



## MINUTES - COMMITTEE OF THE WHOLE

November 15, 2018, 9:01 A.M.

**COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE**

**Located on the traditional territory of the Esquimalt and Songhees People**

- PRESENT:** Mayor Helps in the Chair, Councillor Alto, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Potts, Councillor Collins
- PRESENT FOR A PORTION OF THE MEETING:** Councillor Isitt, Councillor Dubow
- STAFF PRESENT:** J. Jenkyns - City Manager, C. Coates - City Clerk , P. Bruce - Fire Chief, S. Thompson - Director of Finance, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, C. Havelka - Deputy City Clerk, A. Hudson - Assistant Director of Community Planning, C. Mycroft - Manager of Executive Operations, AM Ferguson - Committee Secretary, T. Zworski - City Solicitor, L. Taylor - Senior Planner, B. Dellebuur - Assistant Director, Transportation, N. Sidhu – Assistant Director of Parks, Recreation, and Facilities; M. Fedyczkowska – Legislation and Policy Analyst; L. Campbell – Manager of Parks Planning, Design, and Development, C. Tunis – Planning Analyst, R. Morhart – Manager of Permits and Inspections
- GUESTS:** Mr. G. Watson - Principal, Turnball Construction Services Ltd.; Mr. C.J. Rupp - Principal, HCMA Architecture and Design

**A. APPROVAL OF AGENDA**

**Moved By** Councillor Collins  
**Seconded By** Councillor Dubow

That the agenda be approved.

**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

**Amendment:**

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

**C. 2 - Minutes from the meeting held June 28, 2018**

**F. 6 - Proclamation - Movember**

**On the amendment:**

**CARRIED UNANIMOUSLY**

**Main motion as amended:**

**CARRIED UNANIMOUSLY**

**B. CONSENT AGENDA**

**Moved By** Councillor Collins

**Seconded By** Councillor Alto

That the following items be approved without further debate:

**CARRIED UNANIMOUSLY**

**B.1 Minutes from the meeting held June 28, 2018**

**Moved By** Councillor Collins

**Seconded By** Councillor Alto

That the minutes from the meeting held June 28, 2018, be approved.

**CARRIED UNANIMOUSLY**

**B.2 Proclamation - Movember**

Committee received a report dated November 7, 2018, from the City Clerk regarding a proclamation for Movember.

**Moved By** Councillor Collins

**Seconded By** Councillor Alto

That the *Movember* Proclamation be forwarded to the November 22, 2018 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**C. READING OF MINUTES**

**C.1 Minutes from the meeting held June 14, 2018**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the minutes from the closed meeting held June 14, 2018, be approved with the following change:

Include the time Councillor Alto left the meeting.

**CARRIED UNANIMOUSLY**

**D. UNFINISHED BUSINESS**

**D.1 Crystal Pool and Wellness Centre Replacement Project Update**

Committee received a report dated October 29, 2018, from the Director of Parks, Recreation, and Facilities regarding an initial review of elements of the recently adopted motion concerning Central Park and the Crystal Pool and Wellness Centre project.

*Committee discussed:*

- *Partnerships and building configurations including options for the curling club.*
- *Minimizing impacts to central park and ensuring accessibility for users.*
- *Timelines for construction and associated costs, including government funding and potential for a referendum.*

*Councillor Isitt joined the meeting at 9:48 a.m.*

*Councillor Loveday withdrew from the meeting at 9:49 a.m. and returned at 9:49 a.m.*

*Committee recessed at 10:22 a.m. and returned at 10:30 a.m.*

**Moved By** Councillor Potts  
**Seconded By** Councillor Alto

That Council direct staff to carry forward with the plan for the south west corner of central park and report back with plans for consideration of the amenities brought forward by the community with regards to affordable housing, child care, etc., to be looked at in place of the Royal Athletic Park parking lot.

*Committee discussed:*

- *Potential configurations and locations for the new site.*

**Moved By** Mayor Helps  
**Seconded By** Councillor Collins

**Amendment:**

That the motion be amended to include the following:

**including no net loss of parking**

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Potts, and Councillor Collins

OPPOSED (2): Councillor Isitt, and Councillor Dubow

**On the amendment:**

**CARRIED (7 to 2)**

**Moved By** Mayor Helps  
**Seconded By** Councillor Collins

**Amendment:**

That the motion be amended as follows:

**and the Mayor to explore potential funding and partnership opportunities.**

**On the amendment:**

**CARRIED UNANIMOUSLY**

**Moved By** Mayor Helps  
**Seconded By** Councillor Alto

**Amendment:**

That the motion be amended to include the following:

**to put forward the Royal Athletic Park parking lot land as a potential site for affordable housing.**

*Committee discussed:*

- *Reviewing the potential benefits of internal resourcing to deliver the project.*

**On the amendment:**

**CARRIED UNANIMOUSLY**

*Committee discussed:*

- *Timelines associated with securing funding.*

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Collins

**Amendment:**

That the motion be amended in the following point:

to put forward the Royal Athletic Park parking lot land as a potential site for affordable housing **and potentially a pocket park.**

**On the amendment:**

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Isitt

**Amendment:**

That the motion be amended to include the following:

**and the Mayor to have discussion with RG Properties on current and future opportunities for parking space land and report back in two weeks.**

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

**Amendment to the amendment:**

**and the Mayor to have discussions with RG Properties on current and future opportunities for parking space land and report back in two weeks regarding options for redevelopment of the arena parking lot for uses including community recreation and nonmarket housing, and report back to Council on a priority basis.**

**On the amendment to the amendment:**

**CARRIED UNANIMOUSLY**

**On the amendment:**

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

**Amendment:**

That the motion be amended as follows:

**To report back on the feasibility and advisability of providing** ~~to put forward~~ the RAP parking lot land as a potential site for affordable housing and a possible pocket park.

**Moved By** Councillor Loveday

**Seconded By** Councillor Isitt

**Amendment to the amendment:**

That the amendment be amended as follows:

**To report back on the feasibility and advisability of putting forward providing** ~~to put forward~~ the RAP parking lot land as a potential site for affordable housing and a possible pocket park.

**On the amendment to the amendment:**

**CARRIED UNANIMOUSLY**

**On the amendment:**

FOR (1): Councillor Isitt

OPPOSED (8): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, and Councillor Collins

**DEFEATED (1 to 8)**

*Committee agreed to vote on the main motion as amended separately as follows:*

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

That Council direct staff:

To carry forward with the plan for the south west corner of Central Park

FOR (7): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Potts, and Councillor Collins

OPPOSED (2): Councillor Isitt, and Councillor Dubow

**CARRIED (7 to 2)**

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

and report back with plans for consideration of the amenities brought forward by the community with regards to affordable housing, child care, etc., to be looked at in place of the Royal Athletic Park (RAP) parking lot including no net loss of parking.

FOR (9): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, and Councillor Collins

**CARRIED (9 to 0)**

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

That Council direct staff:

And the Mayor to explore potential funding and partnership opportunities.

To put forward the RAP parking lot land as a potential site for affordable housing and a possible pocket park.

FOR (9): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, and Councillor Collins

**CARRIED (9 to 0)**

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

That Council direct staff:

And the Mayor to have discussion with RG Properties regarding options for redevelopment of the arena parking lot for uses including community recreation and nonmarket housing, and report back to Council on a priority basis.

FOR (9): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, and Councillor Collins

**CARRIED (9 to 0)**

**E. LAND USE MATTERS**

**E.1 Rezoning Application No. 00653 for 205 Simcoe Street (James Bay)**

Committee received a report dated November 2, 2018, from the Acting Director of Sustainable Planning and Community Development regarding an application to allow for a preschool daycare.

*Committee discussed:*

- *Accessibility of the site and the potential for a land lift analysis.*

**Moved By** Councillor Isitt  
**Seconded By** Councillor Potts

That the rules be suspended to allow Council to receive information from the applicant Marley Cummings.

**CARRIED UNANIMOUSLY**

*Committee discussed:*

- *The proposed lease arrangements with the daycare provider.*
- *Options to provide affordable childcare to families.*

**Moved By** Councillor Isitt  
**Seconded By** Councillor Alto

That the item be referred to the November 22, 2018, Committee of the Whole Meeting to report back on options for increasing affordability of the proposed child care spaces in return for the City's agreement to relax the covenant.

**CARRIED UNANIMOUSLY**

*Committee recessed at 12:03 p.m. and returned at 12:34 p.m.*

**F. STAFF REPORTS**

**F.1 Application for a Permanent Change to Increase Licensed Capacity**

Committee received a report dated October 25, 2018, from the Acting Director of Sustainable Planning and Community Development regarding an application to increase the licensed capacity for the Churchill located at 1140 Government Street.

*Committee discussed:*

- *Consultation with various stakeholders.*

**Moved By** Councillor Thornton-Joe  
**Seconded By** Mayor Helps

That Council direct staff to provide the following response to the Liquor Licensing Agency:

1. Council, after conducting a review with respect to noise and community impacts, does support the application of The Churchill, located at 1140 Government Street, to increase licenced capacity from 90 to 127 patrons and staff within existing hours of operation, 11:00 am to 1:00 am Monday through Saturday and 11:00 am to 12:00 am Sunday.

Providing the following comments on the prescribed considerations:

1. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request is not expected be a significant issue.
2. If the application is approved, the net impact on the community is expected to be positive economically as the approval supports the request of the business and presumably their long term viability as a local business and employer.
3. The views of residents were solicited via a mail-out to neighbouring property owners and occupiers within 100 metres of the licensed location and a notice posted at the property. The City received no letters opposed to, or in support of the application, and also did not receive correspondence from the Downtown Residents Association.
4. Council recommends the issuance of the license

**Moved By** Councillor Thornton-Joe  
**Seconded By** Mayor Helps

**Amendment:**

That the motion be amended as follows:

**That Council receive a report from the downtown community development coordinator at the November 22, 2018 Council Meeting.**

FOR (9): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, and Councillor Collins

**On the amendment:**



**CARRIED (9 to 0)**

*Committee discussed:*

- *Impacts to police resources.*

**Moved By** Councillor Isitt

**Amendment:**

That the motion be amended to include the following:

**d. subject to accessibility improvements to the satisfaction of the Director of Engineering and Public Works.**

MOTION FAILED DUE TO NO SECONDER

**On the main motion as amended:**

FOR (8): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (1): Councillor Isitt

**CARRIED (8 to 1)**

**F.2 2019-2023 Draft Financial Plan**

Committee received a report dated November 5, 2018, from the Director of Finance regarding the introduction of the draft 2019-2023 Financial Plan.

*Committee discussed:*

- *Options for the use of surplus and new assessed revenue.*

*Councillor Alto withdrew from the meeting at 1:26 p.m.*

**Moved By** Mayor Helps

**Seconded By** Councillor Collins

That Council receive this report for information and further consideration on December 7, 2018.

**CARRIED UNANIMOUSLY**

**F.3 Community Garden Licenses of Occupation**

Committee received a report dated October 3, 2018, from the Director of Parks, Recreation, and Facilities regarding new Licences of Occupation for two existing community gardens.

*Councillor Alto returned to the meeting at 2:03 p.m.*

*Committee discussed:*

- *Options for the configuration of trees on site.*

**Moved By** Councillor Isitt

**Seconded By** Councillor Thornton-Joe

That Council authorize the Mayor and City Clerk to execute new Licences of Occupation for the following existing community gardens, subject to the publication of notices as required by the Community Charter, and with all terms to the satisfaction of the City Solicitor and the Director of Parks, Recreation and Facilities Department:

1. Burnside Allotment Garden (Cecelia Ravine Park, near Napier Lane and Burnside Rd East)
2. Neighbourhood Garden of All Sorts (Macdonald Park, adjacent to Niagara St)

**CARRIED UNANIMOUSLY**

**F.4 Alternate Directors to the Capital Regional District and Capital Regional Hospital District Boards**

Committee received a report dated November 6, 2018, from the City Clerk regarding appointments for alternate directors to the Capital Region District and the Capital Region Hospital District boards.

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

That Council receive this report for information.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Isitt

That Council appoint Councillors Potts, Thornton-Joe, and Dubow as alternate directors to the CRD and CRHD Boards.

**CARRIED UNANIMOUSLY**

**F.5 Appointments to Boards and Committees**

Committee received a report dated October 30, 2018, from the City Clerk regarding appointments to boards and committees.

*Committee discussed:*

- *Proposed process to formalizing various committee appointments.*

Committee Members noted which boards and committees they would like to be nominated for.

**Moved By** Councillor Loveday  
**Seconded By** Councillor Potts

That the meeting be extended to 2:45 p.m.

**CARRIED UNANIMOUSLY**

*Committee discussed:*

- *Neighbourhood liaison appointments.*

*Committee agreed to refer consideration of the item to the November 22, 2018, Committee of the Whole Meeting.*

**H. NEW BUSINESS**

**H.1 Bonus Density Above OCP and Affordable Housing**

Committee received a Council member motion dated November 8, 2018, from Mayor Helps and Councillor Alto regarding recommendations to create affordable housing through encouraging increased densities.

**Moved By** Mayor Helps  
**Seconded By** Councillor Alto

That the following item be referred to the November 22, 2018 Committee of the Whole Meeting:

That as an interim measure until the final policy is adopted, Council directs staff to encourage proponents of strata projects to consider densities up to 10% in excess of OCP densities, in all areas of the city, in exchange for affordable units.

**CARRIED UNANIMOUSLY**

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

**Moved By** Councillor Loveday  
**Seconded By** Councillor Potts

That the Committee of the Whole Meeting be adjourned at 2:36 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR

