



Thursday, April 1, 2021

6TH FLOOR BOARDROOM, CAPITAL REGIONAL DISTRICT, 625 FISGARD STREET, VICTORIA, B.C.

To be held immediately following the Committee of the Whole Meeting

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

Pages

A. CONVENE COUNCIL MEETING

B. APPROVAL OF AGENDA

C. READING OF MINUTES

C.1. Minutes from the evening meeting held January 14, 2021

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D. PROCLAMATIONS

E. REPORTS OF COMMITTEE

E.1. Committee of the Whole

E.1.a. Report from the March 25, 2021 COTW Meeting

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[Link to the March 25, 2021 COTW Agenda](#)

E.1.a.a. 1177-1185 Fort Street and 1043-1045 Linden Avenue:
Rezoning Application No. 00731 (Rockland)

E.1.a.b. Technical High Angle Rope Rescue (THARRP) - Rescue
Servicing for Tower Crane Installations -
WorkSafeBC/British Columbia Construction Safety
Alliance (BCCSA)

E.1.a.c. Restorative Justice Presentation on City Funding

E.1.a.d. CRD - Solid Waste Management Plan

E.1.a.e. BC Transit Bus Tickets for Persons Sheltering Outdoors

E.1.b. Report from the April 1, 2021 COTW Meeting

Pending approval at the April 1, 2021 COTW Meeting

- *E.1.b.a. Council Member Motion: Advocacy for Protection of Fairy Creek and Other At-Risk Old-Growth Forests**

Addendum: New Item

A Council Member Motion regarding a recommendation that Council endorse a resolution to lend support for protection of Fairy Creek and other at-risk old-growth forests on Vancouver Island.

F. BYLAWS

- *F.1. Development Cost Charges Bylaw Amendment Bylaw 10**

That Council Consider:

- **1st, 2nd and 3rd readings of:**
 - Development Cost Charges Bylaw, Amendment Bylaw No. 21-046

G. CORRESPONDENCE

- G.1. Letter from the Corporation of the District of Saanich 12**

A letter dated March 17, 2021 from the Mayor of Saanich regarding the Endorsement of the Help Cities Lead Campaign.

- *G.2. Letter from the City of Campbell River 15**

Addenda: Letter

A letter dated March 23, 2021 from the City of Campbell River, Deputy City Clerk regarding the Help Cities Lead Campaign

- *G.3. Letter from the Minister of Public Safety and Solicitor General 16**

Addenda: Letter

A letter dated March 25, 2021 from the Minister of Public Safety and Solicitor General regarding the Emergency Program Act.

H. CLOSED MEETING

MOTION TO CLOSE THE April 1, 2021 COUNCIL 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(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- Section 90(1)(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.

I. APPROVAL OF CLOSED AGENDA

J. READING OF CLOSED MINUTES

K. UNFINISHED BUSINESS

L. CORRESPONDENCE

M. NEW BUSINESS

**M.1. Information Prohibited from Disclosure under Section 21 of the FOIPPA -
Community Charter Section 90(1)(j)**

N. CONSIDERATION TO RISE & REPORT

O. ADJOURNMENT



MINUTES - VICTORIA CITY COUNCIL

January 14, 2021, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

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PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Andrew, 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, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, AK Ferguson - Committee Secretary

A. Music Performance

The recording provided for this City Council meeting is by young artists from the [VCM Collegium Program](#).

B. APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the agenda be approved as amended.

CARRIED UNANIMOUSLY

D. REQUESTS TO ADDRESS COUNCIL

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following speakers be permitted to address Council.

CARRIED UNANIMOUSLY

D.1 Diane Chimich: Telus Ocean Development

Outlined why she is opposed to the Telus Ocean Development.

D.2 Jason Leach: Building Permit Process for Older Homes Within the City of Victoria

Outlined concerns with the building permit process for older homes.

D.3 Stafford Bingham: Telus Ocean Proposed Building

Outlined concerns with the proposed Telus Ocean building development.

D.5 Negin Saadati: New benches on Dallas Road Expansion to become memorial benches

Outlined a request for a memorial bench to honour her mother.

D.6 Maria Wong: January 14 Meeting - Meegan Community Care Tent and Transitional Tiny Home Community

Outlined the need for the Meegan Community Care Tent and transitional tiny home community.

F. PUBLIC AND STATUTORY HEARINGS

F.1 1133 Fort Street: Rezoning Application No. 00727

Zoning Regulation Bylaw, Amendment Bylaw (No. 1239) No. 20-118:

To rezone the land known as 1133 Fort Street from the R3-1 Zone, Multiple Dwelling District, to the C1-FH Zone, Fort Street Commercial Heritage District, to discharge the Land Use Contract and permit commercial uses on-site within the existing heritage designated building.

F.1.a Public Hearing & Consideration of Approval

Michael Angrove (Senior Planner): *Advised that the application is to discharge the Land Use Contract and permit commercial uses on-site within the existing heritage designated building.*

Mayor Helps opened the public hearing at 6:48 p.m.

Nigel Banks (Applicant): Provided information regarding the application.

Council recessed from 7:03 p.m. until 7:08 p.m. to provide an opportunity for members of the public to call to speak live.

No persons called in to speak to the proposed application.

Council had no questions for the applicant.

Mayor Helps closed the public hearing at 7:08 p.m.

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1239) No. 20-118

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That the following bylaw **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1239) No. 20-118

CARRIED UNANIMOUSLY

F.2 1002 Vancouver Street: Development Permit with Variances Application No. 00154

Development Permit with Variances Application No. 00154

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1002 Vancouver Street, in Development Permit Area 14: Cathedral Hill Precinct, for purposes of installing a platform lift in the rear yard of the building to move garbage, compost and recycling from ground level to the underground parking garage.

F.2.a Opportunity for Public Comment & Consideration of Approval:

Michael Angrove (Senior Planner): *Advised that the application is for the consideration of installation of a platform lift in the rear yard to lower waste bins from ground level to a basement holding area.*

Mayor Helps opened the opportunity for public comment at 7:10 p.m.

Don Brown (Applicant): Provided information regarding the application.

Council recessed from 7:17 p.m. until 7:22 p.m. p.m. to provide an opportunity for members of the public to call to speak live.

No persons called in to speak to the proposed application.

Council discussed the following:

- *The number of parking spaces used regularly.*
- *Whether there will be any loss of privacy for residents.*

Mayor Helps closed the opportunity for public comment at 7:26 p.m.

Moved By Mayor Helps
Seconded By Councillor Isitt

That Council authorize the issuance of Development Permit with a Variance Application No. 00154 for 1002 Vancouver Street, in accordance with:

1. Plans date stamped August 19, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the rear yard setback from 6.65 metres to 0.3 metres
 - ii. reduce the minimum parking requirement from 31 spaces to 10 spaces *Development Variance Permit Application No. 00195 reduced the parking requirement from 21 spaces to 12 parking spaces
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.3 901 Gordon Street: Rezoning Application No. 00743

Zoning Regulation Bylaw, Amendment Bylaw (No. 7) No. 20-117:

To rezone the land known as 901-919 Gordon Street, 617-635 Broughton Street and 620-628 Courtney Street by adding site specific regulations to the Old Town District-1 Zone (OTD-1) to permit a storefront cannabis retailer.

F.3.a Public Hearing & Consideration of Approval

Michael Angrove (Senior Planner): *Advised that the application is to rezone the property to permit the use of store front cannabis retailer.*

Mayor Helps opened the public hearing at 7:25 p.m.

Chief Ron Sam (Applicant): Provided information regarding the application for 901 Gordon Street and 1150 Douglas Street.

Christina Clarke (Applicant): Provided information regarding the application.

Vikram Sachdeva (Applicant): Provided information regarding the application.

Ann Squires Ferguson (Applicant): Provided information regarding the application.

Alex Robb (Victoria and Cannabis Retailer): Expressed his support for the Gordon Street application. He also noted that he is undecided about the Douglas Street application and is concerned about the distance between the two applications and other cannabis retailers.

Sacha Romeyn (Victoria): Expressed concern regarding the Douglas Street application and its distance to other cannabis retailers.

Council recessed from 8:04 p.m. until 8:09 p.m. to provide an opportunity for members of the public to call to speak live.

No persons called in to speak to the proposed application.

Council discussed:

- *The distances between dispensaries.*
- *what happens to the license should the current operator close.*

Mayor Helps closed the public hearing at 8:17 p.m.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following bylaw **be given third reading**:

1. Zoning Bylaw 2018, Amendment Bylaw (No. 7) No. 20-117

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted**:

1. Zoning Bylaw 2018, Amendment Bylaw (No. 7) No. 20-117

CARRIED UNANIMOUSLY

Moved By Mayor Helps

Seconded By Councillor Alto

That the applicant and speakers have double the time to speak on these combined applications.

CARRIED UNANIMOUSLY

F.4 1150 Douglas Street: Rezoning Application No. 00748

Zoning Bylaw 2018, Amendment Bylaw (No. 8) No. 20-125:

To rezone the land known as 1150 Douglas Street, 600-670 Fort Street, 1125-1199 Government Street and 647-655 View Street by adding site specific regulations to the Old Town District-1 Zone (OTD-1), to permit a storefront cannabis retailer.

F.4.a Public Hearing & Consideration of Approval

This application was discussed in conjunction with 901 Gordon Street.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following bylaw **be given third reading:**

1. Zoning Bylaw 2018, Amendment Bylaw (No. 8) No. 20-125

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following bylaw **be adopted:**

1. Zoning Bylaw 2018, Amendment Bylaw (No. 8) No. 20-125

CARRIED UNANIMOUSLY

O. ADJOURNMENT

Moved By Councillor Alto

Seconded By Councillor Young

That the Council meeting adjourn.

TIME: 8:41 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 25, 2021

For the Council meeting of April 1, 2021, the Committee recommends the following:

F.1 1177-1185 Fort Street & 1043-1045 Linden Avenue: Rezoning Application No. 00731 (Rockland)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00731 for 1177-1185 Fort Street and 1043-1045 Linden Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing be held, but that adoption of the Bylaw be held off until confirmation has been received that the lots have been consolidated.

G.2 Technical High Angle Rope Rescue (THARRP) - Rescue Servicing for Tower Crane Installations - WorkSafeBC/British Columbia Construction Safety Alliance (BCCSA)

That Council:

1. Approve the renewal of the Agreement for the provision of Technical High Angle Rope Rescue services, as a participant of the Provincial Technical High Angle Rope Rescue Program (THARRP) as an independent service provider within the City of Victoria and authorize the Mayor and City Clerk to execute the agreement,
2. Authorize City Clerk and Mayor to execute any inter-municipal agreements for those municipalities of the Capital Regional District, requesting the provision of Tower Crane rescue servicing, subject to the terms and conditions of the program as established through the British Columbia Construction Safety Alliance (BCCSA) and, subject always to review and approval of the City Solicitor.

E.1 Restorative Justice Presentation on City Funding

That this presentation be received for information.

E.2 CRD - Solid Waste Management Plan

That this presentation be received for information.

That Council request the Mayor write on behalf of Council expressing support for the CRD adopting stronger solid waste reduction targets and adopting a goal of becoming a National leader in zero waste and the circular economy.

G.1 BC Transit Bus Tickets for Persons Sheltering Outdoors

That Council receive this report for information.

**Schedule A to Bylaw
No. 21-XXX
Development Cost Charges
(All amounts in dollars)**

	Transportation	Water	Drainage	Sewage	Parkland Acquisition and Development	Total Development Cost Charge		When Payable
Detached Dwelling	1,945.17	682.00	912.28	695.18	2,468.97	6,703.60	per lot	Subdivision Approval
Two Family Dwelling	2,364.72	1,364.00	1,824.54	1,390.36	4,397.95	11,881.57	per lot	Subdivision Approval
Attached Dwelling	10.04	5.22	4.22	5.32	18.88	43.68	per m2 of total floor area	Building Permit Issue
Multiple Dwelling	14.96	5.03	3.35	5.13	18.23	46.70	per m2 of total floor area	Building Permit Issue
Commercial	19.07	3.13	2.92	3.18	2.25	30.55	per m2 of total floor area	Building Permit Issue
Industrial	5.72	1.27	2.01	1.30	0.92	11.22	per m2 of total floor area	Building Permit Issue
Institutional	19.07	3.13	2.92	3.18	2.25	30.55	per m2 of total floor area	Building Permit Issue



The Corporation of the District of Saanich | Mayor's Office

770 Vernon Avenue Victoria BC V8X 2W7 | T 250-475-5510 | F 250-475-5440 | www.saanich.ca

Sent via email: mayor@victoria.ca

March 17, 2021

Mayor Helps & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council

Re: Help Cities Lead Campaign

On behalf of Saanich Council, thank you for your letter of March 10 indicating your Council's endorsement of the Help Cities Lead Campaign.

I am pleased to note that on March 15, 2021 Saanich Council considered a Report to Council and unanimously endorsed the Help Cities Lead Campaign:

"That the Mayor write a letter on behalf of Council to the Minister of Environment and Climate Change Strategy; the Minister of Energy, Mines and Low Carbon Innovation; the Minister of Municipal Affairs; the Attorney General and Minister responsible for Housing, and the Minister of Finance expressing:

- Its endorsement of the Help Cities Lead Campaign;*
- Support for the directions set out in the November 2020 ministerial mandate letters regarding greenhouse gas requirements for new buildings, property assessed clean energy (PACE) financing, and home energy labelling; and*
- Requesting that the Province empower local governments to opt to take action, if they so choose, on the two remaining items of the Help Cities Lead campaign, greenhouse gas requirements for existing buildings and building energy benchmarking."*

Thank you for your continued efforts on this important issue.

Sincerely,

A handwritten signature in blue ink, appearing to read "F Haynes".

Fred Haynes
Mayor
cc: Saanich Council



March 10, 2021

Dear Colleagues,

On behalf of Victoria City Council, I am writing today to inform you that Council has voted to endorse the Help Cities Lead campaign and to request that your city consider doing the same. Emissions from buildings account for about 11% of the province's GHG emissions. This is the third highest source of GHG emissions in BC after road transportation (27.1%) and the oil and gas sector (17.6%). For municipalities, GHG emissions from existing buildings account for 40-60% of community emissions. In Victoria, this number is around 50% of our community GHG inventory.

In British Columbia, the regulation of buildings typically occurs at the provincial level. For the past two decades British Columbia has been at the forefront of action and policies taken in Canada to reduce energy use and GHG emissions from buildings. The 2018 CleanBC Plan moved the province further in this direction with key commitments for the building sector such as a net-zero energy building standard by 2032, a building upgrade standard by 2024, and exploring building energy labelling options.

A number of local governments, including Victoria, are keen to take even bolder action, and have set ambitious targets of our own to significantly reduce GHG emissions from buildings over the next 10 years in alignment with climate emergency declarations. The success of the Province in achieving deep emissions reductions from the building sector are directly connected to the success of local governments to achieve their own targets because most buildings are situated within these communities. However, tools currently available to local governments to pursue these ambitious reduction targets are largely limited to information campaigns and incentives. Although helpful, on their own these tools are insufficient to achieve broad and deep energy and GHG reductions given limited budgets.

Help Cities Lead (helpcitieslead.ca) is an education and awareness campaign working to build support for more focused collaboration between the Province of British Columbia and local governments on building climate policy.

The campaign project team identifies five regulatory measures where additional authority would be instrumental for municipalities in accelerating climate action:

1. Regulating GHG emissions for new buildings – the BC Energy Step Code only regulates energy efficiency in new buildings. Leading local governments would also like the ability to regulate GHG emissions from new buildings.
2. Mandatory home energy labelling - In Canada and British Columbia, legislation requires energy labelling for a broad range of consumer products including motor vehicles, furnaces, windows, lightbulbs, and kitchen appliances. However, there are no labeling requirements for the single largest purchase a given Canadian is likely to make—their home.

3. Property assessed clean energy (PACE) financing - programs allow property owners to finance the up-front cost of building energy efficiency upgrades—such as more efficient heating systems, or windows—by paying the costs back over time via a voluntary property tax assessment. The assessment is attached to the property, not an individual; if, and when, the property is sold, the financing carries on with the new owner.

4. Regulating GHG emissions for existing buildings – this would include the development of a new regulation that would set greenhouse gas emissions targets from existing buildings.

5. Mandatory building energy benchmarking and reporting - Energy benchmarking is the process of collecting and monitoring energy data from a large number of buildings over time so that governments and the private sector can compare the performance of any one participating building against similar properties.

Direction to implement the first three of these measures – enabling local governments to regulate GHG emissions for new buildings, home energy labelling, and PACE financing – were included in the ministerial mandate letters issued in November 2020. Help Cities Lead encourages the Province to move as quickly as possible and in close consultation with local governments to develop and implement these measures.

Help Cities Lead would also like the Province to enable local governments to choose, when ready, to opt into the remaining two measures not addressed by the mandate letters – namely, regulating GHG emissions for existing buildings and building energy benchmarking and reporting.

The suite of initiatives is intended to compliment what the provincial government and utilities are already doing in this area and help to lay the groundwork for eventual province-wide adoption of these measures.

These actions would let municipalities, ready to take bolder action on climate, lead the way in regulating emissions in buildings. This would provide a template for action for other jurisdictions and even for provincial regulation in the future.

As such, we are requesting that your city consider endorsing the Help Cities Lead campaign and that you communicate this support directly to the Province by writing to the below Ministers:

- Minister of Environment and Climate Change Strategy, ENV.Minister@gov.bc.ca
- Minister of Municipal Affairs, MAH.Minister@gov.bc.ca
- Minister of Energy, Mines, and Low-Carbon Innovation, EMPR.Minister@gov.bc.ca
- Minister of Finance, FIN.Minister@gov.bc.ca
- Attorney General and Minister responsible for Housing, AG.Minister@gov.bc.ca

Thank you for your time and consideration. Please do not hesitate to reach out should you have any questions regarding this letter.

Sincerely,



Lisa Helps
Victoria Mayor



March 23, 2021

Sent via email: mayor@victoria.ca

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps:

Re: Help Cities Lead Campaign

On behalf of Mayor and Council, I am confirming that City Council received your correspondence dated March 10th requesting support for the Help Cities Lead Campaign at its March 22nd meeting and to inform you that Council took no further action.

Yours truly,

A handwritten signature in black ink that reads "Tracy Bate". The signature is written in a cursive, flowing style.

Tracy L. Bate
Deputy City Clerk

TLB/je

Legislative Services

301 St. Ann's Road, Campbell River, BC V9W 4C7

Telephone: 250.286.5700; Fax: 250.286.5760

G:\Legislative Services\Council Correspondence (0530-01 COUN 7D)\Acknowledgement\2021\Correspondence\City of Victoria request for support.docx



VIA EMAIL

March 26, 2021

Her Worship Lisa Helps
Mayor of the City of Victoria
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6
Email: lhelps@victoria.ca

Dear Mayor Helps:

Thank you for your letter of March 8, 2021, concerning the *Emergency Program Act* (EPA) modernization and vulnerable populations.

I share your concern about the needs of vulnerable populations. The October 2019 discussion paper "Modernizing BC's Emergency Management Legislation" noted that one of the factors driving modernization is that the needs of our most vulnerable citizens are not always sufficiently considered. While the modernized legislation is still under development, I expect that there will be a requirement for risk assessments and emergency management plans to anticipate and consider the effects of emergency events on vulnerable populations. As you point out, the current COVID-19 pandemic illustrates how that can manifest in various ways.

Thank you for your ongoing work supporting vulnerable people in the City of Victoria. The recent Memorandum of Understanding between the Province and the City of Victoria is an important development to address issues associated with homelessness.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Farnworth', with a stylized flourish at the end.

Mike Farnworth
Minister of Public Safety
and Solicitor General

pc: Rich Elliot, Executive Assistant, Mayor's Office
Colleen Mycroft, Manager of Executive Operations