



MINUTES - VICTORIA CITY COUNCIL

February 14, 2019, 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 Collins, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

ABSENT: Councillor Alto, Councillor Isitt

ABSENT FOR A PORTION OF THE MEETING: Councillor Dubow

STAFF PRESENT: J. Jenkyns - City Manager, C. Coates - City Clerk, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, T. Zworski - City Solicitor, A. Meyer - Assistant Director of Development Services, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Royle - Deputy Fire Chief, Administration; D. Atkinson - Deputy Fire Chief, Operations; C. Mycroft - Manager of Executive Operations, P. Martin - Council Secretary, M. Fedyczkowska - Legislation & Policy Analyst

B. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Loveday
Seconded By Councillor Collins

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

Councillor Dubow joined the meeting at 6:32 pm.

C. READING OF MINUTES

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the minutes from the evening meeting held January 31, 2019 be adopted.

CARRIED UNANIMOUSLY

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Thornton-Joe
Seconded By Councillor Dubow

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 Kristin Morrison and John: Installation of a Walk of Fame in Victoria, BC
Presented to Council the benefits of a walk of fame in Victoria, B.C.

D.2 Derek Peach: Safe Drug Supply
Outlined why Council should request that Vancouver Island Health Authority (VIHA), or another appropriate authority, provide a regulated clean drug supply for injection drug users.

D.3 Luke Mari: Zoning and Urban Trends
Outlined why Council should reconsider the importance of infill housing and better understand the cost of not providing densification.

D.4 Verna Stone: Mature Trees, Bike Lanes, and Effective Climate Action
Outlined why Council should implement the bike network while preserving mature urban trees.

D.5 Mary Doody Jones: Present Specific Environmental Crisis Need Resolution and Change of Policy
Outlined why Council should create solutions and change policies for specific environmental crisis needs.

D.6 Larry Wartels: Police Budget
Outlined why Council should cut the police budget.

E. PROCLAMATIONS

E.1 "Heritage Week 2019" - February 18 to 24, 2019

Moved By Councillor Thornton-Joe
Seconded By Councillor Dubow

That the following proclamation be endorsed:
1. "Heritage Week 2019" - February 18 to 24, 2019

CARRIED UNANIMOUSLY

E.2 "Rare Disease Day" - February 28, 2019

Moved By Councillor Dubow
Seconded By Councillor Loveday

That the following proclamation be endorsed:

1. "Rare Disease Day" - February 28, 2019

CARRIED UNANIMOUSLY

F. PUBLIC AND STATUTORY HEARINGS

F.1 205 Simcoe Street: Rezoning Application No. 00653

Zoning Regulation Bylaw, Amendment Bylaw (No. 1178) No. 19-002:

To amend C1-C Zone, Club District, to permit a day care as an additional use and to update format of the regulations to a current bylaw standard.

F.1.a Public Hearing & Consideration of Approval

Alison Meyer (Assistant Director of Development Services): *Advised that the application is to permit daycare use within the existing building.*

Mayor Helps opened the public hearing at 7:04 p.m.

Marley and Brenda (Applicants): Provided information regarding the application.

There were no persons present to speak to the proposed bylaw.

Mayor Helps closed the public hearing at 7:07 p.m.

Moved By Councillor Loveday

Seconded By Councillor Potts

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1178) No. 19-002

CARRIED UNANIMOUSLY

Moved By Councillor Loveday

Seconded By Councillor Potts

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1178) No. 19-002

CARRIED UNANIMOUSLY

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the February 6, 2019 Special COTW Meeting

I.1.a.a

2019 Strategic Plan Actions for Discussion and Deliberation (Portion of Objective #3)

Moved By Councillor Collins

Seconded By Councillor Loveday

That the below items be actioned right away.

