

MINUTES OF THE
COMMITTEE OF THE WHOLE MEETING
HELD THURSDAY, JULY 27, 2017, 9:00 A.M.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:03 A.M.

Committee Members Present: Mayor Helps (Chair), Councillors Alto, Loveday, Lucas, Madoff, Thornton-Joe, and Young

Absent for a portion of the meeting: Councillors Coleman and Isitt

Staff Present: J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; P. Bruce - Fire Chief; J. Jensen – Head of Human Resources; T. Soulliere – Director of Parks, Recreation, & Facilities; C. Havelka – Deputy City Clerk; A. Hudson – Assistant Director of Community Planning; A. Meyer – Assistant Director of Development Services; J. Paul – Assistant Director of Engineering & Public Works; C. Mycroft – Manager of Executive Operations; J. O'Connor – Manager of Financial Planning; J. Potter – Manager of Engagement; R. Bateman – Senior Planner; L. Milburn – Senior Planner, Housing Policy; L. Taylor – Senior Planner; M. Conley – Senior Heritage Planner; C. Tunis – Planning Technician; A. M. Ferguson – Recording Secretary

2. APPROVAL OF AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Loveday, that the Agenda of the July 27, 2017, Committee of the Whole meeting be approved.

Amendment: It was moved by Councillor Alto, seconded by Councillor Loveday, that the Agenda of the July 27, 2017, Committee of the Whole meeting be amended as follows:

Consent Agenda:

Item No. 1 - Minutes from the Meeting held July 6, 2017

Item No. 6 - Heritage Designation Application No. 000165 for 750 Pemberton Road

Item No. 8 - Capital Regional District Arts and Culture Support Service Establishment Amendment Bylaw

Item No. 10 - Proclamation "World Hepatitis Day" July 28, 2017

Item No. 12 - Regional Coordination on Invasive Species Removal

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Amendment: It was moved by Councillor Isitt, seconded by Councillor Lucas, that the Agenda of the July 27, 2017, Committee of the Whole meeting be amended as follows:

Item No. 13 - Inclusive Housing and Community Amenity Policy- Draft for Discussion, be moved to item no. 1.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That the Agenda of the July 27, 2017, Committee of the Whole meeting be approved with the following amendments:

Consent Agenda:

Item No. 1 - Minutes from the Meeting held July 6, 2017

Item No. 6 - Heritage Designation Application No. 000165 for 750 Pemberton Road

Item No. 8 - Capital Regional District Arts and Culture Support Service Establishment Amendment Bylaw

Item No. 10 - Proclamation "World Hepatitis Day" July 28, 2017

Item No. 12 - Regional Coordination on Invasive Species Removal

Other Item:

Item No. 13 - Inclusive Housing and Community Amenity Policy- Draft for Discussion, be moved to item no. 1.

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

3. CONSENT AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the following items be approved without further debate:

3.1 Minutes from the Meeting held July 6, 2017

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Minutes from the Meeting held July 6, 2017 be adopted.

CARRIED UNANIMOUSLY 17/COTW

3.2 Heritage Designation Application No. 000165 for 750 Pemberton Road

Committee received a report dated June 28, 2017, from the Director of Sustainable Planning and Community Development regarding an application to designate the property as heritage.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council consider the following motion:
"That Council consider the designation of the Carriage House located on the property at 750 Pemberton Road, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site."

CARRIED UNANIMOUSLY 17/COTW

3.3 Capital Regional District Arts and Culture Support Service Establishment Amendment Bylaw

Committee received a report dated July 20, 2017, from the City Clerk regarding the *CRD Arts and Culture Support Services Establishment Amendment Bylaw*.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council consent to the adoption of the Capital Regional District Bylaw No. 4127, Arts and Culture Support Services Establishment Bylaw.

CARRIED UNANIMOUSLY 17/COTW

3.4 Proclamation "World Hepatitis Day" July 28, 2017

Committee received a report dated July 20, 2017, from the City Clerk providing information regarding a proclamation for World Hepatitis Day on July 28, 2017.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the World Hepatitis Day, July 28, 2017 Proclamation be forwarded to the July 27, 2017 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY 17/COTW

3.5 Regional Coordination on Invasive Species Removal

Committee received a Council member motion dated July 21, 2017, from Councillor Isitt regarding regional coordination on invasive species removal.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council endorse the following resolution and direct staff to forward copies to the Capital Regional District Board and local governments in the Capital Region, requesting favourable consideration:

Resolution: Regional Coordination on Invasive Species

WHEREAS the Capital Region Invasive Species Partnership (CRISP) has served the needs of local governments in the region to coordinate invasive

species planning, monitoring, treatment, provincial mapping and reporting, training, public engagement, contractor management, and disposal;

AND WHEREAS the success of the inter-governmental CRISP team has led to consistent Provincial funding to aid in the coordination of efforts for the region;

AND WHEREAS the existing administrative model (an ad-hoc working group of staff from various municipalities) has required CRISP to partner with outside organizations to administer the funds, resulting in conditions of unstable and insecure employment with high turnover and low retention for the Provincially-funded position of Regional Invasive Species Coordinator – creating a situation where the region risks losing this Provincial funding and having local governments assume responsibilities, services and activities currently provided by CRISP.

THEREFORE BE IT RESOLVED THAT the City of Victoria request the Capital Regional District Board direct staff to do a report on the implications, feasibility and recommendations to house the duties of a Regional Invasive Species Coordinator within the CRD.

CARRIED UNANIMOUSLY 17/COTW

4. NEW BUSINESS

4.1 Inclusive Housing and Community Amenity Policy- Draft for Discussion

Committee received a Council member motion dated July 21, 2017, from Mayor Helps and Councillors Loveday and Isitt regarding a proposed inclusive housing and community amenity policy.

Motion:

It was moved by Mayor Helps, seconded by Councillor Loveday, that Council direct staff to:

1. Replace the City of Victoria Density Bonus Policy with an Inclusive Housing and Community Amenity Policy to better support the provision of non-market housing units within developments seeking density beyond the existing legal entitlement in the Zoning Regulation Bylaw.
2. Consider best practices in local governments in British Columbia's lower mainland and other relevant jurisdictions regarding density benefits for amenities and non-market housing.
3. Consider the attached Inclusive Housing and Community Amenity Policy - Draft for Discussion and provide advice on why any of these provisions should not be included in the final policy.
4. Invite comment on the proposed changes from Community Associations, the Urban Development Institute and agencies working in the field of housing affordability.
5. Report back to Council on a priority basis with any revisions to the proposed Inclusive Housing and Community Amenity Policy for final consideration by Council.

6. Examine actions identified within the Victoria Housing Strategy Implementation and other housing-related initiatives to determination which may be expedited to complete in 2017 or early 2018.
7. Consider additional resources required to complete and expedite the above work.

Committee discussed:

- Timelines and resources for this initiative.
- Creating a clear policy to indicate the preference for affordable units and creation of housing, including best practices of other jurisdictions.
- Concerns about amenity contributions going to housing rather than a common community benefit.

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, and Thornton-Joe
Against: Councillor Young

Councillor Isitt withdrew from the meeting at 9:29 a.m. to attend a meeting with the Island Corridor Foundation.

5. Presentation

5.1 Johnson Street Bridge Quarterly Update

Committee received a report dated July 20, 2017, from the Project Director for the Johnson Street Bridge Replacement Project providing an update on the project's quarterly progress.

Committee discussed:

- Rust concerns and whether the issue has been remedied.
- Timeframes for the bridge and marine-way closures.
- Integrating the public realm improvements for the Northern Junk site with the construction of the bridge.
- Estimates on local job creation from this project.
- During rush hour, alternating the side of the road with two lanes, similar to the designs in Vancouver.

Motion: It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council receive the presentation for information.

Committee discussed:

- Design and treatment for areas surrounding the bridge.

CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 10:16 a.m. and returned at 10:21 a.m. Councillor Alto was not present at the time the meeting reconvened.

