

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 2, 2017

For the Council Meeting of March 9, 2017, the Committee recommends the following:

1. Rezoning Application No. 00552 for 695 Alpha Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in the Rezoning Application No. 00552 for 695 Alpha Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

2. Motorized Sightseeing Vehicle Parking Stands – Management Review Update

That Council direct staff to:

1. Amend Schedule D of the *Vehicles for Hire Bylaw* to extend the current Motor Sightseeing Vehicle Parking Stands 1, 2, and 4 allocations to December 31, 2017.
2. Conduct a competitive process for the allocation of Motor Sightseeing Vehicle Parking Stand 3 from April 1, 2017 to December 31, 2017 using the current criteria, subject to the condition that Stand 3 be used exclusively by zero tail pipe emissions vehicles.
3. Obtain bus operating and technical data from Motor Sightseeing Vehicle Parking Stand users and use this data to assess the relative impact of emissions from the buses using the parking stand on air quality.
4. Complete a bus-stand economic assessment to define the value of the parking stands to inform the 2018 management plan and determination of fees.
5. Consult with the key stakeholders using the results from the operational and economic assessment, on the development of the new process for allocating the Motor Vehicle Parking Stands that balances the triple bottom line of social responsibility, environmental stewardship and economic prosperity.
6. Report in October 2017 with recommendations for a new process for allocating the Motor Sightseeing Vehicle Parking Stands.

3. Centennial Square – Public Washroom Design

That Council direct staff to proceed with the design build tender for the public washrooms next to Centennial Square as outlined in the report of February 8, 2017.

4. Capital Regional District Water Supply Commission - Voting

That the extra vote be allocated:

1. To the Mayor when she or he is a water board member.
2. To other members in order of votes received at the most recent election.

5. Conference Attendance Request

That Council authorizes the attendance and associated costs for Councillor Alto to attend the Crime Prevention Workshop meeting to be held in Surrey, BC on March 10th, 2017.

6. Appointment of an alternate to the CRD Arts Commission

BE IT RESOLVED THAT Council appoints Councillor Madoff as the alternate to the CRD ARTS Commission.

7. Short Term Vacation Rental

Scenario 2: Entire condo with transient zoning

Direct staff to provide advice on what tools are available to limit the number of STVRs where they are currently allowed, and that this report includes the option of an "opt-in" mechanism for a City initiated rezoning to prohibit transient accommodation as a permitted use, where a majority of owners of units in a residential multi-unit building (condominium) downtown indicate their preference for this rezoning.

Motions Approved at the January 26, 2017 Council Meeting:

Scenario 1: Entire condo with no transient zoning

1. That Council direct staff to proactively enforce current prohibition in zoning so Short-Term Vacation Rentals cease.
2. That staff report back to Council on options for permitting and enforcing limited, ancillary use of residential properties (in multi-unit and single-family dwellings, in all neighbourhoods in the city) by the occupants (owners or renters) for a limited number of maximum days in each calendar year for the commercial purpose of providing short-term vacation rentals.
3. Motion to refer to the February 16, 2016 Committee of the Whole meeting and invite comment from the BnB Association, the Hotel Association and other operator, industry representatives that want to provide comment:
That the City write to the province asking there be a repeal of Section 78(1)(b) of the Provincial Sales Tax exemption and refund regulation.

Scenario 2: Entire condo with transient zoning

- ~~1. That Council direct staff to maintain zoning rights and proactively enforce through business license registration; monitor use through business license tracking and review collected data and assess annually the need for potential rezoning.~~
- ~~2. That Council direct staff to introduce language in the Zoning Bylaw and/or Housing Agreements for all new developments (in Downtown and all City neighbourhoods) to ensure that new residential-zoned units are used for the primary purpose of housing, rather than short-term vacation rentals.~~
- ~~3. That staff be directed to contact the BC Assessment Authority, drawing the Authority's attention to the existence of properties within the City of Victoria being used primarily for the commercial purpose of providing short-term vacation rentals, which should properly be classified (and taxed) as Commercial properties, rather than Residential properties.~~

Scenario 3: 1-2 bedrooms within occupied condo

That Council direct staff to permit and proactively enforce through business license registration and tracking.

Scenario 4: Entire homes

That Council direct staff to proactively enforce current regulations so Short-Term Vacation Rentals cease.

Scenario 5: Entire secondary suites (including garden suites)

That Council direct staff to proactively enforce current regulations so Short-Term Vacation Rentals cease.

Scenario 6: 1 - 2 Bedrooms within occupied SFD

That Council direct staff to proactively enforce current zoning rights through business license registration and monitor use through business license tracking.

1. That Council receive the December 23, 2016 report to guide and inform the short-term vacation rentals workshop on January 19, 2017; and
2. That staff report back with policy, regulatory and enforcement recommendations based on the workshop discussion.