Strategic Plan Objective #3: Affordable Housing				
Topic/Subject	Action(s)	Resource Impact	Category	Year
Housing - Houseplexes and Townhomes & Housing - Small Scale Development/Infill	15. Houseplexes and Townhouses	\$150,000	4	2020
	a. Undertake a citywide planning exercise to identify suitable locations for townhouses and houseplexes	\$160,000		2019
	b. Support houseplexes as a form of multi-unit housing that provide a sensitive transition within neighbourhoods	2.0 FTE		2020
	c. Support more family housing including townhouses and rowhouses			2019
	d. Support new ground-oriented housing forms and lock-off suites			2020
				2019
	14. Garden Suites and Tiny Homes			2020
	a. Allow tiny homes and garden suites on lots that already have secondary suites or duplexes			2019
	b. Expand garden suite program to allow larger units on larger lots			
	6. Allow moveable tiny homes in all backyards that currently allow garden suites at rents of no more than \$500 per month			2019

CARRIED UNANIMOUSLY

I.1.b Report from the February 7, 2019 COTW Meeting

I.1.b.a Commemorative Tree Planting in Mayors Grove

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the City of Victoria plant a tree in Mayor's Grove to honour former Victoria Mayor Gretchen Mann Brewin, the species to be determined by the Director of Parks, at a time in the spring of 2019 when such a planting has the best chance of success, as determined by the Director of Parks.

CARRIED UNANIMOUSLY

I.1.b.b Conference Attendance Request: New Westminster Mayor's Housing Roundtable

Moved By Councillor Potts
Seconded By Councillor Loveday

That Council authorize the attendance and associated costs for Mayor Helps to attend the New Westminster Mayor's Housing Roundtable at New Westminster, BC, on February 16, 2019, with estimated costs as follows:

Transportation (Airfare): \$430.99

(Flying instead of travelling by ferry in order to return in time for the Chinese New Year protocol event on February 16 in Victoria).

Transportation (Taxi): \$110

Accommodation: \$0

Estimated total costs: \$540.99

CARRIED UNANIMOUSLY

I.1.b.c Conference Attendance Request: Federation of Canadian Municipalities Annual Conference and Trade Show

Moved By Councillor Potts
Seconded By Councillor Loveday

That Council authorize the attendance and the associated costs for Mayor Helps to attend the Federation of Canadian Municipalities Annual Conference and Trade Show at Quebec City, QC, from May 30 - June 2, 2019, with estimated costs as follows:

Registration: \$869

Transportation (Airfare): \$535

Transportation (Taxi): \$100

Accommodation: \$874.64
Estimated total costs: \$2,405.64

CARRIED UNANIMOUSLY

I.1.b.d Conference Attendance Request: 2019 Union of BC Municipalities (UBCM) Convention

Moved By Councillor Dubow
Seconded By Councillor Potts

That Council authorize the attendance and the associated costs for Mayor Helps to attend the 2019 Union of BC Municipalities (UBCM) Convention at Vancouver, BC from September 23 - 27, 2019, with estimated costs as follows:

Registration: \$475
Transportation (Airfare): \$430.99
Transportation (Taxi): \$15
Accommodation: \$750
Estimated total costs: \$1,670.99

Amendment:

Moved By Mayor Helps
Seconded By Councillor Dubow

That the motion be amended by striking the taxi budget.

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council authorize the attendance and the associated costs for Mayor Helps to attend the 2019 Union of BC Municipalities (UBCM) Convention at Vancouver, BC from September 23 - 27, 2019, with estimated costs as follows:

Registration: \$475
Transportation (Airfare): \$430.99
Accommodation: \$750
Estimated total costs: \$1,670.99

CARRIED UNANIMOUSLY

I.1.b.e Renters' Advisory Committee

Moved By Councillor Dubow
Seconded By Councillor Collins

That Council direct staff to refer the staff report to the Renter's Advisory Committee along with the original Terms of Reference, and:

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.
5. The Renters' Advisory Committee shall establish a work plan within six months of their first meeting.

CARRIED UNANIMOUSLY

I.1.b.f

**#100-184 Wilson Street (Browns Crafthouse) -
Development Permit with Variances Application No.
00099 (Vic West)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

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. 00099 for Unit 100, 184 Wilson Street, in accordance with:

1. Plans date stamped January 9, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce setback from Bay Street from 3.0m to 0.15m to allow construction of a covered patio and awning;
 - ii. reduce landscaped area setback from Bay Street from 3.0m to 0.15m;
 - iii. reduce setback from Tyee Road from 3.0m to 2.4m for window awnings.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.b.g

**Update: 505, 517, 519 / 521 Quadra Street & 931
Convent Place (Beacon Arms) - Rezoning Application
No. 00610 (Fairfield)**

Moved By Councillor Collins

Seconded By Councillor Potts

Rezoning Application No. 00610

That Council receive this report for information and provide updated instruction to 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. Preparation and execution of the following legal agreements:
 - a. 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.
 - b. 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.
 - c. Housing Agreement to secure the following:
 - i. the residential units as rental for a 20 year period
 - ii. to secure the rent level of the four townhouse style units fronting Convent Place at a maximum of 40% of the gross household income for moderate income households
 - iii. 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.
 - d. Section 219 covenant to ensure that the dwelling units are not strata titled prior to the 20-year term of the housing agreement lapsing.

Development Permit with Variances No. 00088

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 January 22, 2019.
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;
 - iii. reduce the internal boundary setback for portions of the building on the first and second storeys from 4.8m to 1.5m (to the garden shed).
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 Collins

Seconded By Councillor Potts

That the motion be amended by changing the percentage from 40% to 30% in item c.ii.

CARRIED UNANIMOUSLY

On the main motion as amended:

Rezoning Application No. 00610

That Council receive this report for information and provide updated instruction to 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. Preparation and execution of the following legal agreements:
 - a. 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.
 - b. 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.
 - c. Housing Agreement to secure the following:
 - i. the residential units as rental for a 20 year period

- ii. to secure the rent level of the four townhouse style units fronting Convent Place at a maximum of 30% of the gross household income for moderate income households
- iii. 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.
- d. Section 219 covenant to ensure that the dwelling units are not strata titled prior to the 20-year term of the housing agreement lapsing.

Development Permit with Variances No. 00088

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 January 22, 2019.
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;
 - iii. reduce the internal boundary setback for portions of the building on the first and second storeys from 4.8m to 1.5m (to the garden shed).
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."

CARRIED UNANIMOUSLY

I.1.b.h

723 Yates Street (Interactivity Board Game Café) - Application for a Permanent Change to Hours of Service for a Liquor Primary License

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

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

Council, after conducting a review with respect to noise and community impacts, does support the application of Interactivity Board Game Cafe, located at 721-723 Yates Street, to change the hours of liquor service from 11:00 am to 11:00 pm daily, to 11:00 am to 11:30 pm Sunday through Thursday and 11:00 am to 12:30 am Friday and Saturday.

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 one letter 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.

CARRIED UNANIMOUSLY

I.1.b.i

308 Catherine Street (Spinnakers) - Application for a Permanent Change to Hours of Service for a Liquor Primary License

Moved By Councillor Thornton-Joe

Seconded By Councillor Potts

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

Council, after conducting a review with respect to noise and community impacts, does support the application of Spinnakers, located at 308 Catherine Street, to change the hours of liquor service from 11:00 am to 11:00 pm daily to 9:00 am to 11:00 pm daily.

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 eleven letters opposed to the application, and three letters indicating support. The City did not receive correspondence regarding the application from the Victoria West CALUC.
4. Council recommends the issuance of the license with the provision that closing hours are not supported past 11:00 pm and that the associated food primary licence (138526) is also adjusted to have closing hours not past 11:00 pm daily.
5. A covenant exists on the property that prohibits the establishment from providing licenced service beyond 11:00 pm.

CARRIED UNANIMOUSLY

I.1.b.j

Consultation on Draft Old Town Design Guidelines (2019) and OCP Amendment Bylaw

Moved By Councillor Thornton-Joe

Seconded By Councillor Collins

That Council:

1. Approve, in principle, the Old Town Design Guidelines - New Buildings and Additions to Existing Buildings (2019).
2. Direct staff to bring forward an Official Community Plan Amendment Bylaw to amend Development Permit Area 1(HC): Core Historic with an updated reference to the Old Town Design Guidelines - New Buildings and Additions to Existing Buildings (2019); to remove reference to the Chinatown Guidelines for Buildings, Canopies, Landscaping, Colours & Signs (1983); and to amend Development Permit Area 9(HC): Inner Harbour with an updated reference to the Old Town Design Guidelines - New Buildings and Additions to Existing Buildings (2019).
3. Consider consultation under Section 475(2)(b) of the *Local Government Act* and direct staff that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, Songhees Nation, Esquimalt Nation, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.

4. Consider consultation under Sections 475(1) and 475(2) of the *Local Government Act* and direct staff to undertake consultation with the community including downtown residents, Old Town property owners, local development and business communities and local heritage organizations on the proposed amendments to the Official Community Plan through online consultation concurrent with public review of the proposed Old Town Design Guidelines (2019).
5. Direct staff to amend the document in Section 1.1 on page 3 to include a sentence that acknowledges that locals love the human-scale of Old Town and structure the content to begin with making benefit for locals and then making benefit for visitors and economic development impacts.
6. Direct staff to amend the document in Section 1.2 on page 5 to amend “traditional territories” to read as “traditional homelands”
7. Direct staff to include recognition of the family group if possible in the document.

CARRIED UNANIMOUSLY

I.1.b.k

Renewing Opportunities for Citizen Involvement in Emergency Preparedness

Moved By Councillor Young
Seconded By Councillor Loveday

That resources be dedicated to the continued enhancement and opportunities for citizen involvement in the Emergency Social Services (ESS), Emergency Operations Centre (EOC) support, Auxiliary Communications Services (ACS), and Cyclist Response Team (CRT) volunteer teams as well as public education programs and initiatives such as Connect and Prepare, as identified through the Emergency Management BC Public Safety Lifeline Volunteer Program.

CARRIED UNANIMOUSLY

I.1.b.l

Cannabis Retail Store License Referrals

Moved By Councillor Collins
Seconded By Councillor Potts

That Council receive this report for information

CARRIED UNANIMOUSLY

Councillor Thornton-Joe withdrew from the meeting at 7:23 p.m. due to a pecuniary conflict of interest with the following item, as her husband is employed with BC Transit.

I.1.b.m Support Transformational Improvements to Regional BC Transit

Moved By Councillor Collins

Seconded By Councillor Young

THAT Council endorse the following resolution and direct staff to forward copies to the Premier of British Columbia, the Minister of Transportation, BC Transit and the Victoria Regional Transit Commission, requesting favourable consideration and resolutions of support:

Resolution: Support Transformational Improvements to Regional BC Transit

WHEREAS the transportation sector is the second-largest contributor of GHG

AND WHEREAS some of the largest reductions in GHGs are possible through facilitating a mode shift to low carbon mobility options, such as increased ridership of emissions-free transit.

AND WHEREAS transforming regional public transit could drastically increase mode-shift to clean public transit system.

THEREFORE BE IT RESOLVED that the Province of British Columbia and BC Transit take immediate actions to support and provide funding for transformational improvements to regional BC transit infrastructure to promote and enable rapid mode shift to transit, including transitioning the BC Transit fleet to zero emissions as early in the 2020s as possible, and:

1. Completion of dedicated bus lanes on all connections between the West Shore and downtown.
2. Installation of Traffic Signal Priority (TSP) sensors in all buses that operate in the City of Victoria.
3. Installation of 'all door loading' capabilities for all busses in the Victoria regional transit system.
4. Introduction of real-time, digital bus information to enable super- convenient, accessible transit operational information.
5. Introduction of "tap" payment-systems common to multi-modal service providers, to support rapid loading of busses and align with Smart Mobility goals.

6. Completion of the business-case to determine the most effective investments in public transportation to realize the highest potential mode-shift and ridership in the South Island, including but not limited assessing commuter ferry, public transit along the E&N rail corridor and Douglas Street / Highway 1 / Highway 99, bus rapid transit (BRT) or light-rail transit (LRT).
7. Reporting of annual regional transit GHG and combustion pollutants, mitigation priorities, progress and business cases for investments.

