MINUTES - COMMITTEE OF THE WHOLE

June 18, 2020, 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 Alto, Councillor Potts, Councillor Thornton-Joe, Councillor Dubow, Councillor Young
PRESENT ELECTRONICALLY AND IN PERSON:	Councillor Isitt, Councillor Loveday
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, P. Bellefontaine – Acting Director of Engineering & Public Works, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, 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, M. Fedyczkowska - Legislation & Policy Analyst, P. Martin - Council Secretary, A. James - Head of Strategic Operations, S. Perkins – Manager Bylaw Services, R. Carroll – Manager Real Estate, J. O'Reilly – Senior Heritage Planner, A. Johnston – Senior Planner, C. Moffatt – Assistant City Solicitor, R. Webb – Community Energy Specialist, M. Heiser - Committee Secretary

A. APPROVAL OF AGENDA

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the agenda be approved.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Alto
Seconded By Councillor Dubow

That the following items be approved without further debate

CARRIED UNANIMOUSLY

E.1 580 and 582 Niagara Street: Rezoning Application No. 00721 (James Bay)

Committee received a report dated June 4, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application No. 00721 for 580 and 582 Niagara Street in order to allow for two additional units in an existing duplex, for a total of four residential units.

Moved By Councillor Alto
Seconded By Councillor Dubow

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00721 for 580-582 Niagara 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. Preparation and execution on the property's title to secure:
    a. a Statutory Right of Way, to the satisfaction of the Director of Engineering;
    b. a Housing Agreement to secure two of the four units as rental in perpetuity.

CARRIED UNANIMOUSLY

F.4 Proclamation - Parachute National Prevention Injury Day

Committee received a report dated June 8, 2020 from the City Clerk regarding the proclamation for Parachute National Injury Prevention Day, July 6, 2020.

Moved By Councillor Alto
Seconded By Councillor Dubow

That the *Parachute National Injury Prevention Day* Proclamation be forwarded to the June 25, 2020 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

F.5 Proclamation - Pride Week

Committee received a report dated June 11, 2020 from the City Clerk regarding the proclamation for Pride Week, June 28 - July 5, 2020.

Moved By Councillor Alto
Seconded By Councillor Dubow

That the *Pride Week* Proclamation be forwarded to the June 25, 2020 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

F.6 Proclamation - International Women in Engineering Day

Committee received a report dated June 17, 2020 from the City Clerk regarding the proclamation for International Women in Engineering Day, June 23, 2020.

Moved By Councillor Alto
Seconded By Councillor Dubow

That the *International Women in Engineering Day* Proclamation be forwarded to the June 18, 2020 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

H.1 Council Member Motion: Council Endorsement of Letter to Federal Minister re Emergency Income Support

Committee received a Council Member Motion dated June 11, 2020 from Councillor Alto and Councillor Potts regarding the proposed endorsement of a letter to federal Minister Maryam Monsef with regards to emergency income supports for sex workers.

Moved By Councillor Alto
Seconded By Councillor Dubow

That Council endorse the attached letter to federal Minister Maryam Monsef, and that the Mayor write a further letter to Minister Monsef to advise her of that endorsement, with a copy to PEERS Victoria.

CARRIED UNANIMOUSLY

H.3 Council Member Motion: Meeting with Island Health

Committee received a Council Member Motion dated June 12, 2020 from Councillor Thornton-Joe and Councillor Alto regarding the proposed invitation for the CEO of Island Health and other representatives of Island Health to attend a Closed session of Committee of the Whole.

Moved By Councillor Alto
Seconded By Councillor Dubow

That the Mayor invite the CEO of Island Health and other representatives of Island Health to attend a Closed session of COTW for an opportunity to discuss mutual areas of interests and concerns.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.2 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street: Rezoning Application No. 00634 and DPV No. 000527 - Advance for Consideration after Signage Replaced (Fairfield)

Committee received a report dated June 11, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application and Development Permit with Variance Application for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street in order to advance the application back to Committee of the Whole for consideration now that the rezoning information signs have been reinstated on the subject properties.

Moved By Mayor Helps
Seconded By Councillor Alto

Rezoning Application No. 00634
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast 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. Preparation and execution of the following legal agreements:
    a. Statutory Right-of-Way securing 1.38 metres of the site adjacent to Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
    b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
    c. Section 219 Covenant securing an amenity contribution in the amount of $136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
    d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
        i. raingardens along Pendergast Street;
        ii. enhanced boulevard planting and low seating walls; and
        iii. permeable and impermeable concrete sidewalk pavers.
    e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year to the satisfaction of the Director of Parks, Recreation and Facilities.
    f. Section 219 Covenant securing an amenity contribution in the amount of $161,356.80 toward the Victoria Housing Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Update report to Council on the potential acquisition of the commercial strata unit located at 380 Cook Street at 25% below market value.

Development Permit with Variance No. 000527
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. 00634, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Permit with Variance Application No. 00527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street, in accordance with:

1. Receipt of final plans, generally in accordance with the plans date stamped October 9, 2019, with refinement of the artwork panels and to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
    i. increase the building height from 13.5m to 16.2m (to the projecting portions of the roof).
3. The Development Permit lapsing two years from the date of this resolution.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young
OPPOSED (1): Councillor Dubow

CARRIED (7 to 1)

F. STAFF REPORTS

F.1 COVID-19 Update (Verbal)

Committee received an update from the City Manager with regards to recent events and initiatives relating to the City's response to the Covid-19 pandemic highlighting several items:

- Emergency Operation Centre's weekly calls
- Re-start program underway
- Virtual learning events in July
- Build back Victoria initiatives
- Individuals sheltering in parks that have applied for housing

Committee discussed the following:

- *Provincial priority sequence for people sheltering outdoors*
- *Individuals who have not yet applied for housing*
- *Neighbourhood grant applications received*
- *Use of arena space for sheltering*
- *Community meetings in the Burnside Gorge Neighbourhood*
- *Remediation of green space on Pandora Avenue*

F.2 Electric Vehicle Ready Requirements for New Construction

Committee received a report dated June 4, 2020 from the Director of Sustainable Planning and Community Development regarding information, analysis, and recommendations for requiring electric vehicle (EV) charging infrastructure in new development.

Committee discussed the following:

- *Carbon requirements for rental buildings*
- *Electric bike charging stations in new developments*
- *EV charging requirements for affordable housing developments*

Moved By Mayor Helps
Seconded By Councillor Alto

That Council:

1. Direct staff to forward Zoning Amendment Bylaw Nos. 20-001 and 20-075 to require that Electric Vehicle (EV) readiness be provided for all new residential development and five percent of new institutional, commercial and industrial development to the July 9th Council meeting for introductory readings.
2. Direct staff to monitor EV demand and the use of charging infrastructure in institutional, commercial and industrial land uses and bring forward recommended amendments to the requirement levels as deemed necessary.

CARRIED UNANIMOUSLY

F.3 Public Participation - Public Hearings and Opportunity for Public Comment (Verbal Progress Report)

Committee received a verbal update from the City Clerk with regards to recent progresses with public participation at Public Hearings and Opportunity for Public Comments, highlighting several items:

- Ministerial order to allow for virtual Public Hearings during the pandemic
- Advances at the first Public Hearing on June 11, 2020
- Collaboration with IT, Chief Information Officer, and Deputy City Clerk
- Different opportunities for the public to participate

Committee discussed the following:

- *Regulations restricting gatherings limited to 50 people or less*
- *Improvements that can be made moving forward*
- *Time allotted for speakers to address Council*
- *Guidelines for applicant presentations*

H. NEW BUSINESS

H.2 Council Member Motion: Alternative Response

Committee received a Council Member Motion dated June 12, 2020 from Councillor Potts, Councillor Alto, and Councillor Loveday regarding the proposed recommendation that Council move forward with the work of developing an alternative response model for approaching community crisis and challenges.

Committee discussed the following:

- *Triage of calls that may be received*
- *Specifics relating to the overarching statements*
- *Mental health as it relates to homelessness*

- *Frameworks that will be advanced*

Committee recessed at 10:55 a.m. and reconvened at 11:00 a.m.

Moved By Councillor Alto
Seconded By Councillor Potts

1. A) That Council direct staff to report back on how to develop a framework for an accessible, culturally safe, and appropriate *Alternative Response* model in time for consideration as part of Council's 2021 budget deliberations, and that this process include research to review and consider other municipalities' approaches to alternative response models including the Cahoots model, and consideration of what community wellness and safety means to communities in Victoria.
   B) That the first public dialogue of what community wellness and safety means to communities in Victoria be achieved via a virtual community town hall (due to social distancing requirements) and an information gathering period, ensuring a range of opportunities for individuals and communities to engage, and strong representation of those disproportionately harmed within the current system namely black, Indigenous, and POC communities, TNB2s people, persons with lived and living experience (PWLLE) of poverty, homelessness, mental health challenges, or substance use. This engagement will help inform the development of an *Alternative Response* and other actions that support community wellness and safety. Funding to be drawn from the unused engagement budget of Councillor Potts or remaining Community Wellness Task Force budget.
2. That Council appoints one or more council liaisons to attend the community partner meetings and engagement sessions that are held in the development of the *Alternative Response* model.
3. That Council endorse the three overarching statements of the Community Wellness Task Force.
4. That funding for this initial project development work be drawn from the remaining research budget in the Community Wellness Task Force budget and the 2020 contingency if needed.

CARRIED UNANIMOUSLY

H.4 Council Member Motion: Camping in Beacon Hill Park

Committee received a Council Member Motion dated June 16, 2020 from Councillor Young regarding the large and increasing numbers of people camping in Beacon Hill Park and other parks.

Moved By Councillor Young
Seconded By Councillor Thornton-Joe

That the temporary permission for daytime camping (erection of shelters between 7 am and 7 pm) in parks be ended on June 25.

That beginning immediately temporary daytime camping be permitted only under the following conditions:

- Tents unoccupied for 24 hours will be removed, with property held for one week before disposal
- That tents be used only for sheltering and that the number of tents erected be limited to one per person or group
- That no furniture (except for easily portable camping furniture), pallets, trailers capable of highway travel or additional awnings, shelters etc. will be permitted
- Bicycles will to be limited to one per person

Some existing prohibitions such as those on sheltering in environmentally sensitive areas and on the use of barbecues, generators, propane tanks and loud music systems appear not to be being enforced and the importance of these regulations for safety, environmental protection and the enjoyment of other park users should be stressed to staff. Similarly, existing bans on overnight parking and sleeping in vehicles should be enforced: clearly, those with vehicles available to them have a much greater range of choice available to them than do many other park users.

Committee discussed the following:

- *Items to address community concerns*
- *Safety of individuals sheltering and staff*
- *Social distancing in encampments*
- *Housing opportunities available to those who have requested*

Motion to refer:

Moved By Mayor Helps
Seconded By Councillor Isitt

Direct staff to request advice from the Provincial Health Officer or Island Health Medical Health Officer for their advice on sheltering in place during the pandemic and whether it is advisable to shelter in place and leave tents up or to take tents down on a daily basis, and report back to Council on June 25th with the public health advice as part of their planned report to Council on that day re: sheltering in parks.

CARRIED UNANIMOUSLY

Motion arising:

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That items H.1 Council Member Motion: Council Endorsement of Letter to Federal Minister re Emergency Income Support and H.3 Council Member Motion: Meeting with Island Health be forwarded to the June 18, 2020 Daytime Council meeting.

CARRIED UNANIMOUSLY

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Alto
Seconded By Councillor Potts

That the Committee of the Whole Meeting be adjourned at 11:27 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR