



MINUTES - COMMITTEE OF THE WHOLE

February 21, 2019, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

PRESENT: Mayor Helps in the Chair, Councillor Loveday, Councillor Young, Councillor Dubow, Councillor Potts

PRESENT VIA ELECTRONIC PARTICIPATION FOR A PORTION OF THE MEETING: Councillor Collins

ABSENT: Councillor Alto, Councillor Isitt, Councillor Thornton-Joe

STAFF PRESENT: J. Jenkyns - City Manager, P. Bruce - Fire Chief, S. Thompson - Deputy City Manager / Director of Finance, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Meyer - Assistant Director of Development Services, A. Hudson - Acting Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, M. Angrove - Planner, R. Bateman - Planner, S. Webb - Manager of Transportation, J. O'Connor - Deputy Director of Finance, J. Jensen – Head of Human Resources, P. Rantucci – Head of Strategic Real Estate, M. Sandhu – Manager of Corporate Initiatives, P. Bellefontaine – Assistant Director of Transportation

A. APPROVAL OF AGENDA

Moved By Councillor Loveday
Seconded By Councillor Potts

That the agenda be approved.

Moved By Councillor Loveday
Seconded By Councillor Potts

Amendment:

That the motion be amended to include the following items on the consent agenda:

E.2 - 899 Esquimalt - OCP

F.1 - Crystal Pool and Wellness Centre - Gas Tax Grant

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Potts

Seconded By Councillor Loveday

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

B.1 899 Esquimalt Road - Referral of Proposed Esquimalt OCP Amendment

Moved By Councillor Potts

Seconded By Councillor Loveday

That Council direct staff to:

1. Forward this report to the Township of Esquimalt as comment on the Township's referral of the Official Community Plan (OCP) amendment for 899 Esquimalt Road.
2. Communicate that Council encourages the Township of Esquimalt to recognize the status of Esquimalt Road as part of the City of Victoria's bicycle network, the CRD's Priority Inter-Community (PIC) network, and the Frequent Transit network, as well as its status as a commuter cycling route in Esquimalt's earlier *Bicycle Network Plan* (2001); the opportunity to complete a missing link in this important regional connection; and the value of the urban forest, in order to:
 - a. determine a desired cross-section for Esquimalt Road which includes sufficient space for safe cycling facilities, pedestrians, a bus waiting area, and street trees;
 - b. consult with City of Victoria Engineering staff in developing the above cross-section;
 - c. seek Statutory Right-of-Way or highway dedication to achieve this cross-section along this section of Esquimalt Road and frontage works as part of redevelopment, as appropriate;
 - d. Consult with BC transit to locate, design and secure an appropriate shelter/waiting area for the Frequent Transit route.
3. Communicate that Council is supportive of:

- a. The Township of Esquimalt considering community amenities to offset any impacts of added density to the community;
- b. the diversity of housing proposed in this project, including 2- and 3-bedroom units, in a location convenient to shops, services, amenities, transit and the downtown core.

CARRIED UNANIMOUSLY

B.2 Crystal Pool and Wellness Centre Replacement Project - Gas Tax Grant Deadline

Moved By Councillor Potts

Seconded By Councillor Loveday

That Council direct staff to advise UBCM that the City cannot satisfy the Gas Tax Grant condition for the Crystal Pool and Wellness Centre Replacement Project

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 Update: 1770 - 1780 Denman Street – Rezoning Application No. 00639 and Development Permit with Variances Application No. 00077 (North Jubilee)

Committee received a report dated February 7, 2019, from the Director of Sustainable Planning and Community Development regarding an update on an application to construct thirteen single family dwellings surrounding an interior open space.

Committee discussed:

- *Landscaping options to mitigate the visual impact of the parking lot.*

Moved By Councillor Dubow

Seconded By Councillor Loveday

That Council decline Rezoning Application No. 00639 and Development Permit with Variances Application No. 00077 for the property located at 1770-1780 Denman Street.

Committee discussed:

- *Desire to hear the communities input on the proposal.*
- *The benefits and impacts to the community and a desire for better alignment with the neighbourhood plans.*

FOR (2): Councillor Loveday, and Councillor Dubow

OPPOSED (3): Mayor Helps, Councillor Young, and Councillor Potts

DEFEATED (2 to 3)

Moved By Mayor Helps
Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00639 for 1770-1780 Denman Street, 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. Submission of required revisions and materials outlined in the Committee of the Whole report dated June 28, 2018 and variance fees for the Development Permit with Variances Application.
2. Review by Council at a Committee of the Whole Meeting of the Development Permit with Variances Application.
3. Presentation at Committee of the Whole of a Tenant Assistance Plan and details of proposed terms to be included in a Housing Agreement.

Moved By Mayor Helps
Seconded By Councillor Potts

Amendment:

4. That the applicant be required to adhere to the Tenant Assistance Plan.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Loveday

Amendment:

5. In considering the Development Permit with Variances Application, that staff work with the applicant to pay special attention to the landscaping around the parking lot as it relates to the neighbouring property to mitigate the visual impacts.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Potts

Amendment:

6. That staff work with the applicant to secure a housing agreement to ensure future strata owners can't prevent units from being rented.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Potts

Amendment:

7. That staff work with the applicant and the CRD to secure two units at below market rate.

CARRIED UNANIMOUSLY

Moved By Councillor Young

Seconded By Mayor Helps

Committee discussed:

- *Concerns of the walk-ability of the neighbourhood.*

8. That staff work with the applicant to secure a Statutory Right of Way to ensure the public may pass through freely.

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

E.3 Community Association Land Use Committee Check-In Meeting Update

Moved By Councillor Loveday

Seconded By Councillor Potts

That Council direct staff to continue to explore process improvements with the Community Association Land Use Committees including improvements to CALUC membership, notification and advertisement.

CARRIED UNANIMOUSLY

E.4 Potential Facilitated Meeting Requirement

Committee received a report dated February 7, 2019, from the Acting Director of Sustainable Planning and Community Development regarding a new facilitated meeting for some rezoning applications.

Moved By Mayor Helps

Seconded By Councillor Dubow

That the report be received for information.

Committee discussed:

- *Examples of past community meetings and the conduct during meetings with contentious applications.*
- *Concerns of creating a policy that would prompt a facilitator in unnecessary situations.*

Moved By Mayor Helps
Seconded By Councillor Potts

Amendment:

That Council direct staff to create a process for facilitators to attend the regular CALUC Meeting if requested by either the CALUC or the proponent.

Moved By Mayor Helps
Seconded By Councillor Loveday

Amendment to the amendment:

Direct staff to report back to COTW to outline amendments to the Land Use Procedures Bylaw.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Dubow

Amendment:

Direct staff to create a process for facilitators to ~~attend~~ **facilitate** the regular CALUC Meeting if requested by either the CALUC or the proponent

Moved By Councillor Loveday
Seconded By Councillor Potts

Amendment to the amendment:

That staff be directed to consult with the CALUCs and the development industry on this process before reporting back.

CARRIED UNANIMOUSLY

On the amendment:

FOR (4): Mayor Helps, Councillor Loveday, Councillor Dubow, and Councillor Potts

OPPOSED (1): Councillor Young

CARRIED (4 to 1)

Moved By Mayor Helps
Seconded By Councillor Potts

Amendment:

Direct staff to pursue options 1 and 3 as detailed in the report.

CARRIED UNANIMOUSLY

Main motion as amended:

CARRIED UNANIMOUSLY

Committee recessed at 10:36 a.m. and returned at 10:41 a.m.

F. STAFF REPORTS

F.2 Bicycle Master Plan - Implementation Strategy Update

Committee received a report dated February 15, 2019, from the Director of Engineering and Public Works regarding the Bicycle Master Plan Program and options in order to increase the probability of completing the remaining All Ages and Abilities bicycle network, by the end of 2022.

Committee discussed:

- *Ensuring best practices are upheld with expediting the plan.*
- *Impacts to BC Transit and efforts to mitigate these impacts.*
- *Funding and expenditures for the proposal.*

Moved By Mayor Helps

Seconded By Councillor Potts

That Council direct staff to:

1. Streamline project processes and activities via a condensed engagement process, bundled procurement, and reduced design timelines, as per the detail of this report.
2. Add the required temporary positions under the Bicycle Master Plan Capital Program Budget within the 2019-2023 Financial Plan with funding from Gas Tax.

Committee discussed:

- *Working towards climate action initiatives and creating opportunities for citizens to reduce their emissions.*
- *Various impacts to the streets and road users.*
- *Engagement of citizens in the development of the plan.*

CARRIED UNANIMOUSLY

Committee recessed at 12:06 p.m. and reconvened at 12:37 p.m.

Councillor Collins joined the meeting via teleconference at 12:37 p.m.

H. NEW BUSINESS

H.1 Strategic and Financial Planning Workshop - Resumes

Committee resumed a workshop on strategic and financial planning.

Action from Workshop:

That Council allocate up to \$10,000 per neighbourhood for North Park, Fernwood, Rockland and Jubilee to assist them in pre-work for their Local Area Plans and recognize the associations have the flexibility to decide how they want to spend and encourage outreach for inclusion to expand diversity of voices such renters, low incomes, young families and racialized communities. And funding to remain with a neighbourhood until completion of the LAP process for that neighborhood.

CARRIED

Action from Workshop:

That Council direct staff to allocate up to \$20,000 each to James Bay, Oaklands and Hillside/Quadra should those neighbourhoods wish to move forward with neighbourhood-led neighbourhood planning, and direct staff to develop criteria for how the money can be used and recognize the associations have the flexibility to decide how they want to spend and encourage outreach for inclusion to expand diversity of voices such renters, low incomes, young families and racialized communities. And funding to remain with a neighbourhood until completion of the LAP process for that neighborhood.

CARRIED

Action from Workshop:

That Council direct staff to fund operating costs (\$858,000) of option #1 in Appendix D, page 43-44 from new assessed revenue and that the capital costs for option 1 - 400K will be taken from building and infrastructure reserve.

CARRIED

Action from Workshop:

Urban Forest Master Plan: That Council direct staff to fund operating costs (\$858,000) of option #1 in Appendix D, page 43-44 from new assessed revenue and that the capital costs for option 1 - 400K will be taken from building and

infrastructure reserve.

CARRIED

Action from Workshop:

That Council:

1. Approve funding from 2018 surplus as follows:
 - a. \$65,000 for Legal Services resources for 2019
 - b. \$75,000 for Engagement resources for 2019
2. Direct staff to bring forward resource requirements for Legal Services and Engagement to be considered as part of the 2020 financial planning process.
3. Approve funding of \$19,000 for software licencing and phone fees for new staff from new property tax revenue from new assessment.
4. Approve funding of \$50,000 for computer equipment for new staff from the Equipment Reserve.
5. Approve funding of \$125,000 for office space reconfiguration and office furniture for new staff from the Buildings and Infrastructure Reserve.

CARRIED

Action from Workshop:

That Council :

1. Amend the Financial Plan as follows:
 - a. Approve surplus funding for the South Island Prosperity Project \$220,000.
 - b. Approve the remaining new property tax revenue from new development to be evenly shared between the Buildings and Infrastructure Reserve and the Vehicles and Heavy Equipment Reserve
 - c. Approve allocation of the remaining 2018 surplus to the Buildings and Infrastructure Reserve
 - d. Replace the Central Park Renewal Plan capital project with Laurel Point Park Planning and Design.
2. Authorize up to \$4 million be borrowed, under Section 175 of the *Community Charter*, from the Municipal Finance Authority, for the purpose of vehicle fleet funding, and that the loan be repaid within five years, with no rights of renewal.

CARRIED

Action from Workshop:

Add to ongoing for Strategic Plan Objective # 2: Reconciliation and Indigenous Relations:

Advocate for decolonization of policies and practices at the provincial and federal levels.

And increase awareness and support for Indigenous culture, history and viewpoints in everyone's daily life via education.

CARRIED

Action from Workshop:

Add to Strategic Plan Objective # 3: Affordable Housing:

Consider comprehensive amendment to zoning bylaw in 2019 to permit all 'Missing Middle' housing forms as of right without need for rezoning or development permit. To be added as the body of work for consideration as a part of staff's work with respect to in-fill housing.

CARRIED

Action from Workshop:

Add to Strategic Plan Objective # 5: Health, Well-Being and a Welcoming City:

Consider adopting World Health Organization Social Determinates of Health and UN Declaration on the Rights of the Child as a 2020 action under *Health Well-being and a Welcoming City*.

CARRIED

Action from Workshop:

Add to Strategic Plan Objective # 4: Prosperity and Economic Inclusion:

Explore land use and business licence regulations to limit predatory lending and pay-day loans to the Strategic Plan for 2020 under Objective #4: Prosperity and Economic Inclusion and work with the province with respect to limiting pay-day loans and predatory lending.

CARRIED

Moved by Councillor Loveday

Seconded by Councillor Potts

That the meeting be extended to 3:00 p.m.

CARRIED

Action from Workshop:

Removed the Oversight and Personnel Committee item from the Strategic Plan.

CARRIED

Action from Workshop:

Add to Strategic Plan Objective # 2: Reconciliation and Indigenous Relations:
Moved the Indigenous Relations Function to 2020.

CARRIED

I. **ADJOURNMENT OF COMMITTEE OF THE WHOLE**

Moved By Councillor Thornton-Joe

Seconded By Councillor Dubow

That the Committee of the Whole Meeting be adjourned at 2:44 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR