



MINUTES - COMMITTEE OF THE WHOLE

July 4, 2019, 9:02 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 Loveday, Councillor Potts, Councillor Collins, Councillor Thornton-Joe, Councillor Dubow, Councillor Young

STAFF PRESENT: J. Jenkyns – City Manager, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, B. Eisenhauer - Head of Engagement, C. Coates – City Clerk, C. Havelka - Deputy City Clerk, A. Hudson - Acting Director of Sustainable Planning & Community Development, J. O'Connor – Deputy Director of Finance, T. Zworski - City Solicitor, R. Batallas - Senior Planner, N. Sidhu - Assistant Director of Parks, Recreation & Facilities , C. Royle - Deputy Fire Chief, Kai Okazaki – Planning Assistant, L. Milburn – Senior Planner – Housing Policy, P. Angelblazer - Committee Secretary.

A. APPROVAL OF AGENDA

Moved By Councillor Loveday

Seconded By Councillor Alto

That the agenda be approved.

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Minutes from the meeting held March 7, 2019

Moved By Councillor Isitt

Seconded By Councillor Collins

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

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 Residential Rental Tenure Zoning

Council received a report dated June 20th, 2019, from the Acting Director of Sustainable Planning & Community Development regarding a proposal to apply Residential Rental Tenure (RRT) zoning to existing purpose-built unit residential market rental properties in response to a Council motion from December 13, 2018 that outlines a range of directions for introducing and applying RRT zoning.

Committee discussed:

- *Parameters for consultation, including focus and format;*
- *Anticipated feedback from the community and other stakeholders;*
- *Economic and financing impacts of the policy.*

Moved By Councillor Isitt

Seconded By Councillor Alto

That Council direct staff to:

1. Prepare draft zoning bylaw amendments to apply residential rental tenure zoning to existing purpose-built market rental properties through a phased approach.
2. Exclude the application of residential rental tenure zoning from secondary suites and garden suites.
3. Undertake focused consultation with affected property owners and the public to seek feedback on the draft zoning bylaw amendments and report the outcomes to Council.
4. Prepare zoning bylaw amendments for first and second readings for consideration at separate public hearings.

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

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

F. STAFF REPORTS

F.1 Victoria Housing Reserve Fund Guidelines Update

Council received a report dated May 29th from the Acting Director of Sustainable Planning and Community Development in regards to a report outlining recommendations on updates to the Victoria Housing Reserve Fund guidelines in response to previous Council motions related to requests for funding on redevelopment projects.

Committee discussed:

- *Merits of the new guidelines;*
- *Anticipated revenue, funding models and mechanisms;*
- *Difference between current policy and proposed approaches.*

Moved By Councillor Collins
Seconded By Councillor Potts

That Council direct staff to:

1. Continue considering Victoria Housing Reserve Fund applications based on gross new units in redevelopment projects.
2. Add a Tenant Assistance Plan section to the Victoria Housing Reserve Fund application form to provide clarity on tenant protections for redevelopment projects seeking funding.
3. Establish a Victoria Housing Reserve Fund Working Group for future policy reviews and revisions to the Victoria Housing Reserve Fund Guidelines on an as-needed basis.
4. Update the Victoria Housing Reserve Fund Guidelines as follows:
 - a. add a funding cap, indicating that grant contributions must not exceed non-refundable contributions from other levels of government on the same project
 - b. remove staff assessment timeline of “within one month after the intake deadline, and two months to receive a Council decision.”
 - c. replace existing fund definitions with Victoria Housing Target definitions and only fund units for very low, low, and low to moderate incomes.

Councillor Young requested that part 1 of the recommendations be considered separately.

On number 1:

Moved By Councillor Collins
Seconded By Councillor Potts

1. Continue considering Victoria Housing Reserve Fund applications based on gross new units in redevelopment projects.

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

OPPOSED (2): Councillor Isitt, and Councillor Young

CARRIED (7 to 2)

Moved By Councillor Collins
Seconded By Councillor Potts

2. Add a Tenant Assistance Plan section to the Victoria Housing Reserve Fund application form to provide clarity on tenant protections for redevelopment projects seeking funding.

3. Establish a Victoria Housing Reserve Fund Working Group for future policy reviews and revisions to the Victoria Housing Reserve Fund Guidelines on an as-needed basis.
4. Update the Victoria Housing Reserve Fund Guidelines as follows:
 - a. add a funding cap, indicating that grant contributions must not exceed non-refundable contributions from other levels of government on the same project
 - b. remove staff assessment timeline of “within one month after the intake deadline, and two months to receive a Council decision.”
 - c. replace existing fund definitions with Victoria Housing Target definitions and only fund units for very low, low, and low to moderate incomes.

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

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Committee recessed from 10:10 a.m. to 10:17 a.m.

F.2 Advisability of Cannabis Consumption Sites Pilot or Regulations

Committee received a report dated June 26th, 2019 from the City Clerk regarding the advisability of initiating a pilot or introducing regulations for cannabis consumption sites. The report outlines the complex legal and policy framework unique to Victoria that renders a decision to allow consumption sites inadvisable.

Committee discussed:

- *Uncertainty with current regulatory environment;*
- *Aspirations for future regulations.*

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

That the Committee receive the report for information.

Motion to refer:

Moved By Councillor Isitt

Seconded by Councillor Thornton-Joe

That consideration of this matter be postponed until receipt of information on provincial and federal regulations of cannabis consumption.

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Reconsideration of Council Motion on 1708 Coronation Street

Committee received a report dated the 28th of June 2019, from the Mayor in regards to a reconsideration of a motion made at the Committee of the Whole meeting on the 20th of June in order to allow for the public hearings for the rezoning and the development permit applications to happen concurrently.

Moved By Mayor Helps

Seconded By Councillor Loveday

That the Committee re-open a discussion on Development Permit with Variances No. 00663 for the lot on 1708 Coronation Avenue.

CARRIED UNANIMOUSLY

Committee discussed:

- *Public concern around the process;*
- *Merit of bundling public hearings for applications relating to the same property.*

Moved By Councillor Loveday

Seconded By Councillor Collins

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. 00663 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00663 for 1708 Coronation Avenue in accordance with:

1. Plans date stamped May 23, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce front yard setback from 7.50m to 3.84m;
 - b. reduce rear yard setback from 10.70m to 1.54m;
3. The Development Permit lapsing two years from the date of this resolution."

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

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

F. STAFF REPORTS

F.1 Victoria Housing Reserve Fund Guidelines Update

Mayor Helps recalled the vote on point number one for the F.1 Agenda item for the benefit of having a more robust discussion around its merits and to allow for more information to be provided.

Committee discussed:

- *Concerns that the current approach would incentivize demolishing and replacing properties as opposed to incentivizing new development;*
- *Importance for non-profit housing providers to receive full funding for unit replacement.*

Moved By Councillor Collins
Seconded By Councillor Potts

That Council direct staff to:

1. Continue considering Victoria Housing Reserve Fund applications based on gross new units in redevelopment projects.

Motion to refer:

Moved By Councillor Dubow
Seconded By Councillor Isitt

That the matter be referred to the following COTW meeting on the 11 of July to be considered after the Housing Strategy item.

CARRIED UNANIMOUSLY

H.2 Amenities in Neighbourhoods

Committee received a report dated June 27, 2019 from Councillor Loveday in regards to discussions around the acquisition of greenspace and parks in neighbourhoods where development is occurring.

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That Council consider as part of the 2020 budget discussions the allocation of some new assessed revenue for parks and greenspace acquisition and amenities in neighbourhoods where development is occurring.

CARRIED UNANIMOUSLY

H.3 Citizen's Assembly Committee - Appointing an Alternate (Verbal)

Two Citizen's Assembly Committee meetings with Saanich are scheduled in July and two Council members are not able to attend all the meetings. An alternate is required to participate in the meetings on behalf of the absent members.

Councillors Alto and Potts expressed interest in serving as alternates for the meetings in question. Council held a vote by ballot to determine the alternate. Councillor Alto received a majority of votes.

Moved By Councillor Loveday
Seconded By Councillor Alto

That Councillor Alto be appointed as a first alternate to the Citizen's Assembly Committee

CARRIED UNANIMOUSLY

Moved By Councillor Loveday
Seconded By Councillor Alto

That Councillor Potts be appointed as a second alternate to the Citizen's Assembly Committee.

CARRIED UNANIMOUSLY

I. NOTICE OF MOTION

Councillor Loveday provided a verbal notice of motion for the meeting on the 11th of July in regards to the appointment of an alternate for the CRD Arts Commission.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved by Councillor Alto
Seconded by Councillor Collins

That the Committee of the Whole Meeting be adjourned at 11:16 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR