



## MINUTES - COMMITTEE OF THE WHOLE

May 2, 2019, 9:00 A.M.

**COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE**

**The City of Victoria is located on the homelands of the Songhees and Esquimalt People**

- PRESENT:** Mayor Helps in the Chair, Councillor Alto, Councillor Isitt, Councillor Young, Councillor Dubow, Councillor Potts, Councillor Collins
- ABSENT:** Councillor Loveday, Councillor Thornton-Joe
- STAFF PRESENT:** J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, 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, J. Jensen - Head of Human Resources, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, J. O'Connor - Deputy Director of Finance

### **A. APPROVAL OF AGENDA**

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

That the agenda be approved.

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

#### **Amendment:**

That the following items be included as part of the consent agenda:

- C. 1 - Minutes from the meeting held February 7, 2019
- C. 2 - Minutes from the meeting held April 25, 2019
- E. 1 - Federation of Canadian Municipalities Conference - Housing Affordability Motion
- F.1 - 2832 and 2838 Shakespeare Street - Rezoning Application No. 00656 (Oaklands)
- G.3 - Proclamation - Phones Away Day

G. 4 - Proclamation - North American Safe Boating Awareness Week

G. 5 - Proclamation - Apraxia Awareness Day

**CARRIED UNANIMOUSLY**

**Main motion as amended:**

**CARRIED UNANIMOUSLY**

**B. CONSENT AGENDA**

**Moved By** Councillor Alto

**Seconded By** Councillor Collins

That the following items be approved without further debate:

C. 1 - Minutes from the meeting held February 7, 2019

C. 2 - Minutes from the meeting held April 25, 2019

E. 1 - Federation of Canadian Municipalities Conference - Housing Affordability Motion

F.1 - 2832 and 2838 Shakespeare Street - Rezoning Application No. 00656 (Oaklands)

G.3 - Proclamation - Phones Away Day

G. 4 - Proclamation - North American Safe Boating Awareness Week

G. 5 - Proclamation - Apraxia Awareness Day

**CARRIED UNANIMOUSLY**

**C.1 Minutes from the meeting held February 7, 2019**

**Moved By** Councillor Alto

**Seconded By** Councillor Collins

That the minutes from the meeting held February 7, 2019, be adopted.

**CARRIED UNANIMOUSLY**

**C.2 Minutes from the meeting held April 25, 2019**

**Moved By** Councillor Alto

**Seconded By** Councillor Collins

That the minutes from the meeting held April 25, 2019, be adopted.

**CARRIED UNANIMOUSLY**

**E.1 Federation of Canadian Municipalities Conference - Housing Affordability Motion**

Committee received a Council member motion dated April 16, 2019, from Mayor Helps seeking a consultation with FCM staff to ensure a stronger federal-municipal partnership on the issue of housing affordability across the country.

**Moved By** Councillor Alto

**Seconded By** Councillor Collins

That Council forward the following motion to the Federation of Canadian Municipalities for consideration as an emergency resolution at the 2019 annual conference.

### **Prioritizing Housing Affordability**

WHEREAS the National Housing Strategy prioritizes housing solutions for low- and moderate income households, per FCM's recommendations;

WHEREAS renters and homeowners at a range of income levels and in cities and communities of all sizes are increasingly unlikely to be able to access or maintain a home that is affordable to them and meets their needs;

WHEREAS, on average, owning a home is more expensive now than at any time in the last 30 years;

WHEREAS average rent increases are outstripping inflation in many housing markets;

WHEREAS housing affordability pressures are exacerbated by record-high household debt-to-income levels in a rising interest-rate environment;

WHEREAS the stability of national and local housing markets has a direct linkage to national and local economic outcomes;

WHEREAS housing affordability is correlated to positive health and socioeconomic outcomes;

WHEREAS the federal government has influence over the affordability of housing, both rented and owned, through the regulation of mortgages and mortgage insurance, taxation levers and its spending power;

WHEREAS the federal government's 2019 budget underscored that housing affordability is a federal concern, and that it has an important role to play in addressing it through the announcement of the First-Time Home Buyer Incentive and enhancements to both the Rental Construction Financing Initiative and Home Buyer's Plan;

RESOLVED that the federal government assess and publically report on the impact of budget 2019 measures designed to improve housing affordability for renters and owners; and

RESOLVED that the federal government work with municipalities through FCM to determine the most effective federal role in improving housing affordability for renters and owners at the local level.

**CARRIED UNANIMOUSLY**

**F.1 2832 and 2838 Shakespeare Street - Rezoning Application No. 00656 (Oaklands)**

Committee received a report dated April 18, 2019, from the Acting Director of Sustainable Planning and Community Development regarding an application to subdivide two lots in order to create a third lot and construct a single-family dwelling with a secondary suite on the new lot.

**Moved By** Councillor Alto

**Seconded By** Councillor Collins

Rezoning Application No. 00656

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00656 for 2832 and 2838 Shakespeare Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00116

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. 00656, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare Street in accordance with:

1. Plans date stamped March 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the rear yard setback from 6.00 m to 1.80 m for Lot 2
  - ii. allow an accessory building in the front yard for Lot 2
  - iii. reduce the front yard setback for an accessory building from 18.00 m to 15.25 m for Lot 2
  - iv. reduce the side yard setback for an accessory building from 0.60 m to 0.30 m for Lot 2.
3. A revised site plan and landscape plan that includes existing trees to be removed to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**G. STAFF REPORTS**

**G.3 Proclamation - Phones Away Day**

Committee received a report dated April 18, 2019, from the City Clerk regarding a proclamation for Phones Away Day.

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

That the *Phones Away Day* Proclamation be forwarded to the May 9, 2019 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**G.4 Proclamation - North American Safe Boating Awareness Week**

Committee received a report dated April 18, 2019, from the City Clerk regarding a proclamation for North American Safe Boating Awareness Week.

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

That the *North American Safe Boating Awareness Week* Proclamation be forwarded to the May 9, 2019 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**G.5 Proclamation - Apraxia Awareness Day**

Committee received a report dated April 18, 2019, from the City Clerk regarding a proclamation for Apraxia Awareness Day.

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

That the *Apraxia Awareness Day* Proclamation be forwarded to the May 9, 2019 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**D. Presentation**

**D.1 City Family - Florence Dick**

Mayor Helps introduced Florence Dick, member of the City Family, blanketed her, and stood behind her to commence the ceremony.

Ms. Dick provided her opening remarks including the historical events that were endured by her ancestors, issues that continue to affect her people, and the appreciation to share her story.

The other members of the Family including Councillors Alto, Isitt, and Thornton-Joe came together to stand behind Ms. Dick as well as the Manager of Executive Operations and the Director of Parks, Recreation, and Facilities.

Ms. Dick, followed by the Mayor and all the Family members, walked to each Witness (Councillors Collins, Dubow, Potts, Young, the City Manager and the

City Clerk) giving each witness 2 quarters/50 cents, while thanking them for being willing to Witness our story.

Witnesses to the story came forward to express their appreciation for the ceremony and story.

A member of the public provided appreciative remarks for witnessing the story and was handed 2 quarters/50 cents.

Ms. Dick continued the story on behalf of the Family.

Witness provided reflections as to the stories impact and were handed 2 quarters/50 cents.

After all the Witnesses spoke, Ms. Dick ended her story and the ceremony.

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

That Council receive the update from the Council appointees to the City family.

**CARRIED UNANIMOUSLY**

*Committee recessed at 9:53 a.m. and returned at 9:59 a.m.*

**F. LAND USE MATTERS**

**F.2 553 Raynor Avenue - Rezoning Application No. 00616 (Vic West)**

Committee received a report dated April 18, 2019, from the Acting Director of Sustainable Planning and Community Development regarding an application to increase the combined floor area of the existing house.

**Moved By** Councillor Collins  
**Seconded By** Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00616 for 553 Raynor Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

**CARRIED UNANIMOUSLY**

**F.3 331 / 337 St. Charles Street – Development Variance Permit Application No. 00204 (Fairfield-Gonzales)**

Committee received a report dated April 18, 2019, from the Acting Director of Sustainable Planning and Community Development regarding an application to permit the subdivision of two single-family dwelling lots to allow for the construction of an additional single-family dwelling on a newly created third lot.

*Committee discussed:*

- *Greenspace and tree loss and the cumulative impacts of the setbacks.*

**Moved By** Councillor Potts

**Seconded By** Councillor Collins

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 Variance Permit Application No. 00204 for 331 and 337 St. Charles Street, in accordance with:

1. Plans date stamped April 4, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the front yard setback of Lot A from 7.5m to 2.89m
  - ii. reduce the rear yard setback of Lot A from 9.1m to 4.56m
  - iii. reduce the lot width of Lot B from 15.0m to 11,64m
  - iv. reduce the front yard setback of Lot C from 7.5m to 4.78m
  - v. reduce the north side yard setback of Lot C from 2.78m to 1.54m
  - vi. reduce the combined side yard setback of Lot C from 5.4m to 4.58m.
3. Revised site plan, to the satisfaction of the Director of Sustainable Planning and Community Development, correcting the Lot A parking stall dimensions to match the landscape plan.
4. The Development Permit lapsing two years from the date of this resolution."

*Committee discussed:*

- *Concerns of the nearby residents and a desire for these to be addressed.*
- *Benefits of the subdivision.*

FOR (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (2): Councillor Isitt, and Councillor Young

**CARRIED (5 to 2)**

#### **F.4 Proposed Amendments to the Land Use Procedures Bylaw No. 16-028**

Committee received a report dated April 18, 2019, from the Acting Director of Sustainable Planning and Community Development regarding a number of revisions and clarifying amendments to the *Land Use Procedures Bylaw*.

**Moved By** Councillor Alto

**Seconded By** Councillor Collins

That Council give first, second and third readings for the attached Land Use Procedures Bylaw amendments which would clarify and/or revise the following:

1. The Zoning Regulation Bylaw and the Zoning Bylaw 2018 are subject to this bylaw.
2. A 90% refund is available until 15 business days after application submission and a 75% refund is available until 40 business days after application submission.
3. If a motion to approve a development application is defeated by a vote of Council, the application is not approved and is considered closed.

4. Signs are not required for any City-initiated development applications regardless of application type or number of parcels.
5. All encroachment agreements are delegated to staff regardless of whether the proposed development requires approvals by Council or approvals that are delegated to staff.
6. Fees for variances are payable on a one-time basis.
7. No base fee is required for a Heritage Alteration Permit for a single family dwelling or duplex regardless of whether the application requires Council approval or if it is delegated to staff.
8. No resubmission fee is required when an applicant resubmits plans in response to staff comments.
9. Staff may specify the number and location of notice signs taking into account the site configuration and visibility to the public.
10. Addition of row numbers to the table in Schedule D for ease of reference.
11. Addition of Development Permit Area 15F: Intensive Residential - Attached Residential Development to the table in Schedule D.
12. Uses in the zoning would not be impermissibly varied when considering development permits (Schedule D).
13. Staff are delegated authority to issue development permits with variances that propose a new use which requires no more than 5 additional motor vehicle parking stalls, even if the total variance for the building exceeds 5 motor vehicle parking stalls due to a lawful nonconformity.
14. The costs to be included in landscaping security estimates.

**CARRIED UNANIMOUSLY**

**Moved By** Mayor Helps  
**Seconded By** Councillor Alto

**Amendment:**

Direct staff to, if possible, incorporate into the bylaw changes the notion that for City initiated rezonings, a sign be included on the property where the property owner is willing.

**CARRIED UNANIMOUSLY**

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

**Amendment:**

That staff give consideration as part of amendments to the bylaw to allow for installation of a temporary sign in proximity of the parcel.

**CARRIED UNANIMOUSLY**

**Main motion as amended:**

**CARRIED UNANIMOUSLY**



## **G. STAFF REPORTS**

### **G.1 Festival Investment Grant 2019 Allocations**

Committee received a report dated April 23, 2019, from the Head of Business and Community Relations regarding the Festival Investment Grants recommendations for 2019.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That Council approve the Festival Investment Grant allocations as recommended in Appendix 1 and 2 for total cash grants of \$276,828 and in-kind City services grants of up to \$128,700.

*Committee discussed:*

- *The economic benefits of the festivals and potential enhancements to the car free festival in terms of traffic flow.*

**CARRIED UNANIMOUSLY**

### **G.2 Downtown Victoria Business Association - Business Improvement Area Renewal Bylaw Revision**

Committee received a report dated April 25, 2019, from the City Clerk regarding the Business Improvement Area Renewal Bylaw Revision.

**Moved By** Councillor Collins

**Seconded By** Councillor Alto

That Council forward the following motions to the daytime Council meeting of May 2, 2019:

1. Rescind third reading to Business Improvement Area Bylaw No. 19-045
2. Approve the amendment to the Business Improvement Bylaw to permit borrowing specifically for the seasonal animation project with repayment to take place within the five- year term of the Bylaw.
3. Give third reading to amended Business Improvement Area Bylaw No. 19-045

*Committee discussed:*

- *Whether the alternate approval process is still on the table.*

*The City Clerk advised of an issue raised with the proposed bylaw by the business owners and advised that the amendment to a borrowing provision was brought forward to address this.*

*Committee discussed:*

- Issues relating to defaulting on the borrowing and ensuring employees are receiving a living wage.
- *Timelines for a final decision concluding the Alternate Approval Process.*

**CARRIED UNANIMOUSLY**

**J. ADJOURNMENT OF COMMITTEE OF THE WHOLE**

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

That the Committee of the Whole Meeting be adjourned at 11:21 a.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR

DRAFT