

COMMITTEE OF THE WHOLE MOTIONS
FROM THE MEETING HELD JUNE 22, 2017

For the Council Meeting of June 22, 2017, the Committee recommends the following:

1. Development Permit with Variances Application No. 00037 for 1025, 1029, 1035, and 1075 Tolmie Avenue (Hillside/Quadra)

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. 00037 for 1025, 1029, 1035 and 1075 Tolmie Avenue, in accordance with:

1. Plans date stamped April 7, 2017.
2. Development meeting all Zoning Regulations Bylaw requirement, except for the following variances:
 - i. Lot 2
 - a. reduce the front setback from 6.00m to 5.40m;
 - ii. Lot 3
 - a. reduce the front setback from 6.00m to 5.54m;
 - iii. Lot 5
 - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 6);
 - iv. Lot 6
 - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 5);
 - v. Lot 7
 - a. permit required 7.0m drive aisle to project onto adjacent property (Lot 8);
 - vi. Lot 8
 - a. reduce the side setback (south) from 7.50m to 5.31m;
 - b. reduce the side setback (north) from 4.00m to 2.75m.
3. The Development Permit lapsing two years from the date of this resolution.
4. Prior to the issuance of a building permit the appropriate encroachment agreement be executed to the satisfaction of the Director of Sustainable Planning and Community Development."

2. UBCM Resolution: Local Partnerships for Energy Efficiency Retrofits

That Council endorse the following resolution and directs staff to forward copies to UBCM member local governments, as well as the Provincial ministers responsible for Climate Action, Finance and Housing, requesting favourable consideration:

Resolution: Local Partnerships for Energy Efficiency Retrofits

WHEREAS local governments across North America are partnering with other levels of government to provide incentive programs to property owners to save money and reduce the environmental impact of buildings, including incentive programs funded through local service charges to support the installation of solar energy technology options for solar photovoltaic, solar hot air and solar hot water;

AND WHEREAS municipal local improvement charges in British Columbia cannot currently include the provision of cost recovery for municipal services on private property;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with local governments, First Nations governments and the federal government to introduce robust incentive programs to support residents, property owners and property managers in improving energy efficiency of buildings to address climate action and housing affordability objectives;

AND BE IT FURTHER RESOLVED THAT the Province of British Columbia enact legislation to allow the cost recovery of municipally-financed green energy technologies on private properties through municipal local improvement charges.

3. Neighbourhood Association Engagement in Pre-Budget Process

1. That Council direct the Neighbourhoods Team to canvas their respective Neighbourhood Associations each summer to gather input from the neighbourhoods to help shape the budget for the following year.
2. That Council direct staff to add this input gathering with Neighbourhood Associations to the Public Engagement Road Map for 2017 and 2018.

4. UBCM Resolution: Optimizing Community Benefits of Forest Resources

THAT Council endorse the following resolution for consideration at the 2017 annual convention of the Union of BC Municipalities, and directs staff to forward this resolution to member local governments requesting favourable consideration and resolutions of support:

Resolution: Optimizing Community Benefits of Forest Resources

WHEREAS British Columbia's regions are rich in forest resources, a renewable source of employment, revenues and materials that provide vital habitat for biological diversity, water quality, outdoor recreation and economic development;

AND WHEREAS employment and public revenues from British Columbia's forests have declined substantially in recent decades, at the same time that watersheds and ecosystems have experienced negative impacts due to existing forestry practices;

AND WHEREAS British Columbia's diverse communities can realize substantially improved outcomes from forest resources by adopting best practices in forest stewardship and forest management from Scandinavia and other jurisdictions;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with First Nations, regional districts and municipalities to substantially improve community benefits of forest resources, including: expansion of community tenures, introduction of regional log markets, incentives for value-added production, and strengthened standards of forest stewardship to increase legislated protection of drinking watersheds and biological diversity.

5. 2017 Micro Grant Applications

That Council approve the eligible Micro Grant applications outlined in Appendix A of the report dated June 14, 2017.

6. Strategic Plan Grant Review Committee Report

That Council:

1. Approve the Grants and amounts proposed in the attached table of the report dated June 22, 2017.
2. Direct key staff to meet with Committee members to review questions and suggestions with respect to both policy and process as part of Council's evaluation of the pilot project after the 2017 Strategic Plan Grants have been awarded and prior to the intake of grants in 2018.

7. Crystal Pool and Fitness Centre Renewal Project Update

That Council:

1. Receive this report for information.
2. Direct staff to work with the North Park Neighbourhood Association to develop a Memorandum of Understanding for the North Park use of the facility.
3. That 'Wellness' replace 'Fitness' in the project name.

8. Rezoning Application No. 00554 for 345 Quebec Street (James Bay)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00554 for 345 Quebec Street; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council; and a Public Hearing date be set after the execution of a Housing Agreement, to the satisfaction of City staff, to secure 219 residential rental units for a minimum of *20 years* and to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units, *and that the transient use be removed from the zone.*

9. Development Permit Application No. 00491 for 345 Quebec Street (James Bay)

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. 00554, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000491 for 345 Quebec Street, subject to the applicant revising the ground floor units to address privacy and street relationship issues to the satisfaction of the Director of Sustainable Planning and Community Development and in accordance with:

1. Plans dated June 5, 2017 (as amended to address privacy and street relationship issues)
2. Development meeting all Zoning Regulation Bylaw requirements;
3. The Development Permit lapsing two years from the date of this resolution."

10. Rezoning Application No. 00577 for 541 Herald Street (Downtown)

That Council decline the application.

That Council refer the issue of defining 'schools' in the *Storefront Cannabis Retailer Rezoning Policy* to staff.

11. Rezoning Application No. 00545 for 750 Pemberton Avenue (Rockland)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00545 for 750 Pemberton Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following document, executed by the applicant to the satisfaction of City Staff:
 - i. Housing Agreement to ensure the rental of the eight units in the existing heritage-designated house conversion, and two units in the existing coach house, would remain rental suites in perpetuity.
 - ii. Section 219 Covenant to secure the community garden on lot 2 and design of the three proposed single-family dwelling units by ensuring the dwelling units are constructed in accordance with the plans approved by Council.
 - iii. A no-build/non-disturbance and tree protection covenant to ensure there are no buildings or structures constructed in the proposed greenspace and the protection of the existing trees onsite.
 - iv. The applicant complete exploratory digging around the Black Pine and Elm trees to determine the location of the roots and potential impacts the construction of the proposed single family dwelling on lot 1 would have on the trees.

12. Affordable Housing and Retention Policy

When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to demolish existing residential rental buildings containing more than four rental dwelling units shall be accepted, *to the greatest extent possible within the City's legal authority, for six months, while the following policy work is being completed and is received by Council:*

1. Completion of the Rental Housing Retention Review;
 2. Adoption of a Standards of Rental Housing Maintenance Bylaw;
 3. Adoption of a policy to ensure no net loss of affordable units with at least an equivalent number of units at the same rental price in new developments;
 4. Progress toward development of a Rental Housing Incentive Program;
 5. Investigation of increased municipal protections for tenants facing displacement due to renovations/demolitions, including priority for housing at comparable rents in refurbished/new units and increased compensation from landlords for displacement.
- The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

The rental apartment vacancy rate shall be calculated in accordance with the provisions of the Residential Strata Titling Policy.

6. That Council direct staff to bring forward a budget amendment drawing on the 2017 contingency to fund this work in an expedited manner, including the possibility of hiring a second housing planner on a contract basis.
7. That Council direct staff to provide further legal advice on this matter.

13. Letter to the Province Advocating Changes to the Residential Tenancy Act

Be It Resolved that Council requests the Mayor write to the Premier of British Columbia and the Minister responsible for housing to advocate for changes to the Residential Tenancy Act to provide greater protections for tenants facing displacement due to “renovictions” including giving tenants the first right of refusal and the right to return to their unit at a fair rate.

14. UBCM Resolution: Encouraging the Use Value of Residential Property

That this motion be referred to the June 22, 2017 Council Meeting:

That Council endorse the following resolution and directs staff to forward copies to UBCM member local governments, as well as the Provincial and Federal ministers responsible for Finance and Housing, requesting favourable consideration:

Resolution: Encouraging the Use Value of Residential Property

WHEREAS residents and communities across British Columbia face acute housing affordability and housing availability challenges, threatening the economic security of individuals as well as the productivity and viability of local economies, as youth, seniors, people with disabilities and working people lack access to affordable, reliable housing options;

AND WHEREAS effective fiscal and taxation tools have been identified to address these challenges by encouraging the use value of residential property for housing and discouraging speculation, “flipping” and other market distortions;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia and Government of Canada take action to introduce effective fiscal and taxation tools to encourage the use value of residential property to provide housing, and discourage speculation, “flipping” and other market distortions of residential property;

AND BE IT FURTHER RESOLVED THAT the Province of British Columbia give serious consideration to further adjustments to the Property Transfer Tax to encourage residential occupancy and discourage speculation, and review the Capital Gains Tax Exemption for primary residences in order to encourage residential occupancy and discourage speculation.