the correspondence dated October 19, 2018 from Shell Canada Limited be received for information.

**Amendment:**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Loveday

That the motion be amended to refer the letter to the December 6, 2018 Committee of the Whole meeting.

**CARRIED UNANIMOUSLY**

**Main motion as amended:**

That the correspondence dated October 19, 2018 from Shell Canada Limited be referred to the December 6, 2018 Committee of the Whole meeting.

**CARRIED UNANIMOUSLY**

**H.6 Letter from the Attorney General**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That the correspondence dated October 22, 2018 from the Attorney General be received for information.

**CARRIED UNANIMOUSLY**

**H.7 Clarification on Interim Inclusive Housing and Density Bonus Negotiations**

**Moved By** Councillor Alto  
**Seconded By** Councillor Young

That Council direct staff to negotiate for inclusive housing or cash-in-lieu on all strata projects except those in areas designated as Traditional Residential.

*Council discussed the following:*

- *What properties would be captured under the policy.*
- *That this clarification will allow for gentle density.*

- *Whether another approach would be more appropriate to ensure inclusive housing or cash-in-lieu for larger scale applications in the Traditional Residential area.*

**Amendment:**

**Moved By** Mayor Helps  
**Seconded By** Councillor Collins

That the motion be amended by adding the following:  
 ", except in buildings of 10 units or less."

FOR (6): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, Councillor Thornton-Joe, and Councillor Young  
 OPPOSED (3): Councillor Dubow, Councillor Isitt, and Councillor Loveday

**CARRIED (6 to 3)**

**Main motion as amended:**

That Council direct staff to negotiate for inclusive housing or cash-in-lieu on all strata projects, except in buildings of 10 units or less.

FOR (6): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, Councillor Thornton-Joe, and Councillor Young  
 OPPOSED (3): Councillor Dubow, Councillor Isitt, and Councillor Loveday

**CARRIED (6 to 3)**

**I. REPORTS OF COMMITTEES**

**I.1 Committee of the Whole**

**I.1.a Report from the November 15, 2018 COTW Meeting**

**I.1.a.a Crystal Pool and Wellness Centre Replacement Project Update and Accompanying Council Report**

**Moved By** Councillor Loveday  
**Seconded By** Mayor Helps

That Council use the Committee of the Whole procedures section for this item.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Potts

That Council directs staff to:  
 1. Wrap up design development work on the current proposed project (Project A), and not submit an

application for the initial intake of the Investing in Canada Funding Program.

2. a.) Ask staff to report back with a scope and budget to develop a plan and budget for citing the facility on the arena parking lot including consideration of the amenity and partnership opportunities roughly outlined in the North Park Neighbourhood Association submission at the Committee Meeting of November 15 2018. (Project B)  
b.) Report to Council quarterly on this process.
3. Write to the \$1 and \$6 million funders, respectively, and pursue opportunities for extending the timeline for funding applicability.
4. Continue to work with the federal and provincial governments to pursue options for funding for Project A and Project B (once more clearly defined) including the wider range of funding options and partnerships that may be available for a facility or complex with more amenities than only a swimming pool and recreation centre.

*Council discussed the following:*

- *That the revised motion provides an opportunity to find an alternative to building in the park.*
- *That both options have associated risks.*
- *That the intention of this revised motion is to bring together the needs of the pool users and park users.*

**Moved By** Councillor Alto

**Seconded By** Councillor Dubow

That Council restore the rules of order.

**CARRIED UNANIMOUSLY**

**On the motion:**

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That Council direct staff to explore the Royal Athletic Park parking lot land as a potential site for affordable housing, a pocket park, child care, parking and other complementary uses.

**CARRIED UNANIMOUSLY**

**I.1.a.b**

**Application for a Permanent Change to Increase Licensed Capacity**

**Moved By** Councillor Alto

**Seconded By** Councillor Collins

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 The Churchill, located at 1140 Government Street, to increase licenced capacity from 90 to 127 patrons and staff within existing hours of operation, 11:00 am to 1:00 am Monday through Saturday and 11:00 am to 12:00 am Sunday.

Providing the following comments on the prescribed considerations:

- a. 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 a significant issue.
- b. 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.
- c. 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 no letters opposed to, or in support of the application, and also did not receive correspondence from the Downtown Residents Association.
- d. Council recommends the issuance of the license.

That Council receive for information, the report from the Downtown Community Development Coordinator related to the subject application.

**CARRIED UNANIMOUSLY**

**I.1.a.c**

**2019-2023 Draft Financial Plan**

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That Council receive this report for information and further consideration on December 7, 2018.

**CARRIED UNANIMOUSLY**

**I.1.a.d**

**Community Garden Licenses of Occupation**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Loveday

That Council authorize the Mayor and City Clerk to execute new Licences of Occupation for the following existing community gardens, subject to the publication of notices as

required by the Community Charter, and with all terms to the satisfaction of the City Solicitor and the Director of Parks, Recreation and Facilities Department:

1. Burnside Allotment Garden (Cecelia Ravine Park, near Napier Lane and Burnside Road East).
2. Neighbourhood Garden of All Sorts (Macdonald Park, adjacent to Niagara St).

**CARRIED UNANIMOUSLY**

**I.1.a.e Alternate Directors to the Capital Regional District and Capital Regional Hospital District Boards**

**Moved By** Councillor Young  
**Seconded By** Councillor Loveday

That Council appoint Councillors Dubow, Potts, and Thornton-Joe as alternate Directors to the CRD and CRHD Boards.

**CARRIED UNANIMOUSLY**

*Council recessed from 10:35 p.m. until 10:39 p.m.*

**I.1.b Report from the November 22, 2018 COTW Meeting**

**I.1.b.a Appointments to Capital Region Housing Corporation**

**Moved By** Councillor Young  
**Seconded By** Councillor Thornton-Joe

That Council ratifies and confirms the appointment of its current Capital Regional District Representatives to the Capital Region Housing Corporation Board.

**CARRIED UNANIMOUSLY**

**I.1.b.b 205 Simcoe Street - Rezoning Application No. 00653 (James Bay)**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00653 for 205 Simcoe Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to an amendment of the existing restrictive covenant to add daycare as one of the permitted uses on the property, executed by the applicant to the satisfaction of City staff.

**CARRIED UNANIMOUSLY**

**I.1.b.c 1402 Douglas Street - Rezoning Application No. 00658 (Downtown)**

**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00658 for 1402 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

That the application be referred to the heritage advisory committee for comment and report be made back to the Committee of the Whole on the proposed provincial policy that would see the windows of the heritage building be made opaque.

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

*Councillor Potts withdrew from the meeting at 10:41 p.m. due to a pecuniary conflict of interest with the following item, as she works for Our Place Society.*

**I.1.b.d 926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Young

Rezoning Application No.00605

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; 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. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.

3. Preparation and execution of a Housing Agreement to secure:
  - i. ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
  - ii. ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of \$614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, 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. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application

No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the height from 30m to 32.34m for a rooftop mechanical room
  - ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Isitt, and Councillor Loveday



**CARRIED (6 to 2)**

*Councillor Potts returned to the meeting at 10:42 p.m.*

**I.1.b.e Proposed Amendments to the Zoning Regulation Bylaw**

**Moved By** Councillor Alto  
**Seconded By** Councillor Young

1. Amend the R3-1 and R3-2 Zone, Multiple Dwelling District, to clarify that, to achieve the additional site coverage and density outlined in the Zone, motor vehicle parking must be provided in accordance with Schedule C and all motor vehicle parking provided on-site must be located in an enclosed parking space.
2. Amend the R1-A Zone, Rockland Single Family Dwelling District, to amend minor drafting errors relating to underlining.
3. Amend the R1-B-GS4-C1 Zone, Single Family Dwelling with Garden Suite and Limited Commercial Moss Street District, by deleting the "m" after maximum number of storeys.
4. Amend the CA-72 Zone, Fort Street Commercial - Residential District, replacing the word "minimum" with "maximum" as it applies to height.
5. Amend the R-76 Zone, Oak Bay Avenue Multiple Dwelling District, underlining the defined term "lot lines".
6. Amend the R1-S1 Zone, Restricted Small Lot (One Storey) District, and R1-S2 Zone, Restricted Small Lot (Two Storey) District, to address minor drafting errors relating to underlining and the unit of measurement for rear setback requirements.
7. Amend the M2-I Zone, Douglas-Blanshard Industrial District, to remove reference to "work-live" in purpose statement.
8. Amend the definition of "Half Storey" to reference "first storey area" instead of "ground floor area".

**CARRIED UNANIMOUSLY**

**I.1.b.f 2019 Meeting Schedule**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Potts

That Council approve the 2019 Committee of the Whole and Council meeting schedule attached to this report and make available to the public as required under Section 127 of the *Community Charter*.

**CARRIED UNANIMOUSLY**

**I.1.b.g Board, Committee and Neighbourhood Association Appointments**

**Moved By** Councillor Alto  
**Seconded By** Councillor Collins

That Council:

1. Approve all nominations for Council member appointments to boards, committees, and neighbourhood associations listed in Appendix A.
2. Undertake the required public notification regarding the nomination of Councillors Collins, Isitt, Loveday, and Young to the Capital Regional District Regional Water Supply Commission.
3. That Council give consideration to the Acting Mayor schedule on an alphabetical roster rotation basis in accordance with the Council Procedures Bylaw.
4. That Council further consider remaining vacant appointments as noted in this report.
5. To appoint Councillor Dubow as the City representative to the Community Partnership Network, Local Immigration Partnership, Organizing against Racism & Hate.
6. Appoint Councillor Dubow to these bodies for the period of 2019-2020.

**CARRIED UNANIMOUSLY**

**I.1.b.h Adopt and Consistently Apply Definitions of Affordable Housing**

**Moved By** Councillor Collins  
**Seconded By** Councillor Alto

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, low, low to-moderate, and moderate income households. Ensure in rezoning processes where applicants claim to have affordable housing as part of their proposals that this definition is used for the affordable portion of the units and distinguished from housing units that are simply below-market.
2. Direct staff to report on a quarterly basis on:
  - a. the number of non-profit affordable rental housing units created or under construction (distinguishing the number of below market rental housing units, the number of rent geared to income units using BC Housing income limits, and number of deep subsidy rental housing units), as well as the number of non-

- profit affordable home ownership units created or under construction.
- b. the number of for-profit affordable housing rental units and the number of for profit affordable home ownership units created or under construction.
  - c. the combined number of affordable housing units created or under construction, as well as for which incomes brackets the affordable units are targeted.
3. 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.
  4. Direct staff to report back with recommendations on other improvements to processes for data gathering and reporting on affordable housing.
  5. To indicate to BC Housing that the City of Victoria welcomes provincial investment to address affordability at different income levels including projects to house low income people and projects funded through the Housing Hub.

**CARRIED UNANIMOUSLY**

**I.1.b.i**

**Frontage Improvements at 149 Montreal Street, James Bay Child Care Society**

**Moved By** Councillor Alto  
**Seconded By** Councillor Collins

That the City provide James Bay Child Care Society a grant in the amount equal to the cost of undertaking construction of the frontage improvements required for the development approved at 149 Montreal Street to a maximum of \$70,000, this grant to be funded from the remaining 2018 budget surplus.

**CARRIED UNANIMOUSLY**

**I.1.b.j**

**Endorsement of the Community Benefits Coalition of British Columbia**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Potts

That Council endorse the Community Benefits Coalition of BC and directs staff to write to the Coalition advising them of this endorsement and authorizing use of the City's name and logo in the list of Coalition partners.

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
OPPOSED (1): Councillor Young

## CARRIED (8 to 1)

*Councillor Potts withdrew from the meeting at 10:54 p.m. due to a pecuniary conflict of interest with the following item, as she works for Our Place Society.*

### I.1.b.k 1240 Yates Street for Extreme Weather Shelter Mats

**Moved By** Councillor Alto  
**Seconded By** Councillor Isitt

That the City Owned Building at 1240 Yates which currently houses the My Place Shelter be approved as a Tier 2 location for the Extreme Weather Protocol for the November 2018-April 2019 season with the above listed conditions.

**CARRIED UNANIMOUSLY**

*Councillor Potts returned to the meeting at 10:55 p.m.*

### I.1.b.l Improving Governance and Transparency

**Moved By** Councillor Loveday  
**Seconded By** Councillor Isitt

That Council:

1. Endorse in principle the following best practices in governance and transparency.
  - a. Expand the **Council Member Voting and Attendance dashboard** implementation retroactively to the beginning of the Council term, to ensure transparency of the voting record of each Council member on each item of Council and Committee business, adopting the best practice from the City of Vancouver;
  - b. Publish Council members annual **Financial Disclosure Statements** (submitted according to the requirements of the BC Financial Disclosure Act) online and update these disclosure statements on an annual basis, adopting the best practice from the City of Vancouver;
  - c. Improve **Proactive Disclosure of Closed Meeting Business**, including decisions made and reports considered by Council, as soon as the need for confidentiality has ceased to exist, adopting the best practice from the City of Vancouver;
  - d. Publish information on **Council Member Expenses** on a quarterly basis, adopting the best practice from the City of North Vancouver;
  - e. Continue to publish a **Council Meeting Highlights Report** following Council meetings, to make

information on key Council decisions accessible to the general public, affirming the best practice from the City of Victoria;

- f. Provide clear and accessible **Summaries of Financial Information** in the municipality's Annual Report and in annual financial planning documents, and provide prominent, easily accessible links to this information on the municipality's website, focusing on clarity and transparency in the presentation of this information to the public.
2. Direct staff to report back to Council with recommendations for the timely implementation of each of these items and include information on any financial implications of implementation.
3. Request that the Mayor, on behalf of the Council, forward these recommendations to member local governments in the Capital Region and Capital Regional District Board, encouraging favourable consideration and action.

**CARRIED UNANIMOUSLY**

**I.1.b.m**

**Natural Assets and the Public Sector Accounting Board**

**Moved By** Councillor Isitt  
**Seconded By** Mayor Helps

That Council endorse the attached policy recommendations with regard to the inclusion of natural assets by the Public Sector Accounting Board.

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe  
OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**I.1.b.n**

**Meeting with Mayor Plante – Montreal, November 30, 2018**

**Moved By** Councillor Alto  
**Seconded By** Councillor Isitt

That Council authorize the attendance and associated costs for Mayor Helps to attend a meeting with Mayor Plante November 30th 2018.

**CARRIED UNANIMOUSLY**

**K. BYLAWS**

**K.1 Bylaw for Rezoning Application for 1541-1545 Fort Street**

**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1173) No. 18-118

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**K.2 Bylaw for Rezoning Application for 2616-2626 Douglas Street**

**Moved By** Councillor Alto  
**Seconded By** Councillor Collins

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1148) No. 18-037

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**K.3 Bylaw for Rezoning Application of 475 Gorge Road East**

**Moved By** Councillor Dubow  
**Seconded By** Councillor Isitt

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1175) No. 18-123

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**K.4 Bylaw for Cannabis Retail Store Licensing Consultation Policy and Fee**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Potts

That the following bylaw **be adopted:**

1. Cannabis Retail Store Licensing Consultation Policy and Fee Bylaw No. 18-120

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Collins  
**Seconded By** Councillor Dubow

**Motion to extend:**

That the meeting be extended to 11:10 p.m.

**CARRIED UNANIMOUSLY**

**N. QUESTION PERIOD**

A question period was held.

**O. ADJOURNMENT**

**Moved By** Councillor Collins  
**Seconded By** Councillor Alto

That the Council meeting adjourn.  
TIME: 11:07 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

MAYOR