Councillor Coleman withdrew from the meeting at 10:21 a.m. due to a pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of B.C.

Councillor Alto returned to the meeting at 10:23 a.m.

6. LAND USE MATTERS

6.1 Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street

Committee received reports dated July 13, 2017 and July 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to convert the existing building at 1002 Vancouver Street to a multiple dwelling consisting of 78 supportive housing and 15 affordable rental units for seniors over the age of 50 and designate the property as heritage.

Committee discussed:

- Rationale for the statutory right of way and whether or not it is necessary considering the pedestrian traffic in the area.
- The evaluation of the prospective residents and mitigating concerns for the neighbours.
- The Province's authority to override the City's zoning regardless of Council's decision.
- Rationale for entering into legal agreements with Cool Aid rather than BC Housing.

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents

- ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
- b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
- c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.

Development Variance Permit Application No. 00195

- 2. 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. 00588, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 - 1. Plans date stamped May 23, 2017.
 - 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
 - 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

- 3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Committee discussed:

- Providing advice and direction about Council's desires for the site, recognizing the Province's authority over City zoning.
- Taking caution around discussing the potential behaviours of residents and sticking to the land use considerations.

Amendment: It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include the following:

Rezoning Application No. 00588

- 1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - d. **That the following list of questions be answered and provided to Council as a condition of the Public Hearing:**

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
- The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
- Information regarding the current demographic at the building.
- Explanation of the Vulnerability Assessment Tool (VAT).
- Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
- A break down on how many low and medium need individuals will be placed according to the VAT assessment.
- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.

Committee discussed:

- Working with operators to mitigate problems that may arise and concerns raised by the neighbours.

Councillor Loveday withdrew from the meeting at 11:13 a.m. and returned at 11:14 a.m.

Amendment to the amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that the amendment be amended to include the following:

d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
- The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
- Information regarding the current demographic at the building.
- Explanation of the Vulnerability Assessment Tool (VAT).
- Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
- A break down on how many low and medium need individuals will be placed according to the VAT assessment.
- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.

- Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

Amendment to the amendment:

It was moved by Councillor Loveday, seconded by Mayor Helps, that the amendment be amended to include the following:

d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
- The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
- Information regarding the current demographic at the building.
- Explanation of the Vulnerability Assessment Tool (VAT).
- Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
- A break down on how many low and medium need individuals will be placed according to the VAT assessment.
- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
- Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:

- i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
- ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
- b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
- c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
- d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - Whether or not pets are permitted, especially dogs and cats.
 - Whether there are accessible units.
 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
 - Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

2. 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. 00588, if it is approved, consider the following motion:
 "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 1. Plans date stamped May 23, 2017.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Loveday, Lucas, Madoff, and Thornton-Joe
Against: Councillor Young

6.2 Rezoning Application No. 00564, Development Permit and Development Variance Permit Application No. 000564 for 2695 Capital Heights

Committee received reports dated July 13, 2017, from the Director of Sustainable Planning and Community Development regarding an application to subdivide the property, retain the existing single-family dwelling in the R-2 Zone and construct a new small lot house.

Motion: It was moved by Councillor Alto, seconded by Councillor Thornton-Joe:

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Variance Permit Application No. 000564 for 2695 Capital Heights

2. 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. 00564, if it is approved, consider the following motions:
 1. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements.
 - c. The Development Permit lapsing two years from the date of this resolution.

2. That Council authorize the issuance of a Development Variance Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear setback from 7.50m to 1.01m.
 - c. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- Concerns raised by community association and neighbours regarding the inclusion of the sidewalk.

Amendment: It was moved by Councillor Alto, seconded by Councillor Madoff, that the motion be amended as follows:

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, **and;**
2. **That prior to the public hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.**

On the amendment:

CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and;
2. That prior to the public hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

Development Variance Permit Application No. 000564 for 2695 Capital Heights

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. 00564, if it is approved, consider the following motions:

1. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements.
 - c. The Development Permit lapsing two years from the date of this resolution.

2. That Council authorize the issuance of a Development Variance Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear setback from 7.50m to 1.01m.
 - c. The Development Permit lapsing two years from the date of this resolution.

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

6.3 Development Variance Permit Application No. 000190 for 1358 and 1360 Thurlow Road

Committee received a report dated July 14, 2017, from the Director of Sustainable Planning and Community Development regarding an application to create a new small lot house and reduce the rear yard setback of the existing house.

Motion:

It was moved by Councillor Lucas, seconded by Councillor Alto, 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 Permit Application No.00190 for 1358 and 1360 Thurlow Road, in accordance with:

1. Plans date stamped June 22, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
- ii. reduce the front setback from 7.50m to 3.05m
- iii. reduce the side yard setback from 1.97m to 1.50m.

Proposed Lot B

- iv. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
 - v. reduce the minimum lot width from 15.00m to 13.70m
 - vi. reduce the minimum flanking street side yard setback of an accessory building from 7.50m to 7.31m.
2. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW

6.4 Rezoning Application No. 00508, Development Variance Permit Application No. 00194, and Heritage Designation Application No. 000162 for 121 Menzies Street

Committee received reports dated July 20, 2017, and July 11, 2017, from the Director of Sustainable Planning and Community Development regarding an application to permit a 10 dwelling unit house conversion and designate the property as heritage.

Motion:

It was moved by Councillor Lucas, seconded by Councillor Loveday:

Rezoning Application No. 00508

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00508 for 121 Menzies Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant:
 - a. Housing Agreement Bylaw to secure the 10 dwelling units as rental housing in perpetuity with a caretaker living on site to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Statutory Right-of-Way of 1.78 metres along Menzies Street to the satisfaction of the Director of Engineering and Public Works.

Development Variance Permit Application No. 00194

2. 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. 00508, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00194 for 121 Menzies Street in accordance with:

1. Plans date stamped May 25, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. decrease the dwelling unit floor area (minimum) from 33.00m² to 28.98m²
 - b. decrease the number of parking stalls from eight to one
 - c. locate the parking in the front yard
 - d. locate accessory buildings in the side yard
 - e. increase total site coverage from 40% to 42.30%
 - f. increase the height of one accessory building from 3.50m to 4.41m
 - g. decrease the rear setback of an accessory building from 0.60m to 0.50m
 - h. decrease the side setback of accessory buildings from 0.60m to 0.40m
 - i. decrease the separation space between an accessory building and a principle building from 2.40m to 1.0m
 - j. increase the rear yard site coverage for an accessory building from 25.00% to 29.80%
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000162

3. That Council consider the following motion:

"That Council approve the designation of the property located at 121 Menzies Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 17/COTW

7. STAFF REPORTS

7.1 Engagement Framework and 2017 - 2018 Public Engagement Road Map

Committee received a report dated June 27, 2017, from the Deputy City Manager providing information and recommendations regarding the engagement framework and public engagement road map.

Councillor Coleman returned to the meeting at 11:41 a.m.

Councillor Alto withdrew from the meeting at 11:42 a.m. and returned at 11:44 a.m.

Committee discussed:

- Ensuring engagement opportunities are accessible to all.
- Allowing Council to access the raw engagement material rather than a summary.

Motion: It was moved by Mayor Helps, seconded by Councillor Alto, that Council adopt the Engagement Framework and 2017 - 2018 Public Engagement Road Map.

Amendment: It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be amended as follows:
That Council adopt the Engagement Framework and 2017 - 2018 Public Engagement Road Map **and add a section on the City's principles of accessible engagement.**

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:
That Council adopt the Engagement Framework and 2017 - 2018 Public Engagement Road Map and add a section on the City's principles of accessible engagement.

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

8. NEW BUSINESS CONTINUED

8.1 Upholding Non-Discrimination Principles at City Land Use Consultations

Committee received a Council member motion dated July 20, 2017 from Councillors Alto and Loveday regarding non-discrimination principles at land use consultations.

Motion: It was moved by Councillor Alto, seconded by Councillor Loveday:
RESOLVED that Mayor and Council act to ensure that all City endorsed public consultations regarding land use and development be carried out in a manner that upholds the City's commitment to non-discrimination;

AND BE IT FURTHER RESOLVED that Council direct staff to create policies to guide and facilitate safe, inclusive, and constructive public consultations that include the following measures:

- Communicate to the public the terms of reference to be addressed in rezoning/development applications, including direction that an individual's race, gender, age, religion, political or ethnic affiliation, sexual orientation, marital or family status, social or economic status, or disability, are not acceptable considerations for approval or denial of these applications.
- Prepare, present and post at a CALUC or other city-endorsed land use review meetings a list of guidelines that outline acceptable behaviours in public consultations, including anti bullying and anti-discrimination best practices.
- Develop and implement procedures to confront bullying and discriminatory conduct that violates the City's commitment to human rights, anti-racism and anti-discrimination, and denies or restricts the participation of organizations and individuals in CALUC meetings or public hearings.
- Provide opportunities for public sessions in which dialogue is had that will help to confront community stigma associated with poverty and addictions

Amendment: It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be amended as follows:

That the following motion be referred to the next quarterly update and direct staff to report back at the update on the potential implications and staff resources to carry out this work:

RESOLVED that Mayor and Council act to ensure that all City endorsed public consultations regarding land use and development be carried out in a manner that upholds the City's commitment to non-discrimination;

AND BE IT FURTHER RESOLVED that Council direct staff to create policies to guide and facilitate safe, inclusive, and constructive public consultations that include the following measures:

- Communicate to the public the terms of reference to be addressed in rezoning/development applications, including direction that an individual's race, gender, age, religion, political or ethnic affiliation, sexual orientation, marital or family status, social or economic status, or disability, are not acceptable considerations for approval or denial of these applications.
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- Develop and implement procedures to confront bullying and discriminatory conduct that violates the City's commitment to human rights, anti-racism and anti-discrimination, and denies or restricts the participation of organizations and individuals in CALUC meetings or public hearings.

- Provide opportunities for public sessions in which dialogue is had that will help to confront community stigma associated with poverty and addictions

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Concerns about the enforceability of the principles at community associations.
- Concerns about censoring comments while ensuring discrimination and stereotyping does not occur.

Main motion as amended:

That the following motion be referred to the next quarterly update and direct staff to report back at the update on the potential implications and staff resources to carry out this work:

RESOLVED that Mayor and Council act to ensure that all City endorsed public consultations regarding land use and development be carried out in a manner that upholds the City's commitment to non-discrimination;

AND BE IT FURTHER RESOLVED that Council direct staff to create policies to guide and facilitate safe, inclusive, and constructive public consultations that include the following measures:

- Communicate to the public the terms of reference to be addressed in rezoning/development applications, including direction that an individual's race, gender, age, religion, political or ethnic affiliation, sexual orientation, marital or family status, social or economic status, or disability, are not acceptable considerations for approval or denial of these applications.
- Prepare, present and post at a CALUC or other city-endorsed land use review meetings a list of guidelines that outline acceptable behaviours in public consultations, including anti bullying and anti-discrimination best practices.
- Develop and implement procedures to confront bullying and discriminatory conduct that violates the City's commitment to human rights, anti-racism and anti-discrimination, and denies or restricts the participation of organizations and individuals in CALUC meetings or public hearings.
- Provide opportunities for public sessions in which dialogue is had that will help to confront community stigma associated with poverty and addictions

On the main motion as amended:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe
Against: Councillor Young

8.2 Councillor Sharing – Update on the Supervised Consumption Services Partners' Project

Committee received a Council member memo dated July 23, 2017, from Councillor Alto regarding an update on the supervised consumption services partners' project.

Motion: It was moved by Councillor Alto, seconded by Councillor Loveday, that Council receive the report for information.

CARRIED UNANIMOUSLY 17/COTW

9. ADJOURNMENT

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas, that the Committee of the Whole meeting of July 27, 2017, be adjourned at 12:13 p.m.

CARRIED UNANIMOUSLY 17/COTW

CERTIFIED CORRECT:

CITY CLERK

MAYOR