

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD NOVEMBER 16, 2017

For the Council Meeting of November 23, 2017, the Committee recommends the following:

1. Indigenous Walk of Fame

That Council approves in principle the establishment of an Indigenous Walk of Fame in the City of Victoria, subject to confirmation of support of the Songhees and Esquimalt Nations, and welcomes a formal proposal identifying the scope, content, sponsoring organizations, budget and maintenance plan for this initiative.

2. Advocacy for Federal Leadership for Housing Affordability

That Council requests that the Mayor, on behalf of Council, write to the Prime Minister of Canada, the federal Minister of Finance, and the federal Minister of Infrastructure and Communities, copying Members of Parliament from British Columbia and member local governments of the Federation of Canadian Municipalities, indicating that the City of Victoria is willing and ready to be an active partner for housing affordability and requesting Federal government leadership in the following areas in partnership with Provincial governments, First Nations governments, local governments and housing providers:

- (1) Incorporate the right to housing into Canadian law, advancing legislation, programs and resources that guarantee the right to housing as recognized in the Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights, international agreements to which Canada is a signatory.
- (2) Restore stable, multi-year transfer payments to Provincial governments and First Nations governments to expand and refurbish the supply of non-market housing.
- (3) Introduce effective fiscal and taxation tools to encourage the use of residential property to provide housing, and discourage speculation, “flipping,” commodity investment and other market distortions that contribute toward a sharp escalation in the price of housing, including the option of a phased-in Capital Gains Tax exemption for primary residences that increases over time to encourage residential occupancy.
- (4) Restore taxation and construction incentives to encourage the development of new purpose-built market rental and purpose-built non-market rental housing.
- (5) Restore the Residential Rehabilitation Assistance Program (RRAP) to support the refurbishment and retention of affordable rental housing.
- (6) Restore the Co-operative Housing Program, to support the expansion of new cooperative housing supply and support the refurbishment of existing housing co-ops.
- (7) Commit \$30-million toward the Regional Housing First Strategy in British Columbia’s Capital Region, and fund similar partnerships in other regions to eliminate homelessness by providing housing with supports.

3. Advocacy for Provincial Leadership for Housing Affordability

That Council requests that the Mayor, on behalf of Council, write to the provincial Minister of Municipal Affairs and Housing and the provincial Minister of Finance, copying the Premier of British Columbia, Members of the Legislative Assembly representing constituencies in the Capital Region, and member local governments of the Union of British Columbia Municipalities, indicating that the City of Victoria is willing and ready to be an active partner for housing affordability and requesting Provincial government leadership in the following areas in partnership with the Federal government, First Nations governments, local governments and housing providers:

- (1) Increase the supply of non-market housing.
- (2) Create an inventory of public and private land suitable for development for affordable housing.

- (3) Introduce effective fiscal and taxation tools to encourage the use of residential property to provide housing, and discourage speculation, “flipping,” commodity investment and other market distortions that contribute toward a sharp escalation in the price of housing, including adjustments to the Property Transfer Tax to encourage residential occupancy and discourage speculation.
- (4) Guarantee a dedicated and fixed portion of revenues from Property Transfer and Land Value Capture taxes for local Affordable Housing and Transit infrastructure.
- (5) Extend Vacancy Taxation Authority to local governments, providing communities with the discretion to decide whether to introduce an additional tax to discourage vacant and derelict buildings, and encourage the occupancy, maintenance, and improvement of buildings to address housing affordability and public safety.
- (6) Restore the authority of local governments to introduce a Land Value Tax, to incentivize improvements to property for housing and other purposes, and create a disincentive to holding vacant property for speculative purposes.
- (7) Consider granting local governments the authority to take title to vacant and derelict buildings, to encourage the occupancy, maintenance, and improvement of buildings to address housing affordability and public safety.
- (8) Amend the Residential Tenancy Act and provide additional resources to the Residential Tenancy Branch to strengthen protections for renters facing rent increases and “renovictions” and “demovictions.”

4. Making British Columbia Barrier Free

That Council requests the Mayor write the Province of British Columbia to request that BC's Legislative Assembly enact a strong and effective British Columbians with Disabilities Act.

5. Development Variance Permit No. 00196 for 1126 Rockland Avenue

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. 00196 for 1126 Rockland Avenue, in accordance with:

1. Plans date stamped October 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking requirement from 45 stalls to 30 stalls
 - ii. reduce the minimum dwelling unit size from 33m² to 29.3m² (for Suite B and Suite B Modified)
 - iii. reduce the minimum horizontal distance between surface parking and dwelling unit windows from 6.00m to 0.00m.
3. The Development Permit lapsing two years from the date of this resolution.

6. Zoning Regulation Bylaw Amendment: Schedule D- Home Occupations

That Council:

1. Direct staff to prepare amendments to the *Zoning Regulation Bylaw* to update *Schedule D - Home Occupations* to increase the number of home occupations from one to three, provided only one home occupation has customers that visit the dwelling, and prohibit cannabis-related businesses.
2. Direct staff to report back within two years on any challenges and successes associated with this change or proposed additional amendments.

7. Victoria Housing Strategy 2016-2025 - Annual Review

That Council:

1. Receive this Victoria Housing Strategy annual review for information;

2. Consider a supplementary budget request of \$250,000 as part of the 2018 Financial Plan process to support City of Victoria housing initiatives; and direct staff to:
 - a. Develop an Inclusionary Housing Policy that considers Council's objectives and utilizes Council's draft inclusionary housing policy as a foundational framework and advise why any of these provisions should not be included in the final policy.
 - b. Engage with housing stakeholders, members of the Mayor's Task Force on Housing Affordability and the public on proposed new items to bring forward to include in the Victoria Housing Strategy going forward.

8. Emergency Program Bylaw

That Council direct staff to bring forward the *Emergency Program Bylaw* to the November 23, 2017 Council meeting for first, second and third readings.

9. Letter from the Minister of Energy, Mines and Petroleum Resources

That the letter be referred to the December 14, 2017 Committee of the Whole Meeting.

10. Optimizing Neighbourhood Benefit of Regional Waste-Water Conveyance Infrastructure

That Council direct staff to include the following components in design work currently underway with the CRD Core Area Waste Water Project for the Residual Solids Conveyance Pipe, Dallas Road Forcemain and North East Trunk:

1. Review public input that has been received through City of Victoria-led local area planning processes for Victoria West, Fairfield and Gonzales; Community Association-led engagement processes; and CRD-led engagement processes, to identify neighbourhood traffic calming, active transportation and public realm priorities along the route of the CRD conveyance infrastructure, including:
 - (a) Opportunities for traffic calming, active transportation and public realm improvements on Dominion Road, Hereward Road, Craigflower Road and Arm Street in Victoria West, with particular attention to the intersections of Dominion / Pine, Hereward / Wilson and Dominion / Craigflower;
 - (b) Opportunities for traffic calming, active transportation and public realm improvements along Dallas Road in James Bay, with particular attention to the intersections of Dallas / Niagara / St. Lawrence, Dallas / Oswego, Dallas / Menzies, Dallas / Government, and Dallas / Douglas.
 - (c) Opportunities for traffic calming, active transportation and public realm improvements along Dallas Road, Memorial Crescent and the North East Trunk alignment in Fairfield and Gonzales, with particular attention to the intersections of Dallas / Cook, Dallas / Moss and Dallas / Memorial Crescent.
2. Direct staff to report back on any opportunities to make neighbourhood mobility, placemaking, traffic calming, and transportation improvements in the Victoria West, and reach out to Victoria West Community Association for their input.
3. Continue to work with James Bay and Fairfield-Gonzales community associations on opportunities to advance these traffic calming, active transportation and public realm priorities in conjunction with the CRD construction project.
4. Report to Council on options for advancing traffic calming, active transportation and public realm priorities along the alignment of the Residual Solids Conveyance Pipe, Dallas Road Forcemain and North East Trunk, including possible capital allocations in the 2018 Financial Plan to achieve neighbourhood priorities in the near term and at a lower total cost to the city, by completing this work in conjunction with the CRD Project.