

**MINUTES OF THE
COMMITTEE OF THE WHOLE MEETING
HELD THURSDAY, NOVEMBER 16, 2017, 9:00 A.M.**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.

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

Absent: Councillor Madoff

Absent for a portion of the meeting: Councillor Loveday

Staff Present: J. Jenkyns – Acting City Manager; C. Coates – City Clerk; C. Havelka – Deputy City Clerk; T. Zworski – City Solicitor; P. Bruce – Fire Chief; S. Thompson – Director of Finance; J. Jensen – Head of Human Resources; J. Tinney – Director of Sustainable Planning & Community Development; B. Eisenhower – Head of Engagement; F. Work – Director of Engineering & Public Works; A. Hudson – Assistant Director of Community Planning; K. Moore – Manager of Economic & Business Development; A. Johnson – Senior Planner; L. Taylor – Senior Planner; L. Milburn – Senior Planner, Housing Policy; M. Angrove – Planner; Q. Anglin – Business Ambassador; A. M. Ferguson – Recording Secretary

Councillor Loveday was not present at the time the meeting convened.

2. APPROVAL OF AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the Agenda of the November 16, 2017, Committee of the Whole meeting be approved.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Alto, that the Agenda of the November 16, 2017, Committee of the Whole meeting be amended as follows:

Consent Agenda:

Item No. 6 - Motion regarding BC Human Rights Commission

Item No. 7 - Indigenous Walk of Fame

Item No. 8 - Advocacy for Federal Leadership for Housing Affordability

Item No. 9 - Advocacy for Provincial Leadership for Housing Affordability

Item No. 10 - Making British Columbia Barrier Free

Other Item:

Item No. 6 - Motion regarding BC Human Rights Commission, be considered by Council for ratification immediately following the Committee of the Whole Meeting

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That the Agenda of the November 16, 2017, Committee of the Whole Meeting be approved with the following amendments:

Consent Agenda:

Item No. 6 - Motion regarding BC Human Rights Commission

Item No. 7 - Indigenous Walk of Fame

Item No. 8 - Advocacy for Federal Leadership for Housing Affordability

Item No. 9 - Advocacy for Provincial Leadership for Housing Affordability

Item No. 10 - Making British Columbia Barrier Free

Other Item:

Item No. 6 - Motion regarding BC Human Rights Commission, be considered by Council for ratification immediately following the Committee of the Whole Meeting

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

3. CONSENT AGENDA

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

Councillor Thornton-Joe withdrew from the meeting at 9:03 a.m.

Councillor Loveday joined the meeting at 9:03 a.m.

Councillor Thornton-Joe returned to the meeting at 9:04 a.m.

3.1 Motion regarding BC Human Rights Commission

Committee received a Council member motion dated November 15, 2017, from Councillors Alto and Loveday regarding recommendations for advocacy to the Provincial Government on BC Human Rights Commission.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council request the Mayor send the attached letter to provincial Parliamentary Secretary Ravi Kahlon no later than November 17, 2017.

CARRIED UNANIMOUSLY 17/COTW

3.2 Indigenous Walk of Fame

Committee received a Council member motion dated November 9, 2017, from Councillors Thornton-Joe, Isitt, and Loveday regarding recommendations for an indigenous walk of fame.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, 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.

CARRIED UNANIMOUSLY 17/COTW

3.3 Advocacy for Federal Leadership for Housing Affordability

Committee received a report dated November 9, 2017, from Councillors Isitt and Loveday regarding recommendations for advocating to the federal government for housing affordability.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, 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.

CARRIED UNANIMOUSLY 17/COTW

3.4 Advocacy for Provincial Leadership for Housing Affordability

Committee received a report dated November 9, 2017, from Councillors Isitt and Loveday regarding recommendations for advocating to the provincial government for housing affordability.

Motion:

It was moved by Councillor Isitt, seconded by Councillor Alto, 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.”

CARRIED UNANIMOUSLY 17/COTW

3.5 Making British Columbia Barrier Free

Committee received a report dated November 9, 2017, from Councillor Loveday regarding recommendations for advocating to the provincial government for a Disabilities Act.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, 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.

CARRIED UNANIMOUSLY 17/COTW

4. LAND USE MATTERS

4.1 Development Variance Permit No. 00196 for 1126 Rockland Avenue

Committee received a report dated November 2, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct six self-contained dwelling units in an existing rental building utilizing the existing floor area.

Committee discussed:

- Liveability of the units with the proposed window dimensions.
- Proposed residential parking configuration.

Motion: It was moved by Councillor Isitt, seconded by Councillor Loveday, 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.

CARRIED UNANIMOUSLY 17/COTW

5. STAFF REPORTS

5.1 Zoning Regulation Bylaw Amendment: Schedule D- Home Occupations

Committee received a report dated November 1, 2017, from the Director of Sustainable Planning and Community Development regarding amendments to the Zoning Regulation Bylaw in Schedule D.

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas, that Council 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.

Amendment: It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include the following:
Direct staff to report back in two years on any challenges and successes associated with the change.

Amendment to the amendment:
It was moved by Councillor Isitt, seconded by Mayor Helps, that the amendment be amended as follows:
Direct staff to report back within two years on any challenges and successes associated with the change or proposed additional amendments.

Committee discussed:

- Tax rates for residential and commercial buildings and the economic drivers for home businesses.

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

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Amendment: It was moved by Councillor Isitt, that the motion be amended to include the following:
Direct staff to provide BC Assessment Authority with the location of home based businesses for which licences have been issued on an annual basis.

MOTION FAILED DUE TO NO SECONDER

Amendment: It was moved by Councillor Isitt, seconded by Councillor Young, that the motion be amended to include the following:
Direct staff to report back on the implications and advisability of sharing data on the location of home-based businesses in the City of Victoria with the BC Assessment Authority on an annual basis, to ensure fair taxation of property used for commercial purposes.

Councillor Loveday withdrew from the meeting at 9:41 a.m. and returned at 9:41 a.m.

On the amendment:
DEFEATED 17/COTW

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

Main motion as amended:

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 the change or proposed additional amendments.

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

Committee recessed at 9:44 a.m. and reconvened at 9:52 a.m.

5.2 Victoria Housing Strategy 2016-2025 - Annual Review

Committee received a report dated November 8, 2017, from the Director of Sustainable Planning and Community Development regarding the first annual review of the Victoria Housing Strategy 2016-2025.

Mayor Helps withdrew from the meeting at 9:54 a.m.. Councillor Isitt assumed the Chair in her absence.

Mayor Helps returned to the meeting at 9:55 a.m.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, 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. proceed with the proposed Inclusionary Housing Policy,
 - b. engage with housing stakeholders and the public on proposed new items to bring forward to include in the Victoria Housing Strategy going forward.

Committee discussed:

- Potential incentives for home owners providing affordable rental housing.
- Housing with supports for the homeless.

Amendment: It was moved by Councillor Alto, seconded by Mayor Helps, that the motion to be amended in point 2. a. as follows:

- a. ~~proceed with the proposed~~ **develop an Inclusionary Housing Policy that considers Council's objectives and utilizes Council's draft inclusionary housing policy as a foundational framework,**

Amendment to the amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the amendment be amended as follows:

- a. ~~proceed with the proposed~~ **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,**

On the amendment to the amendment:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and Thornton-Joe

Against: Councillor Young

On the amendment:

CARRIED UNANIMOUSLY 17/COTW

Amendment: It was moved by Councillor Thornton-Joe, seconded by Mayor Helps, that the motion to be amended in point 2. b. as follows:

- b. **engage with housing stakeholders and 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.

On the amendment:

CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

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 and 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.

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, and Thornton-Joe

Against: Councillor Young

Committee recessed at 10:57 a.m. and reconvened at 11:05 a.m.

5.3 Emergency Program Bylaw

Committee received a report dated November 16, 2017, from the Fire Chief regarding updates to the *Emergency Program Bylaw*.

Mayor Helps withdrew from the meeting at 11:08 a.m.. Councillor Isitt assumed the Chair in her absence.

Mayor Helps returned to the meeting at 11:08 a.m.

Motion: It was moved by Councillor Coleman, seconded by Mayor Helps, that Council direct staff to bring forward the *Emergency Program Bylaw* to the November 23, 2017 Council meeting for first, second and third readings.

Committee discussed:

- Updates on the City Studio program.

CARRIED UNANIMOUSLY 17/COTW

6. NEW BUSINESS

6.1 Letter from the Minister of Energy, Mines and Petroleum Resources

Committee received a letter dated October 4, 2017, from the Minister of Energy, Mines and Petroleum Resources regarding measures to encourage building retrofits for energy efficiency.

Committee discussed:

- Programs and supports for residents to improve energy efficiency of buildings.

Motion: It was moved by Councillor Isitt, seconded by Mayor Helps, that the letter be referred to the December 14, 2017, Committee of the Whole Meeting.

CARRIED UNANIMOUSLY 17/COTW

6.2 Optimizing Neighbourhood Benefit of Regional Waste-Water Conveyance Infrastructure

Committee received a report dated November 10, 2017, from Councillors Isitt and Loveday regarding options for traffic calming, active transportation and public realm improvements in design work currently underway with CRD Project staff, including possible recommendations for City expenditures in the 2018 Financial Plan.

Motion: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the following motion be referred to the next Quarterly Update to report back on the advisability and implications of adding this to the work plan:

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. Engage the Victoria West, 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.
3. 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.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended to remove the following point:

- ~~2. Engage the Victoria West, 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.~~

On the amendment:
DEFEATED UNANIMOUSLY 17/COTW

Amendment: It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended in the following point:

2. **Continue to** engage the ~~Victoria West~~, 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.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

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

~~That the following motion be referred to the next Quarterly Update to report back on the advisability and implications of adding this to the work plan:~~

2. **Report back on any opportunities to make neighbourhood mobility and transportation improvements in Victoria West, and reach out to Victoria West Community Association for their input.**

Amendment to the amendment:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that the motion be amended to include the following point:

2. Report back on any opportunities to make neighbourhood mobility, **placemaking**, and transportation improvements in Victoria West, and reach out to Victoria West Community Association for their input.

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

Amendment to the amendment:

It was moved by Councillor Isitt, seconded by Councillor Isitt, that the motion be amended to include the following point:

2. Report back on any opportunities to make neighbourhood mobility, **placemaking, traffic calming**, and transportation improvements in Victoria West, and reach out to Victoria West Community Association for their input.

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

Main motion as amended:

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. 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 engage the 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.

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

7. ADJOURNMENT

Motion: It was moved by Councillor Alto, seconded by Councillor Isitt, that the Committee of the Whole meeting of November 16, 2017, be adjourned at 11:45 p.m.

CARRIED UNANIMOUSLY 17/COTW

CERTIFIED CORRECT:

CITY CLERK

MAYOR