CARRIED UNANIMOUSLY

Councillor Thornton-Joe returned to the meeting at 7:24 p.m.

I.1.c Report from the February 14, 2019 COTW Meeting

I.1.c.a 1025-1031 Johnson Street and 1050 Yates Street - Rezoning Application No. 00660, Official Community Plan Amendment, and Development Permit Application No. 000536 (Downtown)

Moved By Councillor Collins

Seconded By Councillor Loveday

Rezoning Application No. 00660 and Official Community Plan Amendment:

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act, the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00660 for 1025-1031 Johnson Street and 1050 Yates Street, that first and second reading of the Bylaw Amendments 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:
 - i. Housing Agreement and Bylaw to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners;
 - ii. Housing Agreement and Bylaw to secure 130 dwelling units as affordable housing;
 - iii. Legal agreement to secure a plaza and front setback for a public access at all times of the day, in perpetuity with maintenance and liability under the owner's responsibility;
 - iv. Preparation of a phasing plan.
2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons,

organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; 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 to Council for their consideration.

3. That Council, having provided the opportunity for consultation pursuant to section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council specifically consider whether consultation is required under section 475(2)(b) 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 nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria Five-Year Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan, pursuant to section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit Application No. 000536:

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. 00660, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000536 for 1025- 1031 Johnson Street and 1050 Yates Street, in accordance with:

1. Plans date stamped February 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
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) in the City Right-of-Way
 - b. anchor-pinning in the City Right-of-Way.
4. Final plans to be generally in accordance with the plans identified above, to the satisfaction of City staff.
5. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.c.b

Inclusionary Housing and Density Bonus Policy Update

Moved By Councillor Loveday

Seconded By Councillor Collins

That Staff report back with an Inclusionary Housing Policy for the end of March 2019, including any recommended amendments to the draft policy that will result in the creation of the most truly affordable housing units the most quickly.

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

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

I.1.c.c

Remedial Action Requirement - 1176 Yates Street /Bylaw File #25483

Moved By Councillor Potts

Seconded By Councillor Loveday

That this matter be risen and reported on by way of a staff report to the February 14, 2019 Committee of the Whole meeting to consider the following:

1. That Council, under the authority provided in Section 73 of the *Community Charter*, declare the building (the "Building") located at 1176 Yates Street on lands legally described as Lot 1 Plan 740 Section SR Victoria

(the "Lands"), to be in an unsafe condition and creates a hazard to the public that requires remedial action to demolish and remove it from the Lands; and to level the site and plant grass.

2. That Council, under the authority of Section 74 of the *Community Charter*, declare the Building located on the Lands as being in a condition so dilapidated and unclean that it is offensive to the community and declare it a "nuisance" that requires remedial action to remove and/or demolish the Building;
3. That Council, under the authority of Section 72 of the *Community Charter*, impose the remedial action requirements as set out in Schedule A to this Report (see attached);
4. That Council authorize Staff to take all appropriate actions in accordance with Section 17 of the *Community Charter* to ensure the Building and Lands are brought into compliance with the remedial action detailed in Schedule A subject to the following:
 - a. The property owner has not fully complied with the remedial action order on or before the compliance date specified in this Council Resolution; and
 - b. That all costs incurred by the City of Victoria to bring the property into compliance shall be at the expense of the property owner and, as per Section 17 of the *Community Charter*, these costs shall be treated as a debt owed to the City of Victoria;
5. That Council set the time limit for compliance with the remedial action detailed in Schedule A at 60 days commencing February 14, 2019;
6. That Council set the time limit for a notice of a request for Council to reconsider the remedial action requirements detailed in Schedule A at 60 days, commencing February 14, 2019.
7. That, in the event of non-compliance by the owner, Council authorize the City Solicitor, at his discretion, to initiate legal proceedings to enforce compliance with this remedial action requirement, including prosecution or proceedings seeking injunctive relief.

CARRIED UNANIMOUSLY

I.1.c.d

Call for a Public Inquiry

Moved By Councillor Potts

Seconded By Councillor Collins

WHEREAS Peter German's 'Dirty Money' report commissioned by B.C.'s Attorney General, revealed significant money laundering taking place in casinos, estimating over \$100 million has been laundered in B.C.

AND WHEREAS the work of local investigative journalists, including findings from an RCMP study, has revealed links between money laundering, fentanyl distribution, and real estate. The Provincial Government continues to investigate these links, through an Expert Panel on Money Laundering, an anonymous tip portal, and a second study by Peter German to be completed in March 2019

AND WHEREAS in 2018, despite extensive harm reduction investments, there were record numbers of drug overdose deaths in B.C., and Victoria was among the top three cities with the highest number of deaths.

AND WHEREAS Victoria and British Columbia's housing affordability crisis has skyrocketed over recent years. Local housing costs exceed local incomes, and the gap between housing costs and local incomes has increased in recent years.

AND WHEREAS Charbonneau Commission deputy chief prosecutor Simon Tremblay has stated that an inquiry could exist side-by-side with any other investigation in B.C., as happened in Quebec. Meaning that existing investigations needn't be a barrier to beginning a larger Public Inquiry.

AND WHEREAS British Columbians are in favour of a public inquiry into money laundering. A Research Co poll last August showed that three-in-four residents (76%) believe the provincial government should "definitely" or "probably" call a public inquiry.

THEREFORE BE IT RESOLVED

1. THAT Council endorse a call for the Provincial Government to launch a Public Inquiry into money laundering in B.C., similar to the Charbonneau Inquiry in Quebec, to begin after Peter German's review of money- laundering in B.C. real estate, due in March.
2. THAT the Mayor write a letter to the Premier, the Minister of Finance, and the Attorney General, communicating the City of Victoria's support for a Public Inquiry.
3. THAT Council request the terms of reference for this Public Inquiry include:
 - i. Investigation into money laundering in BC real estate that may have deepened the housing affordability crisis;
 - ii. Investigation into links between organized crime, money laundering, and the overdose crisis, which resulted in the deaths of an average of one person

dying every four days in Victoria, and nearly 1500 people across BC in 2018.

CARRIED UNANIMOUSLY

K. BYLAWS

K.1 Bylaw for 505, 517, 519, & 521 Quadra Street and 931 Convent Place

Moved By Councillor Potts

Seconded By Councillor Collins

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1170) No. 19-020

CARRIED UNANIMOUSLY

Moved By Councillor Potts

Seconded By Councillor Collins

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

1. Housing Agreement (505 Quadra Street) Bylaw (2019) No. 19-021

CARRIED UNANIMOUSLY

Councillor Young withdrew from the meeting at 7:30 p.m. due to a pecuniary conflict of interest with the following item, as he lives close by.

K.2 Bylaw for 1303 Fairfield Road

Moved By Councillor Collins

Seconded By Councillor Potts

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1150) No. 18-045
2. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 24) No. 18-046

CARRIED UNANIMOUSLY

Moved By Councillor Collins

Seconded By Councillor Potts

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

1. Housing Agreement (1303 Fairfield Road) Bylaw (2019) No. 18-047

CARRIED UNANIMOUSLY

Councillor Young returned to the meeting at 7:31 p.m.

K.3 Bylaw for 875 North Park Street

Moved By Councillor Thornton-Joe
Seconded By Councillor Dubow

That the following bylaw **be adopted**:

1. Housing Agreement (875 North Park Street) Bylaw No. 19-005

CARRIED UNANIMOUSLY

K.4 Bylaw for 1516-1564 Fairfield Road

Moved By Councillor Collins
Seconded By Councillor Potts

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

1. Zoning Regulation Bylaw, Amendment Bylaw (no. 1182) No. 19-026

CARRIED UNANIMOUSLY

N. QUESTION PERIOD

A question period was held.

O. ADJOURNMENT

Moved By Councillor Dubow
Seconded By Councillor Collins

That the Council meeting adjourn.

TIME: 7:41 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR