



MINUTES - COMMITTEE OF THE WHOLE

January 10, 2019, 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 Isitt, Councillor Thornton-Joe, Councillor Young, Councillor Potts, Councillor Collins

ABSENT: Councillor Loveday, 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, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, 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, AM Ferguson - Committee Secretary, T. Zworski - City Solicitor, J. Handy - Senior Planner, M. Betanzo - Senior Planner; K. Moore – Head of Business & Community Relations; M. Hill – Community Development Coordinator; G. Pemberton – Downtown Programs Liaison; H. McKeil – Housing Planner; L. Milburn – Senior Planner, Housing Policy

A. APPROVAL OF AGENDA

Moved By Councillor Isitt
Seconded By Councillor Alto

That the agenda be approved.

Moved By Councillor Alto
Seconded By Councillor Isitt

Councillors Collins joined the meeting at 9:02 p.m.

Amendment:

That the motion be amended to include the following on the consent agenda:

E. 4 - Rezoning Application No. 00658 for 1402-1404 Douglas Street (Downtown)

F. 2 - Appointments to the Capital Regional District Water Commission

F. 4 - Evacuation Route Planning Grant

F. 6 - Proclamation - BC Aware Days 2019

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

Amendment:

That the agenda be amended to include the following item under New Business:

Strategic Planning Engagement Summit

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Collins

Seconded By Councillor Alto

That the following items be approved without further debate

E. 4 - Rezoning Application No. 00658 for 1402-1404 Douglas Street (Downtown)

F. 2 - Appointments to the Capital Regional District Water Commission

F. 4 - Evacuation Route Planning Grant

F. 6 - Proclamation - BC Aware Days 2019

CARRIED UNANIMOUSLY

Moved By Councillor Isitt

Seconded By Councillor Alto

Amendment:

That the following item, added to the consent agenda, be forwarded to the January 10, 2019, Daytime Council Meeting for consideration:

F. 2 - Appointments to the Capital Regional District Water Commission

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.4 Rezoning Application No. 00658 for 1402-1404 Douglas Street (Downtown)

Committee received a report dated December 27, 2018 from the Acting Director of Sustainable Planning and Community Development regarding an update to Council on the outcomes of the Heritage Advisory Panel Meeting.

Moved By Councillor Collins
Seconded By Councillor Alto

That Council receive the report for information.

CARRIED UNANIMOUSLY

F. STAFF REPORTS

F.2 Appointments to the Capital Regional District Water Commission

Committee received a report dated December 27, 2018 from the City Clerk seeking approval of appointing Councillors Collins, Isitt, Loveday and Young as Directors to the Capital Regional District Water Supply Commission.

Moved By Councillor Collins
Seconded By Councillor Alto

That Council approves the appointments of Councillors Collins, Isitt, Loveday and Young as Directors to the Capital Regional District Water Supply Commission.

CARRIED UNANIMOUSLY

F.4 Evacuation Route Planning Grant

Committee receive a report dated December 13, 2018 from the Fire Chief seeking a Council resolution to support a City of Victoria application submitted by staff to the Union of BC Municipalities Community Emergency Preparedness Fund for \$25,000 towards Evacuation Route Planning.

Moved By Councillor Collins
Seconded By Councillor Alto

1. Provide council resolution supporting the \$25,000 grant application submitted by staff on November 30th to the Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund (CEPF) for Evacuation Route Planning.
2. Authorize the Mayor and City Clerk to execute any agreements related to a successful grant application.

CARRIED UNANIMOUSLY

F.6 Proclamation - BC Aware Days 2019

Committee received a report dated December 28, 2018 from the City Clerk regarding a proclamation for a "BC Aware Days 2019" for January 28-February 5, 2019.

Moved By Councillor Collins
Seconded By Councillor Alto

That the BC Aware Days 2019 Proclamation be forwarded to the January 17, 2019 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

C. READING OF MINUTES

That the minutes from the Committee of the Whole meeting held November 22, 2018, be adopted.

C.1 Minutes from the meeting held November 22, 2018

Moved By Councillor Alto

Seconded By Councillor Isitt

That the minutes from the Committee of the Whole meeting held November 22, 2018 be adopted with the following change:

Adjustment of the vote record for item no. E. 3 to reflect that Councillor Potts had recused herself from discussions.

CARRIED UNANIMOUSLY

D. UNFINISHED BUSINESS

D.1 2018 My Great Neighbourhood Grants- Fall Intake

Committee received a report dated November 23, 2018 from the Head of Business and Community Relations regarding the 2018 fall intake of the My Great Neighbourhoods Grant applications.

Moved By Councillor Thornton-Joe

Seconded By Councillor Collins

That Council:

1. Approve 22 applications received for the fall intake of the 2018 My Great Neighbourhood Grant program as outlined in Tables 1 and 2 and 3.
2. Approve the following changes to the My Great Neighbourhood Grant Policy

For a multi-phased project to be considered, a substantial new element must be introduced with each application. This program limits a maximum of three (3) proposals for the same project area. Applications for new projects will be prioritized over recurring applications, factoring in quality of application

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 Update Report on Rezoning Application No. 00641 and Development Permit with Variances Application No. 000528 for 430 Parry Street (James Bay)

Councillor Collins recused herself from the meeting at 9:23 a.m. due to a non pecuniary conflict of interest as she resides in proximity to the subject site being considered in the next item.

Committee received a report dated December 20, 2018 from the Acting Director of Sustainable Planning and Community Development regarding an update on an application for the construction of a four and five storey residential building.

Moved By Councillor Alto

Seconded By Mayor Helps

That Council consider the following revised motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two one-bedroom units as below-market housing, to the satisfaction of the City Solicitor (below market housing offered at 15% less market rate, in perpetuity)
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two below-market ownership units).

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

Amendment:

That consideration be made to relocate the existing house within James Bay.

CARRIED UNANIMOUSLY

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

Amendment:

That the application be subject to the provision of \$10,000 for the relocation of the existing house or \$20,000 for the relocation of the house within James Bay.

Moved By Mayor Helps

Seconded By Councillor Isitt

Amendment to the amendment:

That the applicant be required to provide \$10,000 for the relocation of the home or \$20,000 for the relocation of the home in James Bay.

FOR (5): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Thornton-Joe, Councillor Potts

OPPOSED (1): Councillor Young

CARRIED UNANIMOUSLY (5 to 1)

On the amendment:

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Thornton-Joe, Councillor Potts

OPPOSED (1): Councillor Young

CARRIED (5 to 1)

On the main motion as amended:

That Council approve the following revised motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two one-bedroom units as below-market housing, to the satisfaction of the City Solicitor (**below market housing offered at 15% less market rate, in perpetuity**)
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two below-market ownership units).

That the applicant be required to provide \$10,000 for the relocation of the home or \$20,000 for the relocation of the home in James Bay.

CARRIED UNANIMOUSLY

Councillor Collins returned to the meeting at 9:43 a.m.

E.2 Development Variance Permit No. 00207 for 423 Edward Street (Victoria West)

Committee received a report dated December 27, 2018 from the Acting Director of Sustainable Planning and Community Development requesting to amend the Council Motion for the DVP and proposing to convert a single-family dwelling with a secondary suite to a triplex.

Moved By Councillor Alto

Seconded By Councillor Collins

That Council consider the following revised motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00207 for 423 Edward Street, in accordance with:

1. Plans date stamped August 30, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required vehicle parking from four stalls to one stall
 - ii. reduce the rear yard setback from 7.5m to 3.25m
 - iii. allow the addition of a roof deck
 - iv. allow exterior changes to the street façade to a proposed house conversion
 - v. reduce the separation distance for an accessory building from the main building from 2.4m to 2.15m
 - vi. allow an accessory building in the side yard.
3. The Development Permit lapsing two years from the date of this resolution
4. Final issuance of the Development Variance Permit subject to:
 - i. Statutory Right-of-Way of 1.8m on the Russell Street frontage being registered on title, to the satisfaction of the Director of Engineering and Public Works
 - ii. revised plans addressing minor drafting errors, to the satisfaction of the Director of Sustainable Planning and Community Development
 - iii. **a Housing Agreement securing at least two residential units as rental for a period of not less than 10 years, to the satisfaction of the City Solicitor**
 - iv. screening of the landing with lattice work or green landscape, subject to the discretion of the Director of Sustainable Planning and Community Development
 - v. the applicant entering into an agreement with a car share organization for membership for all three residential units, to the satisfaction of the Director of Sustainable Planning and Community Development."

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

OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)

E.3 Development Permit Application No. 000525 for 90 Saghalie Road (Victoria West)

Committee received a report dated December 27, 2018 from the Acting Director of Sustainable Planning and Community Development proposing a five-storey senior's building comprised of a mix of independent living units, assisted living units and accessory facilities.

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

That Council authorize the issuance of Development Permit Application No. 000525 for 90 Saghalie Road, in accordance with:

1. Plans date stamped December 14, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Moved By Councillor Isitt
Seconded By Mayor Helps

Amendment:

And direct staff to provide information on any mechanism for achieving frontage improvements along the rail corrido adjacent to parcel.

Moved By Councillor Young
Seconded By Councillor Isitt

Amendment to the amendment:

And direct staff to provide information on any current requirement ~~mechanism~~ for achieving frontage improvements along the rail corrido adjacent to parcel.

CARRIED UNANIMOUSLY

On the amendment:

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council authorize the issuance of Development Permit Application No. 000525 for 90 Saghalie Road, in accordance with:

1. Plans date stamped December 14, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

That staff provide information on any current requirement for achieving frontage improvements along the rail corridor adjacent to the parcel.

CARRIED UNANIMOUSLY

Motion Arising

That staff report back on any potential mechanisms for improving frontages along the rail corridor for future development projects.

Committee recessed at 10:22 a.m. and returned at 10:28 a.m.

F. STAFF REPORTS

F.1 Victoria Housing Reserve Fund Guidelines Update

Committee received a report dated November 30, 2018 from the Acting Director of Sustainable Planning and Community Development providing results of the

consultation with non-profit housing providers and developers to changes to the Victoria Housing Reserve Fund.

Moved By Councillor Collins

Seconded By Mayor Helps

That Council direct staff to:

1. Implement all changes to the Victoria Housing Reserve Fund approved at the September 27, 2018 Committee of the Whole Meeting.
2. Direct staff to update the fund guidelines to incorporate the following changes developed during the consultation period:
 - Develop an eligibility checklist and withhold financial and schedule information for privacy reasons
 - Redefine "No Income" to "Very Low Income"
 - Set a targeted application review timeline
 - Prioritize projects that provide housing for individuals and families who are either experiencing homelessness or are at risk.

Moved By Councillor Collins

Seconded By Councillor Potts

Amendment:

To strike the following wording in the Victoria Housing Reserve Fund:

"or for a time negotiated and approved by Council"

FOR (3): Councillor Collins, Councillor Isitt, Councillor Potts

OPPOSED (4): Mayor Helps, Councillor Alto, Councillor Thornton-Joe, Councillor Young

DEFEATED (3 to 4)

Moved By Councillor Collins

Seconded By Mayor Helps

Amendment:

- prioritize projects that have affordability in perpetuity

CARRIED UNANIMOUSLY

Moved By Councillor Collins

Seconded By Councillor Isitt

Amendment:

To include the following in the Victoria Housing Reserve Fund Guidelines:

New bullet in Project Priority:

Provide housing for people with very low incomes first and prioritize projects for low income households over housing for moderate income households.

Moved By Mayor Helps
Seconded By Councillor Collins

Amendment to the amendment:

New bullet in Project Priority:

Projects that have a component of housing for people with low incomes first, over moderate income households.

CARRIED UNANIMOUSLY

Moved By Councillor Collins
Seconded By Mayor Helps

Amendment to the amendment:

and very low incomes first

CARRIED UNANIMOUSLY

On the amendment:

CARRIED UNANIMOUSLY

Main motion as amended:

That Council direct staff to:

1. Implement all changes to the Victoria Housing Reserve Fund approved at the September 27, 2018 Committee of the Whole Meeting.
2. Direct staff to update the fund guidelines to incorporate the following changes developed during the consultation period:
 - Develop an eligibility checklist and withhold financial and schedule information for privacy reasons
 - Redefine "No Income" to "Very Low Income"
 - Set a targeted application review timeline
 - Prioritize projects that provide housing for individuals and families who are either experiencing homelessness or are at risk.
 - Prioritize projects that have affordability in perpetuity

New bullet in Project Priority:

Projects that provide a component of housing for people with low and very low incomes first, over moderate income households.

CARRIED UNANIMOUSLY

F.3 Youth Services Delivery Model

Committee received a report dated December 5, 2018 from the Director of Parks, Recreation and Facilities following up with Council on the implementation of youth-related initiatives, as well as outlining opportunities to enhance how investments are planned and implemented.

Moved By Mayor Helps
Seconded By Councillor Alto

That Council approved the proposed improvement to the delivery of Youth Services, and refer consideration of funding a new full-time position as part of the 2019 Financial Planning process.

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Thornton-Joe, Councillor Potts, and Councillor Collins

OPPOSED (1): Councillor Young

CARRIED (6 to 1)

F.5 Interim Terms of Reference - Accessibility Working Group

Committee received a report dated December 24, 2018 from the City Clerk and Director of Engineering and Public Works regarding the Interim Terms of Reference for the Accessibility Working Group.

Councillor Thornton-Joe withdrew from the meeting at 11:32 a.m.

Moved By Councillor Alto
Seconded By Councillor Collins

That Council approve the Interim Terms of Reference for the Accessibility Working Group.

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Letter from Shell Canada Limited

Councillor Thornton-Joe returned to the meeting at 11:38 a.m.

Committee received a letter dated October 19, 2018 from Shell Canada Limited responding to a letter regarding climate accountability.

Moved By Councillor Collins
Seconded By Councillor Thornton-Joe

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

Moved By Councillor Isitt
Seconded By Mayor Helps

Amendment:

That the motion be amended to read as follows:

That Council:

Refer the matter to the closed portion of the meeting for legal advice.

Direct staff to begin tracking costs and expenditures incurred by the City of Victoria in relation to climate change, and include an itemized summary of these costs and expenditures in the annual update on the Climate Leadership Plan.

Endorse the following resolution for consideration at the annual meeting of the Union of BC Municipalities, and direct staff to forward the resolution electronically to member local governments in BC encouraging favourable consideration and resolutions of support:

Recovering Municipal Costs Arising from Climate Change

WHEREAS local governments are incurring substantial costs in relation to the impacts of climate change, including volatile weather patterns, drought, wildfires, erosion and other impacts;

AND WHEREAS it is fiscally prudent to recover these costs from corporations that have profited from the burning of fossil fuels, with knowledge that these economic activities contribute to climate change;

THEREFORE BE IT RESOLVED THAT UBCM explore the initiation of a class action lawsuit on behalf of member local governments to recover costs arising from climate change from major fossil fuels corporations;

AND BE IT FURTHER RESOLVED THAT the Province of British Columbia consider legislation to support local governments in recovering costs arising from climate change from major fossil fuel corporations.

A Committee member requested the motion be separated:

Moved By Councillor Isitt
Seconded By Mayor Helps

That Council:

1. Refer the matter to the closed portion of the meeting for legal advice.
2. Direct staff to begin tracking costs and expenditures incurred by the City of Victoria in relation to climate change, and include an itemized summary of

these costs and expenditures in the annual update on the Climate Leadership Plan.

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Mayor Helps

That Council:

3. Endorse the following resolution for consideration at the annual meeting of the Union of BC Municipalities, and direct staff to forward the resolution electronically to member local governments in BC encouraging favourable consideration and resolutions of support:

Recovering Municipal Costs Arising from Climate Change

WHEREAS local governments are incurring substantial costs in relation to the impacts of climate change, including volatile weather patterns, drought, wildfires, erosion and other impacts;

AND WHEREAS it is fiscally prudent to recover these costs from corporations that have profited from the burning of fossil fuels, with knowledge that these economic activities contribute to climate change;

THEREFORE BE IT RESOLVED THAT UBCM explore the initiation of a class action lawsuit on behalf of member local governments to recover costs arising from climate change from major fossil fuels corporations;

AND BE IT FURTHER RESOLVED THAT the Province of British Columbia consider legislation to support local governments in recovering costs arising from climate change from major fossil fuel corporations.

Moved By Councillor Isitt
Seconded By Mayor Helps

Amendment:

That the resolution be forwarded to AVICC as well.

CARRIED UNANIMOUSLY

Main motion as amended:

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Thornton-Joe, Councillor Potts, and Councillor Collins

OPPOSED (1): Councillor Young

CARRIED (6 to 1)

H.2 Neighbourhood Liaison Appointments - Rockland and North Park - 2019/2020

Committee received a report dated January 4, 2019 from Mayor Helps regarding appointing Council Members as Neighbourhood Liaisons to the Rockland and North Park Neighbourhoods.

Moved By Councillor Alto
Seconded By Mayor Helps

That Council appoint Councillor Young as the Rockland Neighbourhood Liaison for 2019/2020 and Councillors Alto and Dubow as joint North Park Neighbourhood Liaisons for 2019/2020.

Moved By Councillor Isitt
Seconded By Mayor Helps

Amendment:

That Council appoint:

1. Councillor Young as the Rockland Neighbourhood Liaison for 2019/2020
2. Councillor Dubow as the North Park Neighbourhood Liaison for 2019/2020
3. Councillor Alto as the North Park Neighbourhood Co-Liaison for 2019/2020

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

H.3 Strategic Planning Engagement Summit - verbal

Mayor Helps provided Committee with a verbal overview regarding the upcoming engagement summit.

Council agreed on the following councillors as representatives to the various topics:

Councillor Alto - Reconciliation and Indigenous Relations

Councillor Collins - Climate Leadership and Environmental Stewardship

Councillor Dubow - Health, Well-Being and a Welcoming City
Councillor Isitt - Prosperity and Economic Inclusion

Councillor Loveday - Good Governance

Councillor Potts - Affordable Housing

Councillor Thornton-Joe - Strong, Liveable Neighbourhoods

Councillor Young - Sustainable Transportation

I. **ADJOURNMENT OF COMMITTEE OF THE WHOLE**

Moved By Councillor Alto

Seconded By Councillor Collins

That the Committee of the Whole Meeting be adjourned at 12:14 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT