MINUTES - COMMITTEE OF THE WHOLE

December 10, 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 Thornton-Joe, Councillor Young
PRESENT ELECTRONICALLY:	Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts
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, 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. Hudson - Assistant Director of Community Planning, L. Van Den Dolder - Assistant City Solicitor, J. O'Connor - Deputy Director of Finance, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Executive Operations, A. James - Head of Strategic Operations, P. Bellefontaine - Director of Engineering & Public Works, L. Klose – Senior Planner, Community Planning, M. Maclean – Community Planner, R. Tooke – Manager, Sustainability, Assets and Support Services, P. Rantucci – Head of Strategic Real Estate, C. Moffatt – Assistant City Solicitor, M. Heiser - Committee Secretary
GUESTS:	M. Thompson – Urban Matters, J. Ng – Urban Matters

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 Thornton-Joe

That the following items be approved without further debate.

CARRIED UNANIMOUSLY

F.3 1171 Rockland Avenue: Development Variance Permit Application No. 00253 (Fairfield)

Committee received a report dated November 26, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Variance Permit Application No. 00253 for 1171 Rockland Avenue in order to legalize the existing eight self-contained units in an existing Heritage Designated house.

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
"That Council authorize the issuance of Development Variance Permit Application No. 00253 for 1171 Rockland Avenue, in accordance with:

1. Plans, date stamped August 11, 2020
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
   i. reduce the minimum unit size from 33m2 to 19.5m2 for one unit.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

G.1 Horse Drawn Carriage and Pedicab Licence Renewals – COVID-19

Committee received a report dated December 1, 2020 from the City Clerk regarding the consideration of providing financial relief in 2021 to tourism-oriented operators who hold pedicab and horse drawn carriage licences under the Vehicles for Hire Bylaw.

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That Council direct staff to bring forward the Bylaw to the December 10, 2020 daytime meeting for Council to consider the following motion:

1. Give first, second and third readings the Vehicles for Hire Amendment (No. 21) Bylaw No. 20-126.

CARRIED UNANIMOUSLY

D. Presentations

D.1 Victoria Housing Strategy Annual Review

Committee received a report dated November 30, 2020 from the Director of Sustainable Planning and Community Development regarding the first *Victoria*

Housing Strategy Annual Review 2019 which summarizes the Strategy's achievements, challenges, and outcomes. In addition, Matt Thomson and Jodee Ng, Urban Matters, were present for questions relating to the materials presented.

Committee also considered item E.1 – Capital Regional District Housing Needs Assessment for the City of Victoria with this item.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council direct staff to:
1. Receive the Victoria Housing Strategy Annual Review 2019 for information.
2. Amend page 48 of the *Victoria Housing Strategy Phase Two* document, with updates to the Housing Unit Targets, which considers new population projections, a Housing Needs Assessment, and a Housing Gap Analysis.
3. Approve the 2021 Prioritization of Housing Strategy Actions.

Committee discussed the following:
- *Initiatives to eliminate evictions due to superficial renovations*
- *Low income housing support and neighbourhood comments*
- *Council policies to support the proposed initiatives*
- *Housing income bracket specificity and reporting*
- *Housing unit target and gap analysis data*

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Dubow

2. Amend page 48 of the *Victoria Housing Strategy Phase Two* document, with updates to the Housing Unit Targets, which considers new population projections, a Housing Needs Assessment, and a Housing Gap Analysis **including more detail for the very low, low, and median income brackets.**

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Helps
Seconded By Councillor Potts

2. Amend page 48 of the *Victoria Housing Strategy Phase Two* document, with updates to the Housing Unit Targets, which considers new population projections, a Housing Needs Assessment, and a Housing Gap Analysis including more detail for the very low, low, and median income brackets **and change 950 to 1450 in the report.**

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Helps
Seconded By Councillor Alto

4. Work with the consultants to arrive at a target for housing suitable for families that incorporates both latent demand and projected demand and to make that the 2025 target.

CARRIED UNANIMOUSLY

Main motion as amended:

That Council direct staff to:
1. Receive the Victoria Housing Strategy Annual Review 2019 for information.
2. Amend page 48 of the *Victoria Housing Strategy Phase Two* document, with updates to the Housing Unit Targets, which considers new population projections, a Housing Needs Assessment, and a Housing Gap Analysis including more detail for the very low, low, and median income brackets and change 950 to 1450 in the report.
3. Approve the 2021 Prioritization of Housing Strategy Actions.
4. Work with the consultants to arrive at a target for housing suitable for families that incorporates both latent demand and projected demand and to make that the 2025 target.

Councillor Young requested that No. 3 be voted on separately.

That Council direct staff to:
1. Receive the Victoria Housing Strategy Annual Review 2019 for information.
2. Amend page 48 of the *Victoria Housing Strategy Phase Two* document, with updates to the Housing Unit Targets, which considers new population projections, a Housing Needs Assessment, and a Housing Gap Analysis including more detail for the very low, low, and median income brackets and change 950 to 1450 in the report.
4. Work with the consultants to arrive at a target for housing suitable for families that incorporates both latent demand and projected demand and to make that the 2025 target.

CARRIED UNANIMOUSLY

3. Approve the 2021 Prioritization of Housing Strategy Actions.

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

Committee recessed at 10:35 a.m. and reconvened at 10:41 a.m.

D.2 Zero Waste Victoria

Committee received a report dated November 27, 2020 from the Director of Engineering and Public Works regarding the zero waste strategy and a proposed short-term action plan for approval.

Committee discussed the following:

- *Proposed targets for divergence*
- *Residential collection fleet activation*
- *Pet waste solutions*

Moved By Mayor Helps
Seconded By Councillor Isitt

That Council:

1. Approve Zero Waste Victoria;
2. Direct staff to begin implementing strategies in Zero Waste Victoria as outlined in the short-term action plan; and
3. Direct staff to report back with draft bylaw(s) for Council's consideration to regulate priority single-use items after new municipal authorities are conferred by the Province.

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Loveday

4. **Refer the Zero Waste Victoria report to the Board of the Capital Regional District (CRD), and the Mayors and Councils of CRD member Local Governments, for information.**
5. **Request that the Mayor write on behalf of Council to the Board of the CRD, requesting that the CRD work with the City of Victoria and other local governments to advocate for "flow control" regulating the export of solid waste outside the region.**
6. **Advocate to the Capital Regional District to increase the tipping fee for disposal of unsorted solid waste at the Hartland Landfill, to discourage the disposal of unsorted solid waste and encourage waste reduction / diversion / recycling.**
7. **Direct staff to report back on options for the processing of kitchen scraps originating in the city, with a focus on: (a) minimizing GHGs and (b) optimizing the recovery and reuse of energy and/or nutrients from this resource.**
8. **Direct staff to report back on options for increasing diversion rates from multi-family residential and commercial properties.**

Amendment to the amendment:

Moved By Mayor Helps
Seconded By Councillor Alto

4. Refer the Zero Waste Victoria report to the Board of the Capital Regional District (CRD), and the Mayors and Councils of CRD member Local Governments, for information.
5. Request that the Mayor write on behalf of Council to the Board of the CRD, requesting that the CRD work with the City of Victoria and other local governments to advocate for "flow control" regulating the export of solid waste outside the region.
6. Advocate to the Capital Regional District to increase the tipping fee for disposal of unsorted solid waste at the Hartland Landfill, to discourage the disposal of unsorted solid waste and encourage waste reduction / diversion / recycling.
~~**7. Direct staff to report back on options for the processing of kitchen scraps originating in the city, with a focus on: (a) minimizing GHGs and (b) optimizing the recovery and reuse of energy and/or nutrients from this resource.**~~
8. Direct staff to report back on options for increasing diversion rates from multi-family residential and commercial properties.

Motion to postpone:

Moved By Councillor Loveday
Seconded By Councillor Isitt

That consideration of No. 7 be postponed for 6 months.

CARRIED UNANIMOUSLY

On the amendment:

4. Refer the Zero Waste Victoria report to the Board of the Capital Regional District (CRD), and the Mayors and Councils of CRD member Local Governments, for information.
5. Request that the Mayor write on behalf of Council to the Board of the CRD, requesting that the CRD work with the City of Victoria and other local governments to advocate for "flow control" regulating the export of solid waste outside the region.
6. Advocate to the Capital Regional District to increase the tipping fee for disposal of unsorted solid waste at the Hartland Landfill, to discourage the disposal of unsorted solid waste and encourage waste reduction / diversion / recycling.
7. Direct staff to report back on options for increasing diversion rates from multi-family residential and commercial properties.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

8. Direct staff to explore options for separating pet waste at off-leash dog areas in parks.

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

Committee discussed the following:

- *Timeline for implementation for short term goals*
- *Garden waste collection process*

Main motion as amended:

That Council:

1. Approve Zero Waste Victoria;
2. Direct staff to begin implementing strategies in Zero Waste Victoria as outlined in the short-term action plan;
3. Direct staff to report back with draft bylaw(s) for Council's consideration to regulate priority single-use items after new municipal authorities are conferred by the Province.
4. Refer the Zero Waste Victoria report to the Board of the Capital Regional District (CRD), and the Mayors and Councils of CRD member Local Governments, for information.
5. Request that the Mayor write on behalf of Council to the Board of the CRD, requesting that the CRD work with the City of Victoria and other local governments to advocate for "flow control" regulating the export of solid waste outside the region.
6. Advocate to the Capital Regional District to increase the tipping fee for disposal of unsorted solid waste at the Hartland Landfill, to discourage the disposal of unsorted solid waste and encourage waste reduction / diversion / recycling.
7. Direct staff to report back on options for increasing diversion rates from multi-family residential and commercial properties.
8. Direct staff to explore options for separating pet waste at off-leash dog areas in parks.

CARRIED UNANIMOUSLY

Committee recessed at 12:38 p.m. and reconvened at 1:10 p.m. Councillor Isitt was not present.

F. LAND USE MATTERS

Councillor Alto withdrew from the meeting at 1:10 p.m. due to a potential non-pecuniary conflict of interest with the following item as she owns property nearby.

F.1 3120 Washington Avenue: Rezoning Application No. 00735 (Burnside)

Committee received a report dated November 26, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application No. 00735 for 3120 Washington Avenue in order to

increase the density and construct a strata development consisting of eight, two-storey single-family swelling units on a lot.

Committee discussed the following:

- *Neighbouring properties and previous application approvals*
- *CALUC support for the proposal*

Moved By Councillor Young
Seconded By Mayor Helps

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00735 for 3120 Washington 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 of legal agreements executed by the applicant to secure the following, with form satisfactory to the City Solicitor:
    i. a housing agreement to ensure that future Strata bylaws cannot prohibit the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development;
    ii. a statutory right-of-way of 1.00m on Washington Avenue for sidewalk improvements, to the satisfaction of the Director of Engineering and Public Works;
    iii. the design of the proposed eight single-family dwelling units and associated landscaping in accordance with the plans dated October 13, 2020, to the satisfaction of the Director of Sustainable Planning and Community Development.

Councillor Isitt returned to the meeting at 1:30 p.m.

Amendment:

Moved By Councillor Young
Seconded By Councillor Thornton-Joe

iv. Further consideration by the developer of options to increase the rear setback.

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00735 for 3120 Washington 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 of legal agreements executed by the applicant to secure the following, with form satisfactory to the City Solicitor:

i. a housing agreement to ensure that future Strata bylaws cannot prohibit the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development;
ii. a statutory right-of-way of 1.00m on Washington Avenue for sidewalk improvements, to the satisfaction of the Director of Engineering and Public Works;
iii. the design of the proposed eight single-family dwelling units and associated landscaping in accordance with the plans dated October 13, 2020, to the satisfaction of the Director of Sustainable Planning and Community Development.
iv. Further consideration by the developer of options to increase the rear setback.

CARRIED UNANIMOUSLY

Councillor Alto returned to the meeting at 1:33 p.m.

F.2 131, 137 Skinner Street and 730 - 736 Tyee Road: Rezoning Application No. 00747 (Victoria West)

Committee received a report dated November 26, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application No. 00747 for 131, 137 Skinner Street and 730 - 736 Tyee Road in order to a site-specific zone to permit a storefront cannabis retailer.

Moved By Councillor Loveday
Seconded By Councillor Alto

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00747 for 730-736 Tyee Road & 131-137 Skinner Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

F.4 1244 Wharf Street: Heritage Alteration Permit with Variances Application No. 00023 (Downtown)

Committee received a report dated December 3, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Heritage Alteration Permit with Variances Application No. 00023 for 1244 Wharf Street in order to restore significant heritage features.

Committee discussed the following:
- *Proposed lighting to illuminate historical aspects of building*
- *Window treatment and preservation*
- *Commemoration of the existing mural*

Moved By Councillor Thornton-Joe
Seconded By Mayor Helps

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00023 for 1244 Wharf Street, in accordance with:

1. Plans, date stamped November 20, 2020.
2. The Conservation Plan for the Yates Block at 1244 Wharf Street by Donald Luxton and Associates Inc., dated September 2020
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
   - increase the parapet projection from 1m to 4.5m (for cornice and pediment only)
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Revisions to the existing Statement of Significance to include restored heritage features as character-defining elements to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Revisions to elevation details of the proposed restored pediment and cornice, including molding profiles, to the satisfaction of the Director of Sustainable Planning and Community Development.
7. Minor plan amendments to illustrate frontage improvements to the satisfaction of the Director of Engineering.
8. Preparation and execution of a legal agreement to secure frontage improvements, to the satisfaction of the Director of Engineering
9. Council authorizing the restoration of historic features, including a pediment, roof level cornice and balcony, which will project over the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
10. Heritage Alteration Permit with a Variance lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I. NEW BUSINESS

I.1 Council Member Motion: Bring Back Mainstreet

Committee received a Council Member Motion dated December 4, 2020 from Mayor Helps and Councillor Loveday regarding the "In It Together: Bringing Back Canada's Main Streets" report released earlier in the fall by the Canadian Urban Institute.

Moved By Mayor Helps
Seconded By Councillor Loveday

1. That Council refer the Bring Back Mainstreet to staff working on the implementation of *Victoria 3.0, Create Victoria*, the Parks and Open Spaces Masterplan, Build Back Victoria, Neighbourhood Planning, and to staff in finance, real estate, economic development and planning for their consideration.

2. That Council refer “In It Together: Bringing Back Canada’s Main Streets” to the Minister of Municipal Affairs with request for consideration actions to reduce the property tax impacts to legacy main street businesses, arts and culture organizations and non-profits downtown and in village centres.

Motion to extend:

Moved By Mayor Helps
Seconded By Councillor Alto

That the Committee of the Whole meeting be extended to 2:15 p.m.

CARRIED UNANIMOUSLY

Committee discussed the following:
- *Local case study for Victoria*
- *Involvement of the DVBA*

On the main motion:

CARRIED UNANIMOUSLY

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the Committee of the Whole Meeting be adjourned at 2:08 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR