



## MINUTES - COMMITTEE OF THE WHOLE

July 9, 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  
Due to the COVID-19 Pandemic, public access to City Hall is not permitted.**

**This meeting may be viewed on the City's webcast at [www.victoria.ca](http://www.victoria.ca)**

**PRESENT:** Mayor Helps in the Chair, Councillor Alto, Councillor Isitt (*present electronically until in person at 9:17 a.m.*), Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Dubow, Councillor Young

**STAFF PRESENT:** J. Jenkyns - City Manager, C. Coates - City Clerk, P. Bruce - Fire Chief, T. Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, K. Hoese - Director of Sustainable Planning and Community Development, P. Bellefontaine – Acting Director of Engineering & Public Works, A. Meyer - Assistant Director of Development Services, C. Havelka - Deputy City Clerk, J. O'Connor - Deputy Director of Finance, S. Johnson – Manager of Engagement, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Executive Operations, L. Taylor - Senior Planner, M. Fedyczkowska - Legislation & Policy Analyst, A. James - Head of Strategic Operations, S. Young – Climate & Environmental Sustainability Specialist, L. Berndt – Manager of Energy & Climate Action, C. Medd - Planner, P. Angelblazer - Committee Secretary

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

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

That the agenda be approved.

**CARRIED UNANIMOUSLY**

### **B. CLOSED MEETING**

**Moved By** Councillor Loveday  
**Seconded By** Councillor Dubow

**MOTION TO CLOSE THE JULY 9, 2020 COMMITTEE OF THE WHOLE MEETING TO THE PUBLIC**

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(2) A part of a council meeting may be closed to the public if the subject matter being considered relates to one or more of the following:

*Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;*

**CARRIED UNANIMOUSLY**

**D. CLOSED - NEW BUSINESS**

**D.1 Intergovernmental Relations - Community Charter Section 90(2)(b)**

Committee discussed an intergovernmental relations matter.

The discussion was recorded and kept confidential.

*Committee recessed at 11:05 a.m., and reconvened the open meeting at 11:12 a.m.*

**H. LAND USE MATTERS**

**H.1 2920 Prior Street: Rezoning Application No. 00708, Development Permit with Variances Applications No. 00147 & No. 00151, and Development Variance Permit No. 00245 (Hillside/Quadra)**

Council received a report dated June 25, 2020 from the Director of Sustainable Planning & Community Development presenting Council with information, analysis and recommendations on applications to retain an existing house, permitting a larger than normal garden suite, and subdividing the property to build a small lot house. The report recommends the application be moved to a public hearing.

*Committee discussed the following:*

- *Agreements between neighbours*
- *Project affordability*
- *Projected footprint for the lot*

**Moved By** Mayor Helps

**Seconded By** Councillor Potts

**Rezoning Application No. 00708 for 2920 Prior Street**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in

Rezoning Application No. 00708 for 2920 Prior Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

**Development Permit with Variance Application No. 00147, Development Permit with Variance Application No. 00151 and Development Variance Permit No. 00245 for 2920 Prior Street**

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. 00708, if it is approved, consider the following motions:

“That Council authorize the issuance of Development Permit with Variance Application No. 00147 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to R1-S2, Restricted Small Lot (Two Storey) Dwelling:
  - i. Decrease the side yard setback for habitable room window from 2.40m to 1.5m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Permit with Variance Application No. 00151 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance to Schedule M – Garden Suite
  - i. Increase the maximum height from 3.50m to 4.15m.
3. The Development Permit lapsing two years from the date of this resolution.

And that Council authorize the issuance of Development Variance Permit Application No. 00245 for 2920 Prior Street, in accordance with:

1. Plans date stamped June 1, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances for the existing house:
  - i. Decrease the minimum side yard setback (south) from 2.40m to 0.92m (for the deck only)
  - ii. Decrease the minimum side yard setback for a habitable room window (north) from 2.40m to 1.88m.
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, and Councillor Dubow

OPPOSED (1): Councillor Young

## CARRIED (7 to 1)

### **H.2     736 Princess Avenue: Rezoning Application No. 00602 and Development Permit with Variance Application No. 00065 (Burnside-Gorge)**

Council received a report dated June 25, 2020 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis, and recommendations for on applications to construct a six-storey, mixed use building consisting of commercial and residential uses, including 28 affordable rental dwelling units of supportive transitional housing. Staff recommend the application proceed to a public hearing.

*Committee discussed the following:*

- *Core employment area land uses*
- *Support from the Burnside-Gorge Neighbourhood Association*

**Moved By** Councillor Potts

**Seconded By** Councillor Thornton-Joe

#### **Rezoning Application No. 00602 for 736 Princess Avenue**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00602 for 736 Princess Avenue, 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:

- a. Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:
  - i. a housing agreement to ensure the 28 supportive transitional housing units remain rental and affordable (very low income levels) for at least 60 years in accordance with the City's definition of affordability in the Victoria Housing Strategy 2016-2025 (Phase Two: 2019-2022)
  - ii. that all 28 non-market dwelling units are owned by a non-profit or government agency
  - iii. that the applicant provides a minimum of five accessible dwelling units and designed in accordance with CSA B651-12 Accessible Design for the Built Environment standards.

#### **Development Permit with Variance Application No. 00065 for 736 Princess Avenue**

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. 00602, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00065 for 736 Princess Avenue, in accordance with:

1. Plans date stamped June 18, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the required number of residential parking spaces from 14 to 0;
  - ii. reduce the required number of commercial parking spaces from 17 to 8;
  - iii. reduce the required number of visitor parking spaces from 3 to 0;
  - iv. reduce the required number of long-term residential bicycle parking spaces from 28 to 7;
  - v. reduce the required number of short-term residential bicycle parking spaces from six to 0;
3. The applicant identifies the location of the PMT station on the site plan, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**H.3 777 Douglas Street: Application for a New Liquor Primary Licence for The Humboldt (Downtown)**

Council received a report dated June 11, 2020 from the Director of Sustainable Planning and Community Development seeking a Council resolution regarding an application by The Humboldt to have a new Liquor Primary licence having hours of operation from 9:00 a.m. to 1:00 a.m. daily with a total occupant load of 46 people.

*Committee discussed the following:*

- *Community impacts*

**Moved By** Councillor Loveday

**Seconded By** Councillor Thornton-Joe

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 Humboldt located at 777 Douglas Street having hours of operation from 9:00 am to 1:00 am daily with a total occupant load of 46 people. Providing the following comments on the prescribed considerations:
  - a. The impact of noise on the community near the establishment was considered in relation to the request and noise impacts are not expected as the application is required by LCRB administrative process to separate an existing liquor primary licence area from an existing licence. This

application to separate portions of a liquor primary licence to allow for separate ownership and operation results in no net increase to licenced capacity or hours.

- b. If the application is approved, the impact on the community is expected to be neutral economically as the approval does not result in a net increase to businesses capacity.
- c. 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 seven letters in response to the notification that went to 635 owners and occupants. Four letters stated opposition and three were supportive which included one from the Downtown Residents Association.
- d. Council recommends the license be approved.

**CARRIED UNANIMOUSLY**

**I. STAFF REPORTS**

**I.3 Electric Vehicle Charging User Fee**

Council received a report dated June 26, 2020 from the Acting Director of Engineering and Public Works presenting Council with a proposed amendment to the Streets and Traffic Bylaw and a new City Parkades Electric Vehicle Charging Fees Bylaw to support the successful operation of upcoming public EV charging stations and allow for the collection of fees for use of the City's public EV charging infrastructure.

*Committee discussed the following:*

- *Proposed fees for charging an electric vehicle*
- *Future budget considerations for program expansion*
- *Ways of accelerating climate action*

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

1. That Council direct staff to bring forward for introductory readings:
  - a. Amendments to the Streets and Traffic Bylaw (Bylaw No. 09-079) for the establishment and regulation of an electric vehicle charging zone, and collection of a fee for EV charging on city streets.
  - b. A new bylaw, City Parkades Electric Vehicle Charging Fees Bylaw (Bylaw no. 20-032) for collection of a fee for EV charging in City parkades and surface parking lots.
2. That Council authorize that revenue from fees collected from these bylaws be placed in the Climate Action Reserve Fund to support continued investment in EV charging infrastructure

**Amendment:**

**Moved By** Councillor Isitt

That the rate for on-street parking be amended from \$1 to \$2.

**Failed to proceed due to no seconder**

**On the main motion:**

**CARRIED UNANIMOUSLY**

*Committee recessed at 12:19 p.m., and reconvened at 12:50 p.m.*

**I.2 Festival Investment Grants**

Council received a report dated June 30, 2020 from the Head of Business & Community Relations seeking Council approval of the Festival Investment Grants recommendations for 2020.

*Committee discussed the following:*

- *Cost recovery in instances where events are ultimately not delivered*
- *State of sponsorships for events*
- *Alternative delivery for events*

**Moved By** Councillor Alto

**Seconded By** Councillor Dubow

That Council approve the Festival Investment Grant allocations as recommended in Appendix 1 for total cash grants of \$283,749 and in-kind City services grants of up to \$159,450.

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)**

**I.4 Report Back re: Sheltering in Place on basic needs**

Council received a verbal update from the Head of Bylaw Services providing an update on a previous Council request to provide information on outdoor sheltering supports located in areas currently used for sheltering in place by vulnerable populations.

*Committee discussed the following:*

- *Other supports which may be included*
- *Service providers*
- *Lack of supports at the Ellice Street location*

**L. ADJOURNMENT OF COMMITTEE OF THE WHOLE**

**Moved By** Councillor Alto

**Seconded By** Councillor Dubow

That the Committee of the Whole Meeting be adjourned at 1:29 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR