



MINUTES - COMMITTEE OF THE WHOLE

February 14, 2019, 9:03 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 Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, Councillor Collins

ABSENT: Councillor Alto

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, B. Eisenhauer - Head of Engagement, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, T. Zworski - City Solicitor, M. Betanzo - Senior Planner, K. Sidhu - Committee Secretary, M. Fedyczkowska - Legislation & Policy Analyst

A. **APPROVAL OF AGENDA**

Moved By Councillor Collins
Seconded By Councillor Potts

That the agenda be approved.

CARRIED UNANIMOUSLY

E. **LAND USE MATTERS**

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

Committee received a report dated January 15, 2019 from the Acting Director of Sustainable Planning and Community Development regarding an application to increase the density and add residential uses for a phased development at 1025-1031 Johnson Street and 1050 Yates Street.

Moved By Mayor Helps
Seconded By Councillor Collins

Rezoning Application No. 00660 and Official Community Plan Amendment:

1. 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:
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - f. 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.
- g. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - h. 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."

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

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

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

F. STAFF REPORTS

F.1 Inclusionary Housing and Density Bonus Policy Update

Committee received a report dated February 8, 2019 from the Acting Director of Sustainable Planning and Community Development providing a summary of initial feedback from a working group that was established to assist with development of the draft Inclusionary Housing and Density Bonus Policy.

Moved By Mayor Helps
Seconded By Councillor Loveday

That Council direct staff to work with the working group to develop a policy that will create the most truly affordable housing units the most quickly.

Amendment:

Moved By Councillor Loveday
Seconded By Councillor Collins

develop an inclusionary housing policy

FOR (6): Mayor Helps, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday and Councillor Potts

OPPOSED (2): Councillor Thornton-Joe and Councillor Young

CARRIED (6 to 2)

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Collins

That Staff report back with 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.

Amendment to the amendment:

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

add "without sacrificing livability or other amenities that cities need"

FOR (2): Councillor Thornton-Joe and Councillor Young

OPPOSED (6): Mayor Helps, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday and Councillor Potts

DEFEATED (2 to 6)

On the amendment:

CARRIED UNANIMOUSLY

On the main motion:

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)

F.2 Remedial Action Requirement - 1176 Yates Street /Bylaw File #25483

Committee received a report dated January 30, 2019 from the Leader of Bylaw & Licensing Services advising Council that the property located at 1176 Yates Street is in an unsafe and unclean condition which poses a significant safety hazard to the community and seeking authorization to impose a Remedial Action Requirement on the property to remove the unsafe and unclean conditions by demolishing the building.

Amendment:

Moved By Mayor Helps
Seconded By Councillor Collins

to add to end of paragraph "and to level the site and plant grass".

CARRIED UNANIMOUSLY

On the main motion:

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Call for a Public Inquiry

A Council member motion dated February 10, 2019 from Councillors Potts and Collins providing recommendations regarding advocating for the Provincial Government to launch a Public Inquiry into money laundering in B.C.

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

H.2 Councillor Sharing - New Storage Facility at Our Place

Councillor Thornton-Joe shared an update on the success of the soft opening of the new storage facilities at Our Place.

H.3 Strategic and Financial Planning Workshop

Council resumed their discussion regarding their proposed changes to the 2019 Draft Financial Plan and the 2022 Draft Strategic Plan.

Police Chief and Comptroller presented to Committee and provided further information regarding the police budget.

Action from Workshop:

That Council reaffirm its position limiting the increase in policing expenditures accounting for all items in the budget not to exceed the rate of inflation plus 1% tax increase related to the police budget;

1. That Council does not approve the increase proposed for executive services, support services, or centralized corporate costs, unrelated to retirement benefits, in order to provide the Chief Constable with the maximum flexibility in order to determine how best to allocate the funding increase approved by Council;
2. That Council invites the Chief Constable and/or the Police Board to submit a revised budget prior to final adoption of the City of Victoria's 2019 Financial Plan, proposing adjusted increases in these line items or other line items, with the total proposed increase for policing expenditures not to exceed the rate of inflation plus 1% tax increase related to the police budget.

CARRIED

Action from Workshop:

That Council allocate up to \$10,000 from new assessed revenue, toward catering costs to foster efficiency and team-building with working lunches at Committee of the Whole meetings and daytime Special Council Meetings, where the agenda is anticipated by the Mayor and Legislative Services staff to extend beyond 1:00 pm.

CARRIED

Action from Workshop:

That Council allocate \$20,000 extra to the Strategic Plan Grant fund from new assessed revenue;

That Council allocate \$45,000 from the Strategic Plan Grant fund for the Greater Victoria Film Commission on an annual basis, and that the Film Commission report to the Council on an annual basis as to the benefits derived from the funding.

That Council write to regional municipalities to consider increasing the funding to due to regional benefits.

CARRIED

Action from Workshop:

That Council write to regional municipalities to consider increasing the funding to due to regional benefits.

CARRIED

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Loveday

Seconded By Councillor Potts

That the Committee of the Whole Meeting be adjourned at 3:25 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR