



## MINUTES - COMMITTEE OF THE WHOLE

February 6, 2020, 9:30 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 Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Dubow, Councillor Young

**STAFF PRESENT:** J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Director of Finance, C. Coates - City Clerk, P. Bruce - Fire Chief, T. Zworski - City Solicitor, F. Work - Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhower - Head of Engagement, K. Hoese - Director of Sustainable Planning and Community Development, A. Meyer - Assistant Director of Development Services, A. Hudson - Assistant Director of Community Planning, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, J. O'Reilly - Senior Heritage Planner, M. Betanzo - Senior Planner, P. Angelblazer - Committee Secretary

**GUESTS:** K. Cumberland - Acting Chair of the Heritage Advisory Panel

### **A. APPROVAL OF AGENDA**

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

That the agenda be approved.

#### **Amendment:**

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That item F.1, the Project Update for the Crystal Pool and Wellness Centre Replacement Project - Site Information, is struck from the agenda.

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

**B. CONSENT AGENDA**

**Moved By** Councillor Dubow

**Seconded By** Councillor Thornton-Joe

That the following items be approved without further debate

**CARRIED UNANIMOUSLY**

**F.4 Proclamation - British Isles Historic Festival Day**

Council received a report dated January 21st, 2020 from the City Clerk regarding the proclamation for British Isles Historic Festival Day.

**Moved By** Councillor Dubow

**Seconded By** Councillor Thornton-Joe

That the British Isles Historic Festival Day Proclamation be forwarded to the February 13, 2020 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**F.5 Proclamation - Heritage Week**

Council received a report dated January 21st, 2020 from the City Clerk regarding a proclamation for Heritage Week.

**Moved By** Councillor Dubow

**Seconded By** Councillor Thornton-Joe

That the Heritage Week 2020 Proclamation be forwarded to the February 13, 2020 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**C. READING OF MINUTES**

**C.1 Minutes from the meeting held January 23, 2020**

**Moved By** Councillor Isitt

**Seconded By** Councillor Dubow

That the minutes for item H.2, Council Member Motion – Endorsement of Declaration of Solidarity with the Wet'suwet'en People reflect that the final vote was 6 to 1, as opposed to 5 to 2. Pending this correction, the minutes are approved.

**CARRIED UNANIMOUSLY**

**D. UNFINISHED BUSINESS**

**D.1 Acting Chair of Heritage Advisory Panel to share thoughts on 1306-1330 Broad Street, 615-625 Johnson Street, 522 & 630 Yates Street**

Council received a presentation from the Acting Chair of the Heritage Advisory Panel on the prior decision to endorse the application for 1306-1330 Broad Street, 615-625 Johnson Street, 522 & 630 Yates Street. The Acting Chair described oddities with the meeting at which the application was approved, noting that despite missing key members, the panel was properly constituted.

*Committee discussed the following:*

- *The rationale to receive a presentation from the acting chair of the HAP. .*
- *Whether there were reservations from members of the panel on the application.*
- *Recognition of the hard work of volunteer members of committees.*

**E. LAND USE MATTERS**

**E.2 334 Dallas Road: Rezoning Application No. 00674 & Development Permit with Variance Application No. 00101 (James Bay)**

Council received a report dated January 23rd, 2020 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis and recommendations for a Rezoning Application and Development Permit with Variance Application for the property located at 334 Dallas Road which would provide for the construction of a three unit dwelling.

*Committee discussed the following:*

- *Height representation in the streetscape, and associated height impacts.*
- *Building shadowing and view obstruction.*
- *The meaning and origin of the term "houseplex".*
- *Development in anticipation of new regulations.*
- *Community commentary on the application.*

**Moved By** Councillor Alto

**Seconded By** Councillor Dubow

**Rezoning Application No. 00674 for 334 Dallas Road**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00674 for 334 Dallas 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. Landscape plan be amended to provide more detail as described in the Development Permit Application Report.

2. Preparation and execution of legal agreements to require a 10-year rental period (market rental), for the two basement units to the satisfaction of the Director of Sustainable Planning and Community Development.

**Development Permit with Variances Application No. 00101 for 334 Dallas Road**

That subject to revisions to the landscape plan to include permeable paving in the rear yard, installation of a six stall bike rack, inclusion of more plant materials (including native, pollinator and edible plants), details of fencing and opportunities to include plantings along the fence to the satisfaction of the Director of Sustainable Planning and Community Development, 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. 00674, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application

No. 00101 for 334 Dallas Road, in accordance with:

1. Plans date stamped August 26, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

increase the maximum height for a dwelling to 7.92 m

- ii. increase the maximum height for an accessory building to 3.96 m
- iii. reduce the vehicular parking requirements from 4 stalls to 3 stalls
- iv. reduce the rear yard open site space from 33% to 13%.

3. The Development Permit lapsing two years from the date of this resolution."

FOR (5): Mayor Helps, Councillor Alto, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (3): Councillor Isitt, Councillor Loveday, and Councillor Young

**CARRIED (5 to 3).**

**E. LAND USE MATTERS**

**E.1 Update Report for Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street**

Council received a report dated February 6th, 2020 from the Director of Sustainable Planning and Community Development presenting Council with updated information following Council direction to engage with the applicant on plans for adhering to the City's policy with respect to retaining or replacing the existing rental units and to coordinate a presentation by the acting Chair of the Heritage Advisory Panel on behalf of the Panel.

*Committee discussed the following:*

- *Retention of heritage beyond building façades.*
- *Balancing heritage retention with seismic upgrading.*
- *Value of the heritage registry.*
- *Correspondence received for the application.*
- *Proposed tenant relocation plan for renters and businesses.*
- *Applicant's plan to disassemble and reuse parts of the original interior in the remodel.*
- *Loss of rental units, and accompanying community amenity contribution.*

*Committee recessed at 11:10 a.m. and reconvened at 11:16 a.m.*

**Moved By** Mayor Helps

**Seconded By** Councillor Thornton-Joe

That Council consider the following revised motion (revised items in bold):

1. "That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
  - a. **Plan revisions to reflect proposed design changes and a reduction in density from 4.37:1 to 4.0:1 floor space ratio** and to correct plan inconsistencies, to the satisfaction of the Director of Sustainable Planning and Community Development;
  - b. Preparation and execution of legal agreements to secure 2.98 metres of the western portion of 1314 to 1330 Broad Street and 615 to 625 Johnson Street, adjacent to the existing "lane," as a Statutory Right-of-Way, to the satisfaction of the Director of Engineering and Public Works;
  - c. Preparation and execution of a legal agreement securing public realm improvements to the "lane" and adjacent streets, including the provision of bicycle parking stalls, to the satisfaction of the Director of Engineering and Public Works;
  - d. Preparation and execution of a legal agreement securing interpretive signage that will be displayed both during construction and over the long term, to the satisfaction of the Director of Sustainable Planning and Community Development;
  - e. **Prepaation and execution of a legal agreement securing the adaptive reuse of building materials, as proposed in the applicant's letter, to the satisfaction of the Director of Sustainable Planning and Community Development; and**

- f. Preparation of bylaws to dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.
2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
  - a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
  - b. anchor-pinning in the City Right-Of-Way."

FOR (5): Mayor Helps, Councillor Alto, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Councillor Isitt, Councillor Loveday, and Councillor Dubow

**CARRIED (5 to 3)**

**E.3 1040 Moss Street (Art Gallery): Development Permit Application No. 000553 (Rockland)**

Council received a report dated January 23rd, 2020 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis and recommendations for a Development Permit Application for the property located at 1040 Moss Street, the Art Gallery of Greater Victoria, which would result in the partial demolition of the existing facility, and the construction of two new storeys to create a new four storey facility, while retaining the heritage-registered Spencer Mansion.

*Committee discussed the following:*

- *Edits made since the first iteration of the design.*
- *Accessibility concerns of the current Art Gallery.*
- *Aesthetic qualities of the new proposed design.*

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

That Council authorize the issuance of Development Permit Application No. 000553 for 1040 Moss Street, subject to plan revisions to increase landscaping on the Moss Street Elevation in accordance with:

1. Plans date stamped December 18, 2019.

2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing three years from the date of this resolution.

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

OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

**F. STAFF REPORTS**

**F.3 Support for FIBA Olympic Qualifying Basketball Tournament 2020**

Council received a report dated February 6th, 2020 from the Director of Parks, Recreation and Facilities providing Council with key details associated with City support of the FIBA Olympic Qualifying Tournament in June 2020.

*Committee discussed the following:*

- *Celebration of sports and culture.*
- *Projected positive economic impact.*
- *Sustainable waste strategy for the event.*

**Moved By** Mayor Helps

**Seconded By** Councillor Loveday

That Council approve up to \$90,000 in financial support associated with hosting the 2020 FIBA Olympic Qualifying Tournament at Save-on-Foods Memorial Centre and related community festival, to be funded through 2020 Contingency budget.

**CARRIED UNANIMOUSLY**

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

**Moved By** Councillor Alto

**Seconded By** Councillor Dubow

That the Committee of the Whole meeting be adjourned at 12:20 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR