



## MINUTES - COMMITTEE OF THE WHOLE

July 27, 2023, 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  
Meeting will recess for a lunch break between 12:00 p.m. and 1:00 p.m.**

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Director of Parks, Recreation & Facilities, K. Hoese - Director of Sustainable Planning and Community Development, J. O'Connor - Deputy Director of Finance, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Executive Operations, D. Newman - Assistant Director of Parks & Open Spaces, J. Edney - Planner, K. Janota-Bzowska - Planner, C. Moffatt - Assistant City Solicitor, R. Bateman - Planner, S. Perkins - Director of Bylaw Services, S. Stoltz – Senior Legislative Coordinator

### A. APPROVAL OF AGENDA

**Moved By** Councillor Dell  
**Seconded By** Councillor Coleman

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### B. CONSENT AGENDA

**Moved By** Councillor Dell  
**Seconded By** Councillor Loughton

That the following items be approved without further debate

**CARRIED UNANIMOUSLY**

### C. READING OF MINUTES

#### C.1 Minutes from the COTW meeting held July 6, 2023

**Moved By** Councillor Dell  
**Seconded By** Councillor Loughton

That the minutes from the Committee of the Whole meeting held July 6, 2023 be adopted.

## H. NEW BUSINESS

### H.1 Council Member Motion: Union of BC Municipalities 2023 Convention

Committee received a Council Member Motion dated July 20, 2023 from Councillor Hammond regarding the attendance and associated costs for Councillor Hammond to attend the Union of BC Municipalities 2023 Convention to be held in Vancouver, BC, on September 18-22, 2023.

**Moved By** Councillor Dell  
**Seconded By** Councillor Loughton

1. That Council authorize the attendance and associated costs for Councillor Hammond to attend the Union of BC Municipalities 2023 Convention to be held in Vancouver, BC, on September 18-22, 2023.
2. That this motion be forwarded to the July 27, 2023, daytime Council meeting for Council consideration.

The approximate cost per person for attending is:

|   |            |
|---|------------|
| Conference Registration Fee             | \$1,023.75 |
| Travel to/from Vancouver                | \$382.10   |
| Food & Incidentals (5 dinners, 1 lunch) | \$200.00   |
| Taxis in Vancouver & Victoria           | \$160.00   |

Estimated total cost is \$1,765.85.

**CARRIED UNANIMOUSLY**

## E. LAND USE MATTERS

### E.1 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191 (James Bay)

Committee received a report dated July 13, 2023 from the Director of Sustainable Planning and Community Development regarding a Rezoning, an Official Community Plan Amendment and a Development Permit with Variances Application for the property located at 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street in order to allow construction of a new mixed-use development consisting of a three-storey podium with a 17-storey

tower above located at the corner of Quebec Street and Montreal Street and three storey townhouses fronting Kingston Street with commercial uses are proposed on the ground floor of the tower podium, and recommending that it be declined.

**Motion to refer:**

**Moved By** Councillor Caradonna

**Seconded By** Councillor Dell

That Council refer this item back to staff to work with the applicant to return to Committee of the Whole with a modified proposal that is more contextual, with the approximate proposed FSR, and not bound to current zoning.

*Committee discussed the following:*

- *The desire for more middle- and higher-income stratified housing to be built within the City of Victoria along with affordable housing, as there is a significant need within the community for both*
- *The fact that the density levels of this application are acceptable for the area, but the desire for a height reduction as this development would be significantly higher than other buildings in the area if it were to be approved as proposed*

**Amendment:**

**Moved By** Mayor Alto

**Seconded By** Councillor Dell

That Council refer this item back to staff to work with the applicant to return to Committee of the Whole with a modified proposal that is more contextual, with the approximate proposed FSR, ~~and not bound to current zoning.~~

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, Councillor Thompson  
OPPOSED (1): Councillor Hammond

**CARRIED (8 TO 1)**

*Committee discussed the following:*

- *Potential shadowing and wind effects from the proposed development that could affect the community and neighboring residents of this parcel*

**Amendment:**

**Moved By** Councillor Thompson

**Seconded By** Councillor Caradonna

That Council refer this item back to staff to work with the applicant to return to Committee of the Whole with a modified proposal that is more contextual, with the approximate proposed **number of homes and/or** FSR.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, Councillor Thompson  
OPPOSED (1): Councillor Hammond

**CARRIED (8 TO 1)**

*Committee discussed the following:*

- *Concerns regarding the high density of the proposed development*

**Amendment:**

**Moved By** Councillor Thompson

**Seconded By** Councillor Dell

That Council refer this item back to staff to work with the applicant to return **directly** to Committee of the Whole with a modified proposal that is more contextual, with the approximate proposed number of homes and/or FSR.

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, Councillor Loughton, Councillor Thompson  
OPPOSED (2): Councillor Gardiner, Councillor Hammond

**CARRIED (7 TO 2)**

**On the motion to refer as amended:**

FOR (6): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, Councillor Thompson  
OPPOSED (3): Councillor Coleman, Councillor Gardiner, Councillor Hammond

**CARRIED (6 TO 3)**

*Committee recessed at 10:43 a.m. and reconvened at 10:55 a.m.*

**E.2 1514 and 1520 Foul Bay Road: Rezoning Application No. 00762 and Development Permit Application No. 000590 (South Jubilee)**

Committee received a report dated July 13, 2023 from the Director of Sustainable Planning and Community Development regarding a Rezoning application and Development Permit application for the property located at 1514 and 1520 Foul Bay Road in order to rezone from the R1-B Zone, Single Family Dwelling District to a new zone in order to permit two four-unit townhouse buildings on two lots which are proposed to be consolidated, and recommending that it be declined.

**Moved By** Councillor Dell

**Seconded By** Councillor Caradonna

**Rezoning Application**

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13, 2023 for 1514 and 1520 Foul Bay Road.
2. That subject to approval in principle at the public hearing, the applicant prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw, to secure:
  1. 2.38m wide right of way along Foul Bay Road for highway purposes, in accordance with the following requirements:
    - a. the owner is to construct and maintain the right of way area in accordance with plans submitted to the Planning department and date stamped by Planning on May 11, 2023.
    - b. installation of underground Hydro/Tel service and relocate the existing overhead poles/lines as necessary to accommodate the removal of the fronting utility pole.
3. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
4. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

### **Development Permit with Variances Application**

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. 00762, if it is approved, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit No. 000590 for 1514 and 1520 Foul Bay Road, in accordance with plans submitted to the Planning department and date stamped by Planning on May 11, 2023, subject to:
  - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
    - a. increase the maximum height from 10.50m to 11.50m
    - b. reduce the minimum front setback from 6.00m to 4.48m
    - c. reduce the minimum rear setback from 4.00m to 2.04m
    - d. reduce the minimum side (north) setback from 4.00m to 2.64m
    - e. reduce the minimum side (south) setback from 4.00m to 2.64m
    - f. reduce the minimum number of visitor vehicle parking spaces from 1 to 0
    - g. reduce the minimum short term bicycle parking spaces from 2 six-racks to 1 six-rack
  - b. The property being consolidated into one lot.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

### **Amendment:**

**Moved By** Councillor Caradonna  
**Seconded By** Councillor Kim

### **Rezoning Application**

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13, 2023 for 1514 and 1520 Foul Bay Road.
2. **That Council direct staff to waive the requirement for a Public Hearing and proceed with notifications as required by the Local Government Act.**
3. ~~That subject to approval in principle at the public hearing,~~ the applicant prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw, to secure:
  1. 38m wide right of way along Foul Bay Road for highway purposes, in accordance with the following requirements:
    - a. the owner is to construct and maintain the right of way area in accordance with plans submitted to the Planning department and date stamped by Planning on May 11, 2023.
    - b. installation of underground Hydro/Tel service and relocate the existing overhead poles/lines as necessary to accommodate the removal of the fronting utility pole.
4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

### **Development Permit with Variances Application**

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. 00762, if it is approved,~~ consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit No. 000590 for 1514 and 1520 Foul Bay Road, in accordance with plans submitted to the Planning department and date stamped by Planning on May 11, 2023, subject to:
  - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
    - a. increase the maximum height from 10.50m to 11.50m
    - b. reduce the minimum front setback from 6.00m to 4.48m
    - c. reduce the minimum rear setback from 4.00m to 2.04m
    - d. reduce the minimum side (north) setback from 4.00m to 2.64m
    - e. reduce the minimum side (south) setback from 4.00m to 2.64m

- f. reduce the minimum number of visitor vehicle parking spaces from 1 to 0
  - g. reduce the minimum short term bicycle parking spaces from 2 six-racks to 1 six-rack
  - b. The property being consolidated into one lot.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

FOR (5): Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, Councillor Thompson

OPPOSED (4): Mayor Alto, Councillor Coleman, Councillor Gardiner, Councillor Hammond

**CARRIED (5 TO 4)**

**On the main motion as amended:**

**Rezoning Application**

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 13, 2023 for 1514 and 1520 Foul Bay Road.
2. That Council direct staff to waive the requirement for a Public Hearing and proceed with notifications as required by the Local Government Act.
3. That the applicant prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw, to secure:
  1. 38m wide right of way along Foul Bay Road for highway purposes, in accordance with the following requirements:
    - a. the owner is to construct and maintain the right of way area in accordance with plans submitted to the Planning department and date stamped by Planning on May 11, 2023.
    - b. installation of underground Hydro/Tel service and relocate the existing overhead poles/lines as necessary to accommodate the removal of the fronting utility pole.
4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

**Development Permit with Variances Application**

That Council, after giving notice if it is approved, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit No. 000590 for 1514 and 1520 Foul Bay Road, in accordance with plans

submitted to the Planning department and date stamped by Planning on May 11, 2023, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
  - a. increase the maximum height from 10.50m to 11.50m
  - b. reduce the minimum front setback from 6.00m to 4.48m
  - c. reduce the minimum rear setback from 4.00m to 2.04m
  - d. reduce the minimum side (north) setback from 4.00m to 2.64m
  - e. reduce the minimum side (south) setback from 4.00m to 2.64m
  - f. reduce the minimum number of visitor vehicle parking spaces from 1 to 0
  - g. reduce the minimum short term bicycle parking spaces from 2 six-racks to 1 six-rack
- b. The property being consolidated into one lot.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson  
OPPOSED (1): Councillor Gardiner

**CARRIED (8 TO 1)**

## **F. STAFF REPORTS**

### **F.1 Governance Review Update**

Committee received a report dated July 19, 2023 from the City Clerk regarding recommendations for Council outlined in the MNP Governance Review.

**Moved By** Councillor Dell  
**Seconded By** Councillor Kim

That Council direct staff to:

1. Continue implementation of all Recommendations listed as “in progress” with the goal of completing each Recommendation.
2. As per Recommendation 5.5.3, update technology so that public addresses to Council may use video.
3. As per Recommendation 5.2.3, direct the city manager to undertake a formal review of base Council remuneration, including considerations of time commitment, principles for appropriate comparators and benchmark levels, a regular review framework and schedule, per diems for external committee appointments and conferences, with a report back due by December 31, 2023.
4. Not pursue a policy regarding Council’s role in matters beyond core responsibility.
5. Not pursue a requirement for recorded input from CALUC meetings be posted online.
6. Provide a final report back to Council on this Motion by December 31, 2023.



*Committee recessed at 11:59 a.m. and reconvened at 1:03 p.m.*

**Amendment:**

**Moved By** Councillor Dell

**Seconded By** Councillor Kim

**That Council receive the Governance Review update staff report for information, and**

That Council direct staff to:

1. Continue implementation of all Recommendations listed as “in progress” with the goal of completing each Recommendation.
2. As per Recommendation 5.5.3, update technology so that public addresses to Council may use video.
3. As per Recommendation 5.2.3, direct the city manager to undertake a formal review of base Council remuneration, including considerations of time commitment, principles for appropriate comparators and benchmark levels, a regular review framework and schedule, per diems for external committee appointments and conferences, with a report back due by December 31, 2023.
4. Not pursue a policy regarding Council’s role in matters beyond core responsibility.
5. Not pursue a requirement for recorded input from CALUC meetings be posted online.
6. Provide a final report back to Council on this Motion by December 31, 2023.

**CARRIED UNANIMOUSLY**

*Council voted on each item of the motion separately.*

**On the number one:**

That Council receive the Governance Review update staff report for information, and

That Council direct staff to:

1. Continue implementation of all Recommendations listed as “in progress” with the goal of completing each Recommendation.

**CARRIED UNANIMOUSLY**

**On the number two:**

2. As per Recommendation 5.5.3, update technology so that public addresses to Council may use video.

**Amendment:**

**Moved By** Mayor Alto

**Seconded By** Councillor Kim

2. As per Recommendation 5.5.3, update technology so that public addresses to Council may use **live** video.

**CARRIED UNANIMOUSLY**

**On the number two as amended:**

2. As per Recommendation 5.5.3, update technology so that public addresses to Council may use live video.

**CARRIED UNANIMOUSLY**

**On the number three:**

3. As per Recommendation 5.2.3, direct the city manager to undertake a formal review of base Council remuneration, including considerations of time commitment, principles for appropriate comparators and benchmark levels, a regular review framework and schedule, per diems for external committee appointments and conferences, with a report back due by December 31, 2023.

**Amendment:**

**Moved By** Councillor Gardiner

**Seconded By** Councillor Kim

3. As per Recommendation 5.2.3, direct the city manager to undertake a formal review of base Council remuneration, including considerations of time commitment, principles for appropriate comparators and benchmark levels, a regular review framework and schedule, per diems for external committee appointments **that are not already compensated**, and conferences, with a report back due by December 31, 2023.

**CARRIED UNANIMOUSLY**

**On the number three as amended:**

3. As per Recommendation 5.2.3, direct the city manager to undertake a formal review of base Council remuneration, including considerations of time commitment, principles for appropriate comparators and benchmark levels, a regular review framework and schedule, per diems for external committee appointments that are not already compensated, and conferences, with a report back due by December 31, 2023.

**CARRIED UNANIMOUSLY**

*After amendment and debate Council, by unanimous consent, considered number four:*

4. Regarding 5.1.4, not pursue a policy regarding Council's role in matters beyond core responsibility.

*Council discussed the following:*

- *The fact that certain matters which are technically considered to be beyond Council's jurisdiction still affect the municipality as a whole, and therefore Council has a fundamental responsibility to acknowledge and respond to certain issues*
- *The ways in which far-reaching matters such as climate change affect issues and policies within the municipality*

**Motion to call the question on number 4:**

**Moved By** Mayor Alto

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Loughton, Councillor Thompson  
OPPOSED (2): Councillor Gardiner, Councillor Kim

**CARRIED (7 TO 2)**

**On the number four as amended:**

*4. Regarding 5.1.4, not pursue a policy regarding Council's role in matters beyond core responsibility.*

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson  
OPPOSED (2): Councillor Coleman, Councillor Gardiner

**CARRIED (7 TO 2)**

*After amendment and debate Council, by unanimous consent, considered the number 5:*

5. Regarding 5.5.5, not pursue a requirement for recorded input from CALUC meetings be posted online.

**Motion to extend:**

**Moved By** Councillor Caradonna  
**Seconded By** Councillor Thompson

That the meeting be extended to 3:00 p.m.

**CARRIED UNANIMOUSLY**

**On the number five as amended:**

5. Regarding 5.5.5, not pursue a requirement for recorded input from CALUC meetings be posted online.

**CARRIED UNANIMOUSLY**

**On the number six:**

- 2.3.1. 6. Provide a final report back to Council on this Motion by December 31, 2023.

**Amendment**

**Moved By** Councillor Thompson  
**Seconded By** Councillor Gardiner

6. Provide a ~~final~~ report back to Council on this Motion by December 31, 2023.

**CARRIED UNANIMOUSLY**

**On the number six as amended:**

6. Provide a report back to Council on this Motion by December 31, 2023.

**CARRIED UNANIMOUSLY**

*Committee recessed at 2:12 p.m. and reconvened at 2:22 p.m.*

**F.2 Short Term Rentals in the City of Victoria**

Committee received a report dated July 21, 2023 from the Director of Bylaw and Licencing Services regarding a recommendation to amend the Short-Term Rental Bylaw and Zoning Bylaws to improve the ability to effectively regulate the Short-Term Rental industry in the City of Victoria.

**Moved By** Councillor Loughton  
**Seconded By** Councillor Caradonna

That Council direct the City Solicitor to bring forward the necessary bylaw amendments to the Short-Term Rental Regulation Bylaw and Zoning bylaws to improve regulatory effectiveness and of the Short-Term Rental program.

- a. Clarify and better define: “operator”, “tenant”, “dwelling”, “property manager”, “host”, “other designated person”, “bedroom”, “kitchen facilities”, “room”.
- b. Restrict occasional rentals of principle residence to four bookings in a year.
- c. Better distinguish between hotel, motel, bed and breakfast, time-share and short-term rental.
- d. Amend term “30 days or less” to “30 nights or less” to come into alignment with the tourism industry.
- e. Regarding ‘Principal Resident Operator’ status, clarify that it is the operator’s obligation to furnish proof, satisfactory to the Licence Inspector, to demonstrate the premises are their principal residence.
- f. Add short term rental bylaw offences to the list of offences in the Bylaw Notice Adjudication Bylaw.

- g. Increase Municipal Ticket Information fine amounts under the Short-Term Rental Regulation Bylaw for 'Operating without a Business Licence' from \$500 to \$1000 and for 'Advertise without a Licence' from \$250 to \$500.
- h. Increase Municipal Ticket Information fine amounts under the Zoning Regulation Bylaw and the Zoning Bylaw 2018 for 'Allow Use' from \$350 to \$700.
- i. Ensure that all persons engaged in facilitating short term rentals are explicitly covered by City regulations.
- j. Amend fee provisions to ensure that the higher fee applies to all situations where an entire dwelling unit is regularly rented as a short-term rental.
- k. Simplify the Short-Term Rental licence appeal process.

*Committee discussed the following:*

- *Definitions and clarification regarding certain terms such as "shared space"*

**Motion to extend:**

**Moved By** Councillor Thompson  
**Seconded By** Councillor Kim

That the meeting be extended to 3:30 p.m.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson  
 OPPOSED (1): Councillor Coleman

**CARRIED (8 TO 1)**

*Committee discussed the following:*

- *Average timing and volume of applications received for short-term rentals*

**Amendment:**

**Moved By** Councillor Loughton  
**Seconded By** Councillor Caradonna

That Council direct the City Solicitor to bring forward the necessary bylaw amendments to the Short-Term Rental Regulation Bylaw and Zoning bylaws to improve regulatory effectiveness and of the Short-Term Rental program.

- a. Clarify and better define: "operator", "tenant", "dwelling", "property manager", "host", "other designated person", "bedroom", "kitchen facilities", "room".
- b. Restrict occasional rentals of principle residence to four bookings in a year.
- c. Better distinguish between hotel, motel, bed and breakfast, time-share and short-term rental.
- d. Amend term "30 days or less" to "30 nights or less" to come into alignment with the tourism industry.

- e. Regarding 'Principal Resident Operator' status, clarify that it is the operator's obligation to furnish proof, satisfactory to the Licence Inspector, to demonstrate the premises are their principal residence.
- f. Add short term rental bylaw offences to the list of offences in the Bylaw Notice Adjudication Bylaw.
- g. Increase Municipal Ticket Information fine amounts under the Short-Term Rental Regulation Bylaw for 'Operating without a Business Licence' from \$500 to \$1000 and for 'Advertise without a Licence' from \$250 to \$500.
- h. Increase Municipal Ticket Information fine amounts under the Zoning Regulation Bylaw and the Zoning Bylaw 2018 for 'Allow Use' from \$350 to \$700.
- i. Ensure that all persons engaged in facilitating short term rentals are explicitly covered by City regulations.
- j. Amend fee provisions to ensure that the higher fee applies to all situations where an entire dwelling unit is regularly rented as a short-term rental.
- k. Simplify the Short-Term Rental licence appeal process.
- l. increase the non-principal resident operator fee to at least \$2500**

**Motion to extend:**

**Moved By** Councillor Coleman

**Seconded By** Councillor Thompson

That the meeting be extended to 3:47 p.m.

**CARRIED UNANIMOUSLY**

**On the amendment:**

That Council direct the City Solicitor to bring forward the necessary bylaw amendments to the Short-Term Rental Regulation Bylaw and Zoning bylaws to improve regulatory effectiveness and of the Short-Term Rental program.

- a. Clarify and better define: "operator", "tenant", "dwelling", "property manager", "host", "other designated person", "bedroom", "kitchen facilities", "room".
- b. Restrict occasional rentals of principle residence to four bookings in a year.
- c. Better distinguish between hotel, motel, bed and breakfast, time-share and short-term rental.
- d. Amend term "30 days or less" to "30 nights or less" to come into alignment with the tourism industry.
- e. Regarding 'Principal Resident Operator' status, clarify that it is the operator's obligation to furnish proof, satisfactory to the Licence Inspector, to demonstrate the premises are their principal residence.
- f. Add short term rental bylaw offences to the list of offences in the Bylaw Notice Adjudication Bylaw.
- g. Increase Municipal Ticket Information fine amounts under the Short-Term Rental Regulation Bylaw for 'Operating without a Business Licence' from \$500 to \$1000 and for 'Advertise without a Licence' from \$250 to \$500.

- h. Increase Municipal Ticket Information fine amounts under the Zoning Regulation Bylaw and the Zoning Bylaw 2018 for 'Allow Use' from \$350 to \$700.
- i. Ensure that all persons engaged in facilitating short term rentals are explicitly covered by City regulations.
- j. Amend fee provisions to ensure that the higher fee applies to all situations where an entire dwelling unit is regularly rented as a short-term rental.
- k. Simplify the Short-Term Rental licence appeal process.
- l. increase the non-principal resident operator fee to at least \$2500**

### **CARRIED UNANIMOUSLY**

*Committee discussed the following:*

- *The fact that short-term rentals can have their place and fit certain needs at times, but that the housing crisis needs to be addressed first and foremost*

### **On the main motion as amended:**

That Council direct the City Solicitor to bring forward the necessary bylaw amendments to the Short-Term Rental Regulation Bylaw and Zoning bylaws to improve regulatory effectiveness and of the Short-Term Rental program.

- a. Clarify and better define: "operator", "tenant", "dwelling", "property manager", "host", "other designated person", "bedroom", "kitchen facilities", "room".
- b. Restrict occasional rentals of principal residence to four bookings in a year.
- c. Better distinguish between hotel, motel, bed and breakfast, time-share and short-term rental.
- d. Amend term "30 days or less" to "30 nights or less" to come into alignment with the tourism industry.
- e. Regarding 'Principal Resident Operator' status, clarify that it is the operator's obligation to furnish proof, satisfactory to the Licence Inspector, to demonstrate the premises are their principal residence.
- f. Add short term rental bylaw offences to the list of offences in the Bylaw Notice Adjudication Bylaw.
- g. Increase Municipal Ticket Information fine amounts under the Short-Term Rental Regulation Bylaw for 'Operating without a Business Licence' from \$500 to \$1000 and for 'Advertise without a Licence' from \$250 to \$500.
- h. Increase Municipal Ticket Information fine amounts under the Zoning Regulation Bylaw and the Zoning Bylaw 2018 for 'Allow Use' from \$350 to \$700.
- i. Ensure that all persons engaged in facilitating short term rentals are explicitly covered by City regulations.
- j. Amend fee provisions to ensure that the higher fee applies to all situations where an entire dwelling unit is regularly rented as a short-term rental.
- k. Simplify the Short-Term Rental licence appeal process.
- l. increase the non-principal resident operator fee to at least \$2500**

**Motion to call the question:**

**Moved By** Councillor Thompson

FOR (6): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Thompson

OPPOSED (3): Councillor Coleman, Councillor Kim, Councillor Loughton

**CARRIED (6 TO 3)**

**On the main motion as amended:**

That Council direct the City Solicitor to bring forward the necessary bylaw amendments to the Short-Term Rental Regulation Bylaw and Zoning bylaws to improve regulatory effectiveness and of the Short-Term Rental program.

- a. Clarify and better define: “operator”, “tenant”, “dwelling”, “property manager”, “host”, “other designated person”, “bedroom”, “kitchen facilities”, “room”.
- b. Restrict occasional rentals of principal residence to four bookings in a year.
- c. Better distinguish between hotel, motel, bed and breakfast, time-share and short-term rental.
- d. Amend term “30 days or less” to “30 nights or less” to come into alignment with the tourism industry.
- e. Regarding ‘Principal Resident Operator’ status, clarify that it is the operator’s obligation to furnish proof, satisfactory to the Licence Inspector, to demonstrate the premises are their principal residence.
- f. Add short term rental bylaw offences to the list of offences in the Bylaw Notice Adjudication Bylaw.
- g. Increase Municipal Ticket Information fine amounts under the Short-Term Rental Regulation Bylaw for ‘Operating without a Business Licence’ from \$500 to \$1000 and for ‘Advertise without a Licence’ from \$250 to \$500.
- h. Increase Municipal Ticket Information fine amounts under the Zoning Regulation Bylaw and the Zoning Bylaw 2018 for ‘Allow Use’ from \$350 to \$700.
- i. Ensure that all persons engaged in facilitating short term rentals are explicitly covered by City regulations.
- j. Amend fee provisions to ensure that the higher fee applies to all situations where an entire dwelling unit is regularly rented as a short-term rental.
- k. Simplify the Short-Term Rental licence appeal process.
- l. increase the non-principal resident operator fee to at least \$2500

**CARRIED UNANIMOUSLY**

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

**Moved By** Councillor Thompson

**Seconded By** Councillor Caradonna

That the Committee of the Whole Meeting be adjourned at 3:39 p.m.



**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR