



## **MINUTES – VICTORIA CITY COUNCIL**

### **MEETING OF THURSDAY, JUNE 11, 2015, AT 7 P.M.**

<b><u>PLACE OF MEETING:</u></b>	Council Chambers, City Hall
<b><u>PRESENT:</u></b>	Mayor Helps in the Chair, Councillors Alto, Isitt, Loveday, Lucas, Madoff and Thornton-Joe
<b><u>ABSENT:</u></b>	Councillors Coleman and Young
<b><u>STAFF PRESENT:</u></b>	J. Johnson, City Manager; P. Bruce, Fire Chief; B. Dellebuur, Assistant Director of Engineering and Public Works; K. Hamilton, Director, Civic Engagement and Strategic Planning; J. Hawkins, Council Secretary; J. Jenkyns, General Manager, Victoria Conference Centre; A. Hudson, Acting Director, Sustainable Planning and Community Development; J. MacDougall, Assistant Director of Parks; M. Miller, Senior Heritage Planner; C. Mycroft, Executive Assistant to the City Manager; T. Soulliere, Director, Parks and Recreation; S. Thompson, Director of Finance; R. Woodland, Corporate Administrator; T. Zworski, City Solicitor

### **POETRY READING**

Zoe Duhaime, Youth Poet Laureate read a poem titled: “*Fear in a Three Part Play*”

### **APPROVAL OF AGENDA**

The Corporate Administrator outlined changes to the agenda.

*Councillor Madoff requested that Nicholas Murray speaking on Pedi-cabs be added to Requests to Address Council.*

*Councillor Alto requested that Solomon Lindsay speaking on Micro-Housing in relation to the Governance and Priorities Committee report, be added to Requests to Address Council.*

*Councillor Isitt requested that David Monk and Giselle Rumky speaking on Socially Responsible Investing be added to Requests to Address Council.*

It was moved by Councillor Madoff, seconded by Councillor Loveday, that the agenda be approved as amended.  
**Carried Unanimously**

### **MINUTES**

It was moved by Councillor Alto, seconded by Councillor Isitt, that the Regular Council meeting minutes of May 28, 2015, be approved.  
**Carried Unanimously**

### **PROCLAMATIONS**

It was moved by Councillor Isitt, seconded by Councillor Thornton-Joe, that the following Proclamations be endorsed:

1. “Victoria’s Garden Day” – June 19, 2015
2. “World Refugee Day” – June 20, 2015

**Carried Unanimously**

### **COMBINED DEVELOPMENT APPLICATION**

#### **1. 255-259 Esquimalt Road (Roundhouse)**

##### **1. Public Hearing – Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 15)**

The Official Community Plan Amendment Application proposes revisions to the Roundhouse Design Guidelines which reflect the plans dated December 22, 2014, submitted with Development Permit Application No. 000356, for the Commercial-Heritage Phase of the Roundhouse development.

##### **2. Public Hearing - Heritage Revitalization Agreement**

The Council of the City of Victoria will consider authorizing Heritage Revitalization Bylaw (251 Esquimalt Road) No. 15-011 to secure the exterior conservation of Heritage-Designated buildings and structures.

*Mayor Helps opened the public hearing at 7:10 p.m.*

Brian Sikstrom (Senior Planner): This application involves an *Official Community Plan* Amendment, a Development Permit with Variances and a Heritage Alteration Permit for 251-259 Esquimalt Road, known as The Roundhouse. The applications are for the Commercial-Heritage Phase of the Roundhouse development which includes the following components:

- Rehabilitation of the Heritage-Designated buildings and railway turntable;
- Construction of three single-storey retail buildings;
- The siting of reconditioned boxcars for retail and interpretive purposes;
- A public plaza; and
- A comprehensive program of cultural interpretive features.

The requested variance is for the setback of the proposed new building adjacent to the rail easement with relocation of open space on the opposite side of the building. The Heritage Alteration Permit and Heritage Revitalization Agreement are required to secure the proposed rehabilitation of the Roundhouse and other existing buildings on the site.

*Councillor Isitt asked if the rail right-of-way on the Roundhouse site belongs to the City or the Island Corridor Foundation.*

Robert Woodland (Corporate Administrator): Advised that Sitkum Road is the property line between the City and Roundhouse sections of the rail corridor.

***Councillor Isitt withdrew from Council Chambers at 7:14 p.m. due to a potential pecuniary conflict of interest as he is the Capital Regional District's appointee to the Island Corridor Foundation Board.***

David Fullbrook (Focus Equities): Provided background information on the project, noting the connectivity of the site. They are attempting to create a community meeting place at the Roundhouse. The area is brownfield lands, which are contaminated lands and would be useless for many types of applications. This application will restore the buildings on these lands. These buildings are National Historic buildings but they are not protected or seismically upgraded and this application will ensure that they are protected for future generations.

Norm Hotson (Architect): Provided a PowerPoint presentation regarding the proposal located at 251-259 Esquimalt Road known as the Roundhouse. The property involves four important buildings, the roundhouse with its back shop, the car shop, the stores building and the turntable. In addition to the buildings is the rail yard and all its tracks, switches, wheel stops, etc. The plan, since the rezoning was approved in 2008, has been revised by removing some of the infill buildings and reconstituted in new structures to better define the project and the heritage buildings. There will be a new entrance off Esquimalt Road, which will cross the site and the surface parking will be moved to underground parking in a later phase of development. Key elements of the new design are: rehabilitation of the heritage buildings, new building design, streetscape and public realm. They have spent considerable time on the detail of the rail yard doors. They have reached a compromise by adding some glass elements to the doors for daylight and respecting the original doors.

*Councillor Madoff asked for clarification on:*

- *How vehicles will traverse the plaza, and;*
- *How the Joint Heritage Advisory Panel and Advisory Design Panel recommendations have been responded to.*

Norm Hotson: Responded to the questions as follows:

- The roadway through the site is a multi-modal street and is defined by the use of bollards; it will not have curbs, gutters and sidewalks. This type of street is a mix of people, cars and bicycles in the same space and it reduces the traffic speed to that of the pedestrian. The turntable plaza is pedestrian only.
- With respect to the Panels' recommendations:
  - The Roundhouse doors will have the historic fabric of the doors, but with some glass to allow light into the space.
  - They can consider restoring one set of doors.
  - The contemporary door proposed for the service door will be maintained, rather than reinstating the wooden swing doors.
  - The openings into the atrium have been reduced from three to two. One opening will be the existing window.
  - There will be no mechanical equipment visible.
  - There is no conclusion about a green roof.
  - They will maintain the sand tower.

Grant Keddie (Belton Avenue): He has been active in Victoria West for 40 years and has been worried about the buildings deteriorating so he is happy to see this finally happening. Where does the railway go to? Where it went into the City before was a congested area. He would suggest that it should go into this area as there is already a small station planned in the proposal. The railway bed could be used as an esplanade for walking to the station and into the City.

Frank Bourree (Chair, Chamber of Commerce) The Chamber is in favour of this development and the developers have a good reputation and have built quality developments in the community. The Roundhouse will create a cultural and economic centre for Victoria West and an attraction on the other side of the Johnson Street Bridge. They think the Roundhouse will promote heritage values and the history of the rail.

Ron (Resident of the Promontory): He has heard about preservation of heritage; but the most important part of the project is the tenants and he heard no mention of a market analysis being done. Is a market analysis consultant involved in the project?

Roxanne Reese (Selkirk Avenue): She and her neighbours have an interest in this project and are looking forward to it moving forward as a revitalized part of Victoria West. There are a lot of young families in the area; will there be child friendly areas as part of the project?

Michael Hawkins (Tyee Co-op): This project has been very consultative and they have shared a vision rather than imposing one. It is exciting to see the changes bringing jobs, a public space and a flow of people. It is time for this to move forward and it is a bold and scary move to spend this kind of money.

Keith Dagg (Edgemont Road): He hopes Council will pass this as it will be wonderful for this area and Esquimalt.

Tom Brown (Russell Street): Having a link to the downtown is very important. It would be a super idea to have a promenade where the rail bed is that will lead from the Roundhouse to downtown.

Dan Nixon (Resident of the Promontory): He loves the City and he likes to see developments that make the City more vibrant. Council should support this and we will all be winners.

David Fullbrook: Responded to questions raised by members of the public:

- A number of market studies have been done over the years and there is a gap in Victoria West. They have seven rail cars for food or small retail applications. The architectural integrity is being maintained, which is a challenge in creating typical retail space.
- A study is being done with respect to rail as it is a critical part of the site.
- There will be animation features based on rail, such as push-pull carts on the rail, seating on the rail and the turntable. As well, there is also Sitkum Park on site and an additional park at Lime Bay Mews.

*Councillor Madoff asked which doors they are considering restoring to their original configuration.*

Norm Hotson: If they are going to make some of the doors fully solid, as originally constructed, they would be installed where they have a new glass entry behind them, which occurs in three locations.

*Councillor Loveday asked if the midblock entranceway into the development would be accessible to wheelchairs, etc., and what is the status of the rail pathway.*

Norm Hotson: The access from Esquimalt Road down to the Roundhouse is substantial, so there will be stairs. Further to the west, at the new entry point, there will be sidewalks with the appropriate slope for accessibility. The new access into the site will also be fully accessible.

Brad Dellebuur (Assistant Director, Engineering and Public Works): It is his understanding that the Esquimalt Road crossing will be upgraded by the CRD later this year and they are waiting further information on the expansion to the downtown core.

*Mayor Helps closed the public hearing at 8:04 p.m.*

### **3. Bylaw Approval**

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the following bylaws **be given third reading**:

*Official Community Plan Bylaw, Amendment Bylaw (No. 15)*

*Heritage Revitalization Agreement (251 Esquimalt Road) Bylaw*

*Councillor Loveday said that he is excited to see the project move forward. It is amazing how many housing units are in the Songhees area, but there are no commercial or meeting spaces and he thinks this development will help with that. He likes the incorporation of heritage elements in a way that is tasteful and true to the historic nature in the form and feeling.*

*Councillor Alto said that there has been a real effort to be consultative in the neighbourhood and with the neighbours. In general there seems to be a high satisfaction with the themes of preserving heritage and history. The balance between showcasing the train facility and modernizing is exciting. She is happy to see the project reach this point.*

*Councillor Madoff said that this project has been informed by experience and the consultation process. The project has benefited from the time, and she is happy to support it.*

*Councillor Thornton-Joe said that she is also happy to support the project. It has been a long time, but she has received updates along way and due to that she does not have any questions.*

*Councillor Lucas said that she has been involved in a heritage project and it is a tremendous commitment. She is excited about bringing this to our community and the vitality it is going to create; you can feel how the space will come alive. She is grateful for the owners taking this project on as it is very expensive and very difficult. Compromise and balance has been found on a historic site, which is difficult to do. She is very much in support.*

*Mayor Helps said the words that struck her are connectivity, community meeting place and emotional connection. She agrees with the notion that this project will deliver community and likes the idea that this is a heart and will be a public sphere and will accommodate the flow of people. For those reasons she is able to support. They are working with the City of Langford to try to get the train moving.*

Carried Unanimously

**4. Bylaw Approval:**

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following bylaw **be adopted:**

*Official Community Plan Bylaw, Amendment Bylaw (No. 15)*

*Heritage Revitalization Agreement (251 Esquimalt Road) Bylaw*

Carried Unanimously

**5. Application Approval:**

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council authorize the issuance of Development Permit with Variance Application No. 000356 for 251–259 Esquimalt Road, in accordance with:

- a. Plans for Development Permit Application No. 000356, stamped December 22, 2014;
- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - Section 12.12.8.4 - relaxation for the distance from a railway easement from 10.00m to 1.00m;
- c. Final plans to be generally in accordance with plans identified above to the satisfaction of staff.

Carried Unanimously

**6. Application Approval:**

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council authorize the issuance of Heritage Alteration Permit Application No. 00180 for 251–259 Esquimalt Road, in accordance with:

- a. Heritage Revitalization Agreement Bylaw No. 15-011;
- b. Development meeting all Zoning Regulation Bylaw requirements;
- c. Final plans to be generally in accordance with the Heritage Revitalization Agreement to the satisfaction of staff.

**Amendment:**

It was moved by Councillor Madoff, seconded by Councillor Alto, that motion be amended as follows:

That Council authorize the issuance of Heritage Alteration Permit Application No. 00180 for 251–259 Esquimalt Road, in accordance with:

- a. Heritage Revitalization Agreement Bylaw No. 15-011;
- b. Development meeting all Zoning Regulation Bylaw requirements;
- c. **That the existing train bay doors located between gridlines 3 and 4, 6 and 7 and 9 and 10 depicted on the proposed front elevation of the Roundhouse be restored to their original appearance.**
- d. Final plans to be generally in accordance with the Heritage Revitalization Agreement to the satisfaction of staff.

*Councillor Madoff acknowledged that this was a confusing discussion at the Joint Panel meeting, but there was interest in having some of the doors restored while recognizing the change of use and retail function.*

*Mayor Helps said that she will speak against the amendment. It is nothing against the heritage doors, but if the developer had wanted to put the doors in, they would have, and they didn't.*

*Councillor Thornton-Joe said normally she would not support, but since the applicant has said they are willing, she will support.*

**On the amendment:**

Defeated

**For:**

**Councillors Alto, Madoff and Thornton-Joe**

**Against:**

**Mayor Helps, Councillors Loveday and Lucas**

*Councillor Madoff said that she feels that it is unfortunate as it is an important principle and it was important to the Joint Panel members and the applicant appeared to be amenable to the proposal. This is not just a Municipal Heritage site but a National Historic site. She is very disappointed in Council not supporting this modest amendment.*

*Mayor Helps said that it is her understanding of the process that the Heritage Advisory Panel makes recommendations and the applicant has the opportunity to revise their plans. If the doors were accepted by the applicant, they would have been revised their plans.*

**On the main motion:**

Carried Unanimously

**Council recessed at 8:19 p.m. and reconvened at 8:24 p.m.**

**Councillor Isitt returned to the meeting at 8:24 p.m.**

**Mayor Helps withdrew from Council Chambers at 8:25 p.m. due to a non-pecuniary conflict of interest as she is the past Director of Community Micro-Lending, which has a business relationship with the applicant of the following item.**

**Councillor Madoff assumed the Chair at 8:25 p.m.**

**2. 2121 Douglas Street**

**1. Public Hearing - Zoning Regulation Bylaw, Amendment Bylaw (No. 1034)**

To rezone the land known as 2121 Douglas Street from the C-SS zone, Special Service Station District, to the C1-S Zone, Limited Service Station District to permit an expanded range of commercial uses.

**New Zone:** C1-S Zone, Limited Service Station District

**Legal Description:** Lots 1 and Lot 2, Block A, Section 3, Victoria District, Plan 8 except part lying west of a boundary joining points on the northerly and southerly boundaries of said lots distant respectively 13 feet from the northwesterly and southwesterly corners of said lots

**Existing Zone:** C-SS Zone, Special Service Station District

**2. Hearing - Development Permit Application**

The Council of the City of Victoria will also consider issuing a development permit for the land known as 2121 Douglas Street, in Development Permit Area 7A, Corridors for the purposes of approving the exterior design and finishes for the commercial building as well as landscaping.

*Acting Mayor Madoff opened the public hearing at 8:26 p.m.*

Brian Sikstrom (Senior Planner): This is a rezoning application with an associated Development Permit for the property at 2121 Douglas. The Rezoning Application is to expand the range of commercial uses for the property. The Development Permit Application is for the exterior upgrading of the existing one-storey building and the addition of landscaping along Douglas Street and a portion of Princess Avenue.

The matter for Council's consideration is the suitability of the proposed additional commercial uses for this property and the proposed exterior changes to the existing building as well as the proposed site landscaping.

Roger Tinney (Project Planner): Provided a PowerPoint presentation regarding the proposal for 2121 Douglas Street for additional commercial uses to the property. The former use of this site was a gas station which is the only use permitted under the bylaw. This site occupies a prominent place on Douglas Street and it is the owner's intent is to get the building occupied and contributing to the streetscape, the City and the economy. There are two access points off Douglas Street and one off Princess Street. The Engineering Department had requested that both accesses off Douglas be closed, but have agreed that only the access to the north would be closed. Once the property is developed further, he expects the south access will be also closed. The building has interesting features and landscaping will be added to the site.

*Acting Mayor Madoff closed the public hearing at 8:33 p.m.*

**3. Bylaw Approval**

It was moved by Councillor Alto, seconded by Councillor Isitt, that the following bylaw **be given third reading:**

*Zoning Regulation Bylaw, Amendment Bylaw (No. 1034)*

*Councillor Isitt said that he thinks this area will be densified in the future, so for the interim this is supportable.*

*Acting Mayor Madoff said that she supports the proposal and agrees that the building does have some interesting features.*

Carried Unanimously

**4. Bylaw Approval:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the following bylaw **be adopted:**

*Zoning Regulation Bylaw, Amendment Bylaw (No. 1034)*

Carried Unanimously

5. **Application Approval:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council authorize the issuance of Development Permit Application No. 000355, subject to confirmation of lot consolidation in accordance with:

1. Plans stamped March 10, 2014, and April 22, 2014.
2. Development Permit meeting all Zoning Regulation Bylaw requirements.
3. Final plans to be generally consistent with the plans identified above, 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

*Mayor Helps returned to the meeting at 8:35 p.m. and assumed the Chair.*

**DEVELOPMENT VARIANCE APPLICATION**

1. **821-827 Broughton Street**

1. **Hearing - Development Variance Permit No. 00151**

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 821 – 827 Broughton Street for the purpose of varying certain requirements of the Zoning Regulation Bylaw namely, reducing the off-street parking requirements by four stalls for the change of use from general office to dental office within an existing building.

**Legal Description of the Land:** Lot 1, of Lots 256 and 257, Victoria City, Plan 7483

*Mayor Helps opened the public hearing at 8:36 p.m.*

Brian Sikstrom (Senior Planner): This is a Development Variance Permit application for the property at 821-827 Broughton Street. The variance is for a reduction of four parking stalls, triggered by the proposed conversion of general office space to dental office space in a Heritage Designated building. The applicant is proposing to provide secure storage for 25 bicycles in the basement of the building in addition to the existing publicly accessible bike rack. The matter for Council's consideration is the acceptability of the requested reduction in required parking spaces.

Gail Reaney (Colliers International): Provided a PowerPoint presentation regarding the proposal for 821-827 Broughton Street for secure bike storage in the basement. This is a heritage building located downtown with a full basement which the owners would like to develop 3,000 square feet or 280 square metres for secure bike storage. There are more than 1,500 public parking spaces within a one block radius and being downtown it is expected clients will already be downtown and would walk to the building. The four stall parking variance will have minimal impact on residents as there is public parking in the area.

*Mayor Helps closed the public hearing at 8:40 p.m.*

2. **Application Approval**

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council authorize the issuance of Development Variance Permit Application No. 000151 for 821-827 Broughton Street in accordance with:

1. Plans date stamped April 22, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements, except for Schedule C, reducing the off-street parking requirement from an additional four parking stalls to nil for the change of use from general office use to dental office.
3. The Development Variance Permit lapsing two years from the date of this resolution.

*Councillor Thornton-Joe said it is interesting as this is the third proposal recently in the area that has been referred to as being in the downtown, when in fact it is in the Fairfield neighbourhood. She is happy to support.*

*Councillor Isitt asked what process is required to revise the neighbourhood boundaries.*

Andrea Hudson (Acting Director, Sustainable Planning and Community Development): This is in the Fairfield neighbourhood, but the confusion may be arising from the reference to the downtown as this portion of Fairfield is within the Downtown Core Area, and that Plan is being applied to the proposal.

Jason Johnson (City Manager): Staff would have to look at the OCP and how it would interpolate the boundaries.

Carried Unanimously

## **DEVELOPMENT PERMIT WITH VARIANCES APPLICATIONS**

### **1. 120 Gorge Road East (Siem Lelum House)**

#### **1. Hearing - Development Permit with Variances No. 000399**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 120 Gorge Road East, in Development Permit Area 16, General Form and Character for purposes of constructing the second phase of the housing development with the addition of a three-storey residential building consisting of 15 units and a one-storey community building.

The Development Permit will vary the following requirements of the Zoning Regulation Bylaw, Gorge Road Apartment District, R-40 Zone:

- Increase the maximum site coverage from 33.3% to 37.95%
- Increase the number of allowable buildings from one to three
- Decrease the required parking from 53 parking stalls to 12 parking stalls.

**Legal Description of the Land:** Lot A, Section 10, Victoria District, Plan 27473

*Mayor Helps opened the public hearing at 8:43 p.m.*

Brian Sikstrom (Senior Planner): This is a Development Permit Application with Variances for the construction of the second phase of a supported housing development at 120 Gorge Road East consisting of 15 apartment units. This new building would replace an existing former motel building. The proposal also includes a separate one-storey community building fronting on Gorge Road between the new building and the recently refurbished (first phase) 26-unit building on the eastside of the property. The interior courtyard created by these buildings will be landscaped and include a rain garden, future water play area and a basketball court.

The application involves three variances:

- Increased site coverage;
- More than one building on the lot; and
- Reduced parking from 53 stalls to 12 stalls.

The matters for Council's consideration are the appropriateness of the variances and the form and character of the proposed buildings and landscaping.

Tim Judge (Merrick Architecture): Provided a PowerPoint presentation regarding the proposal for 120 Gorge Road East (Siem Lelum House or Respected House) for phase two of the project. As the project is funded through BC Housing they are required to follow BC Housing design guidelines. The project is targeted for LEED gold. Phase two will add two buildings; a 15 unit residential building and a community building. The original building will be demolished as it is not reusable. The form and character of the renovation takes cues from the Coast Salish and will inform future phases of this project. There will be no parking on the west side of the property and the twelve stalls on the east side will be maintained. The roofs will be a shed style to allow sunlight into the courtyard. The site coverage is over due to the bike storage, the colonnade of the community building and the phase one building. To create a village they want to have various buildings of various sizes on site. There is no tenant parking on site, the twelve stalls will be for staff, visitors, drop-off and pick-up. Bicycles and helmets will be provided to tenants. There is great connectivity on site with around 400 buses a day passing by the site.

*Councillor Thornton-Joe asked about the pedestrian experience along Gorge Road.*

Tim Judge: Phase one has a Salish motif fencing and phase two will have artwork painted on an undulating fence. The buildings are stepped back from the street with a rain garden in front. There will also be a defined entry with a welcome figure, a trellis and front gate.

Jeff Kennedy (Resident of Balfour Avenue): Expressed concerned about parking as tenants are not permitted to park on site and are parking on Balfour. People are smoking cigarettes and marijuana and parking on his street and currently it is not serving his community well.

James Lam (Balfour Avenue): He owns the property to the north. The development so far is an improvement over the previous usage of the property. He also has concerns about parking and that there is no resident parking on site. He understands that there is zero tolerance for smoking on the property, and it is his observation that residents are smoking on the street. Garbage and recycling will be on the north of the property towards Balfour and feels that there will need to be good management. He supports the aims and intentions of the project, but he is not sure the current tenants fit the profile of the project.

*Councillor Madoff asked what the parking restrictions are on Balfour*

James Lam: It is signed "Residential Only."

*Councillor Madoff asked for clarification about the residents of Gorge Road being permitted to park on Balfour.*

Brad Dellebuur (Assistant Director, Engineering and Public Works): If the property is a single parcel and a piece of it touches an adjacent street they are permitted to park on that street.

*Councillor Thornton-Joe expressed concerns that the tenants are not permitted to smoke on the property. Is there a contact number for neighbours to call with concerns?*

William Ross (Linda E. Ross Property Management) There is a designated smoking area on the property following CRD guidelines. Smoking is not permitted in the rooms. There are cell phone numbers, land lines and email addresses for neighbours to use with any concerns and management are very responsive.

*Mayor Helps asked if there are twelve parking stalls why the tenants can't park in them.*

William Ross: There are twelve parking stalls for two staff and the remainder for drop-off and pick-up. There is a contract for tenants that say there is no parking on site.

*Mayor Helps asked where the restriction of no parking for tenants came from.*

Brian Sikstrom: It is not a City restriction.

Bruce Parisian (Executive Director, Victoria Native Friendship Society): If they are allowed to use the parking stalls for the tenants then they will.

*Mayor Helps asked they will make sure these parking stalls are used by the tenants.*

William Ross: The people they work with have very few vehicles as they are poor. They have no idea how many people living there have vehicles.

Andrea Hudson (Acting Director, Sustainable Planning and Community Development): The *Zoning Regulation Bylaw* does not have any restrictions on how the parking should be allocated.

*Councillor Thornton-Joe asked if the contract for residents not owning cars applies to phase one as well as phase two.*

Williams Ross: All residential applications will be modified with respect to the availability of parking. They will have to figure out a way to deal with the ten spots for the tenants.

*Councillor Thornton-Joe asked if there is a consideration for visitor spots.*

William Ross: They will be redoing the lines and indicating visitor and staff parking.

*Councillor Isitt asked if there were restrictions at some point for this property.*

Brian Sikstrom: Not to his knowledge.

*Councillor Isitt asked if a tenant tried to park a car, what happens?*

William Ross: It would be towed as no vehicles are part of the rental agreement. The tenant agreements will be changed immediately.

Jaclyn Casler (Langford Street): She found this discussion about parking requirements interesting and feels that there should be policies in place and it shouldn't be a struggle for Council.

Riga Godron (Hillside Avenue): It is not acceptable that people who live in affordable housing shouldn't be allowed to have parking. It is also not acceptable to just have bus passes. There should be more parking at this site.

Jeff Kennedy: Requested to speak a second time.

*Councillor Isitt said that he believed that there is a maximum time, so a person could be permitted to speak a second time.*

Robert Woodland (Corporate Administrator): There is precedent that if there is new information offered during the public hearing, and someone who has spoken before wants to comment on this information then they should be given the opportunity.

Jeff Kennedy: There should be provisions to get all the way around the development to reach the pick-up and drop-off area.

Adrian (Albany Street): He feels the house rules of the tenancy agreement needs to be reviewed as it says no smoking, alcohol or drugs are permitted on the premises. He has smelled the aroma of marijuana being smoked on the sidewalk and that is not in the spirit of the agreement.



Mayor Helps closed the public hearing at 9:30 p.m.

**2. Application Approval:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council authorize the issuance of Development Permit Application No.000399 for 120 Gorge Road East, in accordance with:

1. Plans date stamped February 27, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Part 3.9.3 - Site coverage increased from 33.3% to 37.95%,
  - ii. Part 3.9.7 - Number of buildings increased from one to three,
  - iii. Part 3.9.13 (2) - Parking requirement reduced from 1.3 parking spaces per unit (53 spaces) to 0.3 parking spaces per unit (12 spaces).
3. The provision of Transportation Demand Management measures (e.g. the provision of bus passes) to lessen potential off-street parking demand to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services, Sustainable Planning and Community Development Department.

*Councillor Thornton-Joe said that she will support as she supports Siem Lelum and the work they do and the housing being built. She does have concerns about the issues raised by the neighbours and hopes the property management company will make changes to the policies and regulations for the tenants. 'Respected House' means respect the neighbours around you as well. She does support the variance, and hopes the confusion with the parking will be addressed. The merits to provide housing outweigh the need for a certain amount of parking. If more parking was provided she would expect the community space and greening would disappear.*

*Councillor Isitt said that he supports the application. The right to housing takes priority over the right to store private vehicles. The way the City has been developed creates an unreasonable expectation that vehicles can be parked on public land and that is changing. He is happy to see this project move to completion.*

*Councillor Loveday said that he supports the proposal. He has heard the issue about parking. The Housing Affordability Task Force is looking at the idea that affordable and social housing will have a lower ratio of parking required. There is evidence that affordable housing doesn't need as much parking and by removing parking it makes development more affordable.*

*Councillor Madoff said she appreciates the thoughtfulness of the design and planning of the project. There were concerns about the interaction of the private and public realm but there is an internal aspect of this project that gives back to the street and neighbourhood. Once completed this will be a show piece. She is proud that this was a partnership with the City.*

Carried Unanimously

**Motion:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that the City consider extending the sidewalk from the Siem Lelum driveway on Balfour to Gorge Road, after consultation with the Burnside Gorge Community Association.

*Councillor Thornton-Joe said there is a healthy tree on the greenspace and she doesn't want it removed, and she would like it go to back to the Burnside-Gorge Community Association to ensure that they are interested in this.*

Carried Unanimously

**2. 1015 Rockland Avenue**

**1. Hearing - Development Permit with Variances Application No. 000408**

The City of Victoria will be considering the issuance of a Development Permit with Variances for the land known as 1015 Rockland Avenue for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* namely:

- Part 3.96, R-73 Zone (Rockland Avenue Multiple Dwelling District):
  - Part 3.96.5 (b) - Allow the projection of balconies into the rear yard setback by 1.65m.
  - Part 3.96.6 (a) - Increase in the maximum allowable site coverage from 58.00% to 59.60%
  - Part 3.96.6 (b) - Reduction in the minimum open space required from 14.70% to 13.10%
  - Part 3.96.7 (b) - Reduction in onsite vehicle parking from 0.87 spaces per unit to 0.78 spaces per unit for a multiple dwelling subject to strata title ownership.

The proposed changes are amendments to an approved Development Permit to construct a four-storey, 14-unit apartment building.

**Legal Description of the Land:** Lot 1125 Victoria City

Mayor Helps opened the public hearing at 9:42 p.m.

Brian Sikstrom (Senior Planner): This Development Permit Application with Variances involves revisions to a Development Permit that was approved in 2014. The revisions result from minor changes to the previously approved site plan and design of the four-storey, 14-unit apartment building. These changes result in:

- A slight increase in site coverage and decrease in open site space;
- Reduced area for parking under the building;
- A projection of balconies in the rear yard setback; and
- The applicant proposing to increase the car share memberships from five to fourteen – one per unit.

The matter for Council's consideration is the appropriateness of the revisions being sought to previously approved variances for site coverage, open site space and parking.

Sam Ganong (Abstract Developments): Provided a PowerPoint presentation regarding the proposal for 1015 Rockland Avenue for variances for the previously approved application. Since the application was approved, discrepancies were found. The first variance is for the number of parking stalls, due to the addition of two new columns in the parking area. To offset this variance they will be purchasing car share memberships for each tenant in the building. The second variance is for site space which was miscalculated. The third variance is for the projection of the rear balconies into the setback. This was a Planning Department error by not including the balconies in the *Zoning Regulation Bylaw*.

*Mayor Helps closed the public hearing at 9:49 p.m.*

**2. Application Approval:**

It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council authorize the issuance of Development Permit Application No. 000408 for 1015 Rockland Avenue, subject to:

1. Plans date stamped March 12, 2015.
2. Development meeting all Zoning Regulation Bylaw requirements in the R-73 Zone (Rockland Avenue Multiple Dwelling District), except for the following variances:
  - i. Part 3.96.5 (b) - Allow the projection of balconies into the rear yard setback, by 1.65m.
  - ii. Part 3.96.6 (a) - Increase in the maximum allowable site coverage from 58.0% to 59.6%
  - iii. Part 3.96.6 (b) - Reduction in the minimum open space required from 14.7% to 13.1%
  - iv. Part 3.96.7 (b) - Reduction in onsite vehicle parking from 0.87 spaces per unit to 0.78 spaces per unit for a multiple dwelling subject to strata title ownership.

Carried Unanimously

**HEARINGS – REQUESTS TO ADDRESS COUNCIL**

***Councillor Loveday withdrew from Council Chambers at 9:50 p.m.***

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the following speakers be permitted to address Council.

Carried Unanimously

**1. Sally Reid and Arial, Walk On Victoria, re: Walk On Week**

Arial: They are Greater Victoria's first pedestrian advocacy group. Their mission is to improve safety and enjoy-ability of Greater Victoria's walking conditions and promote walking as a healthy sustainable form of transportation and recreation.

***Councillor Loveday returned to the meeting at 9:51 p.m.***

Arial: Since their inaugural meeting in September they have been building their presence in the community. They are working with developers and the District of Saanich and the Township of Esquimalt to incorporate pedestrian friendly elements.

Sally: Walk on Week will take place October 5<sup>th</sup> – 11<sup>th</sup> and it is an opportunity for residents to walk to work, school and for fun. She hopes that the City will provide in-kind support at the launch event on October 5<sup>th</sup>.

**2. Andrew Wynn-Williams, Greater Victoria Coalition to End Homelessness, re: Action Plan for Housing Supports & City Services for Sheltering in City Parks**

He understands the City is managing a crisis and must give consideration to lots of options. The Coalition is pleased that the City recognizes that the recommended options within the report are not permanent and are temporary stop gaps; permanent housing is the solution. The Coalition would request that the City consult with the users as they have diverse needs, which will require diverse solutions. Camping should always be permitted, even with additional shelter spaces and if there are rules, they must be very clear. Short term options should not take away from long term solutions.

**3. Nicholas Murray, Pedi-cabs**

He would like to see an increase in more pedi-cab licences available for university students and small scale entrepreneurs. Currently all 20 licences are held by one operator, this is an unfair monopoly. Operating a pedi-cab would allow students to pay off debts.

4. **Solomon Lindsay, re: Micro-Housing**

He is a Grade 11 student and feels the initiative for helping homelessness is amazing. He recently started participating in the Coalition on micro-housing. Housing is important and micro-housing is interesting and innovative and can contribute to ending homelessness.

5. **David Monk, Socially Responsible Investing**

Divest Victoria is a global initiative requesting that public and private investment be divested from fossil fuels and he is here to ask the City to consider looking at their investments and divest from fossil fuels.

**Council recessed at 10:09 p.m. and reconvened at 10:14 p.m.**

**UNFINISHED BUSINESS**

***Councillor Isitt withdrew from Council Chambers at 10:15 p.m. due to a direct pecuniary conflict of interest in the following item as he is the City's representative on the Greater Victoria Harbour Authority Board, who is the landlord at this site.***

1. **Liquor Primary Licence Application for Helijet International Inc., 79 Dallas Road**

Council received a report dated June 1, 2015 from the Legislative and Regulatory Services Department providing Council with a resolution regarding the public hearing that was held on May 28<sup>th</sup> for an application by Helijet International Inc. for the Helijet Victoria Terminal located at 79 Dallas Road.

Robert Woodland (Corporate Administrator): This is for a new licence application that Council must provide input on to the Liquor Control and Licensing Branch within the prescribed criteria as set in the staff recommendation, either in support of, or objecting to, the issuance of the licence. The proposed hours of liquor service are from 9am to 9pm seven days a week. The area that would be licensed is the interior of the terminal lounge, total occupancy of 30 persons, with service of alcohol to persons traveling through the terminal.

**Motion:**

It was moved by Councillor Loveday, seconded by Councillor Thornton-Joe, that Council, after conducting a review of the staff assessment of the application to obtain a Liquor Primary Licence for Helijet International Inc. (Helijet Victoria Terminal), located at 79 Dallas Road and receiving public input in accordance with the City's Liquor Licensing Fee Bylaw and Liquor Licensing Policy supports:

1. The application by Helijet International Inc. (Helijet Victoria Terminal) to obtain a Liquor Primary Liquor Licence in accordance with the terms proposed in their application summary dated October 23, 2014 and revised Letter of Intent dated May 7, 2015:
  - a. Hours of liquor service would be from 09:00h (9:00AM) to 21:00h (9:00PM) seven days per week.
  - b. Licensed capacity of 30 persons including staff.
2. The Council provides the following comments on the prescribed considerations:
  - a. The Helijet Terminal is located in the Ogden Point marine industrial area of the City and in the Activity Noise District, which allows for a higher noise threshold. The operation of a liquor-primary business must be in conjunction with the operation of a passenger transportation terminal, and the proposed liquor-primary business is an appropriate ancillary use at this location.
  - b. There is no conflict between nearby restaurants and entertainment facilities as the proposed liquor-primary business caters only to Helijet passengers.
  - c. The maximum person capacity of 30 and operating hours of 9:00AM to 9:00PM seven days a week are acceptable and do not impose a significant burden on policing. Later operating hours are not supported.
  - d. The proposed liquor-primary business is being established in an existing passenger transportation terminal and will cater only to Helijet passengers. As such, this liquor-primary business serves a niche market.
  - e. Adding a new Liquor Primary Liquor licence at this location operating in conjunction with a passenger transportation terminal is not expected to change any of the noise or nuisance impacts associated with this business.
  - f. If approved, the impact of this licence is expected to be minor in nature and positive for passengers travelling through the Helijet Terminal. The City consulted the public on this application by:
    - i. Sending out written notice to all property owners and residents within 100 metres of this business inviting comment on the application and notifying them of a public hearing;
    - ii. Having the business post a notice at the access point to the business for a period of 21 days inviting the public to provide written comment and/or attend the public hearing; and
    - iii. Holding a public hearing on May 28, 2015 to receive public input on this proposal.

As a result, one letter was received from the James Bay Neighbourhood Association providing comment after the applicant presented their proposal at a community meeting. No members of the public attended the public hearing. Based upon the public input received, the Council concludes that the community is not opposed to the application. Carried Unanimously

***Councillor Isitt returned to the meeting at 10:17 p.m.***

## **REPORTS OF THE COMMITTEES**

### **1. Governance and Priorities Committee – June 4, 2015**

#### **1. Quarterly Report and New Operational Plan Aligned with Strategic Plan**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council:

1. Direct staff to develop plan metrics and a public engagement/survey opportunity for measuring the 13 strategic objectives on an annual basis as they contribute to achieving the goal as stated in the Strategic Plan.
2. Refer the *Parks Consultation Bylaw* and *Creating a Park Zone* to the Parks Master Plan process.
3. Direct that the review of CALUC processes be included in work that is underway.
4. Refer the following issues to the Mayor's Task Force on Housing Affordability:  
*Housing Initiatives:*
  - i. Develop rental housing policy
  - ii. Create and implement Housing Action Plan
  - iii. Establish housing pilot projects
  - iv. Establish targets and create monitoring tools
5. Refer the *Inner Harbour Vitality Principles Implementation Strategy* to work that is underway.
6. Refer *Specific projects identified in the Greenways Plan and Pedestrian Master Plan* to the 2016 Capital Budget process.
7. Consider *Victoria Harbour Noise & Nuisance Issues* at Council's quarterly report after the Federal Election.
8. Refer the *Secondary Suite Enforcement Policy* to the work being done on the new Building Bylaw.
9. Direct that *CR-754 – Report on Railway Crossing* be completed as it is aligned with direction to get the railway running between Victoria and Langford.
10. Direct staff to report on models for the Greater Victoria Harbour Authority's governance.
11. Direct staff to provide information on the *Antenna Siting Protocol* issue and the *Implementation of Green Building Policy (in relation to landscape standards)* issue.
12. Direct staff to report back on the operational plan impacts of completing *R1-A Zoning Update* and *C-1 Zone Improvements*.
13. Refer *Projects listed in the Official Community Plan Implementation and Downtown Core Area Plan Implementation Strategies* to the Mayor's Task Force on Economic Development and Prosperity:
  - *Develop a Downtown Retail Strategy*
  - *Develop a Downtown Core Area Beautification Strategy*
14. Direct that staff provide a scope of work update to Committee on the following:  
*Projects listed in the Official Community Plan Implementation and Downtown Core Area Plan Implementation Strategies:*
  - *Review potential for heritage building retrofits through review of Heritage Tax Incentive program (expanding scope of program)*
15. Refer the following item to the Local Area Planning process:  
*Projects listed in the Official Community Plan Implementation and Downtown Core Area Plan Implementation Strategies:*
  - *Prepare key amendments to existing local area plans, policies, DPAs and HCAs to correct egregious inconsistencies*
16. Direct staff to report quarterly on August 20, 2015, November 5, 2015 and the first meeting in February 2016. Carried Unanimously

#### **2. Victoria West Park Improvements Engagement Plan**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council endorse the proposed engagement strategy for Victoria West Park as outlined in the report dated May 22, 2015.

Carried Unanimously

#### **3. Canada 150 Community Infrastructure Fund**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council:

1. Instruct staff to submit a grant application to the Canada 150 Community Infrastructure Fund for David Foster Harbour Pathway improvements.
2. Authorize the Mayor and the Corporate Administrator to execute any agreement related to a successful grant application. Carried Unanimously

#### **4. Confined Space Rescue Agreement with the Township of Esquimalt**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council authorize staff to execute an agreement with the Corporation of the Township of Esquimalt, for their Fire Department to continue to provide Confined Space Rescue Service to the City of Victoria's employees when working on the water distribution system within the boundaries of the Township of Esquimalt. Carried Unanimously

#### **5. Liquor Licence Application – Irish Times Pub and Oyster Bar**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council, after conducting a review with respect to noise and community impacts regarding the application to amend the hours of liquor service for the Liquor Primary License of the Irish Times Pub and Oyster Bar, Liquor License No. 301113, located at 1200 Government Street, supports:

1. The application of the Irish Times Pub and Oyster Bar to amend its Liquor Primary Licence for their Pub to allow a change in operating hours to include 9:00AM to 1:00AM from Monday to Sunday.
2. The Council provides the following comments on the prescribed considerations;
  - a. The location is within a mixed commercial zone which authorizes offices, retail, multi-unit residential, transient accommodation, restaurants, clubs and associated uses. There is a small amount of residential use in the immediate vicinity. The Liquor Primary licensed operation is compatible with the neighbouring land uses. The business is located within the Historic Commercial District and is within the Intermediate Noise District which allows for a higher noise threshold.
  - b. This request represents a change in operating hours to enable liquor service 2 hours earlier each day. This change is expected to have minimal impact on the neighbourhood due to the time of day involved in the longer opening hours and the nature of service being provided during that time period. There have been no complaints of noise or nuisance from the pub in the past 5 years. There is no concern that this change would result in the business being operated contrary to its primary purpose.
  - c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the pub and a notice posted at the property. Two responses were received by the City, both in support of the application.

Carried Unanimously

**6. Liquor Licence Application – The Bard and Banker Pub**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council, after conducting a review with respect to noise and community impacts regarding the application to amend the hours of liquor service for the Liquor Primary License of the Bard and Banker Pub, Liquor License No. 050182, located at 1022 Government Street, supports:

1. The application of the Bard and Banker Pub to amend its Liquor Primary Licence for their Pub to allow a change in operating hours to include 9:00AM to 1:00AM from Monday to Sunday.
2. The Council provides the following comments on the prescribed considerations;
  - a. The location is within a mixed commercial zone which authorizes offices, retail, residences restricted to the second and higher storeys, transient accommodation, restaurants, clubs and associated uses. There is a small amount of residential use in the immediate vicinity. The Liquor Primary licensed operation is compatible with the neighbouring land uses. The business is located within the Historic Commercial District and is within the Intermediate Noise District which allows for a higher noise threshold.
  - b. This request represents a change in operating hours to enable liquor service 2 hours earlier each day. This change is expected to have minimal impact on the neighbourhood due to the time of day involved in the longer opening hours and the nature of service being provided during that time period. The pub has had one complaint of noise in the past 5 years, which was quickly resolved by the licensee. There is no concern that this change would result in the business being operated contrary to its primary purpose.
  - c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the pub and a notice posted at the property. No responses were received by the City.

Carried Unanimously

**7. Air Space Parcel – 2300 Dowler Place**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council:

1. That Council authorizes the Mayor and Corporate Administrator to execute and register the documentation required, in a form satisfactory to the City, to transfer ownership of the air space parcel with PID 001-042-173 from BC Transportation Financing Authority to the City.
2. That Council authorizes the Mayor and Corporate Administrator to execute an agreement modifying a lease dated January 1, 2009 between the City and Agropur Co-operative, a renewed and modified by an agreement dated January 1, 2013, in a form satisfactory to the City, such that the lease includes the air space parcel identified with PID 001-042-173.
3. That Council authorizes City staff to make an application to the Land Title Office to discharge Charge S127509 from the air space parcel with PID 001-042-173 after the City becomes the registered owner of that property.

Carried Unanimously

**9. Appointment of Council Member – CRD Climate Action Inter-Municipal Steering Committee**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council appoint Councillor Alto to the Capital Regional District Climate Action Inter-Municipal Steering Committee.

Carried Unanimously

**10. Proposed Strategic Plan Amendment Process**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council adopt the process laid out in Appendix A of the motion dated May 25, 2015, for proposing amendments to the 2015 – 2018 Strategic Plan, and

That *Appendix A – Process for Amending Strategic Plan* be included as part of the published Strategic Plan, and add to Appendix A that this policy be reviewed quarterly.

Carried Unanimously

**11. 2017 BC Games 55+**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council support a bid to host the BC Senior's Games in the capital region in 2017 and commit to a contribution of up to \$60,000 in cash and up to \$55,000 in kind in 2017 should the region be successful in its bid.

Carried Unanimously

12. **Summary of Public Input on the Proposed Grant Process and Approval of Fee-for-Service Grants**

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council:

1. Direct:
  - a. Staff to accept applications for the 2015 Strategic Plan grants until June 26, 2015.
  - b. Staff to report on eligible applications at the July 9, 2015 Council meeting (decisions on awards to be made on July 23 after presentations).
  - c. The approval of the 2015 Fee-For-Service Grants as outlined in Appendix B attached to the report dated May 26, 2015.
2. Approve the Grant Policy, including amendments as a result of the feedback:
  - a. A simple application form with a shorter version for the micro-grants.
  - b. A streamlined reporting form.
  - c. An interim report requirement for the 2016 intake.
  - d. Pay community garden volunteer coordination grants and micro-grants in March.
  - e. Require presentations to Council only for grant requests over \$10,000.
3. Direct staff to schedule Town Hall meetings for presentations as required.
4. Approve the terms of reference for the Community Garden Volunteer Coordinator grant as outlined in Appendix C of the report dated May 26, 2015 with the following amendments:  
Community Garden Volunteer Coordinator Grant Terms of Reference
  - a. Eligibility:  
The neighbourhoods that have existing gardens and new gardens established in the future through the community garden policy in a neighbourhood, are therefore eligible to apply, including:
    - Vic West
    - Fairfield-Gonzales
    - Fernwood
    - Burnside-Gorge
    - James Bay
    - Hillside-Quadra
    - North Jubilee
  - b. Approve the terms of reference for the Community Garden Volunteer Coordinator grant as outlined in Appendix C of the report dated May 26, 2015, amending the terms of reference by removing the reference to funding amounts for community gardens.

**Amendment:**

It was moved by Councillor Alto, seconded by Councillor Isitt, that section 4.a. of the motion be amended as follows:

4. Approve the terms of reference for the Community Garden Volunteer Coordinator grant as outlined in Appendix C of the report dated May 26, 2015 with the following amendments:  
Community Garden Volunteer Coordinator Grant Terms of Reference
  - a. Eligibility:  
The neighbourhoods that have existing gardens and new gardens established in the future through the community garden policy in a neighbourhood, are therefore eligible to apply, including, **but not limited to:**
    - Vic West
    - Fairfield-Gonzales
    - Fernwood
    - Burnside-Gorge
    - James Bay
    - Hillside-Quadra
    - North Jubilee

Carried Unanimously

*Councillor Loveday asked if the date for funds payout could be changed from March to January to better align with the growing season.*

Susanne Thompson (Director of Finance): There would be no issues to change the date.

**Amendment:**

It was moved by Councillor Loveday, seconded by Councillor Isitt, that the section 2.d. of the motion be amended as follows:

2. Approve the Grant Policy, including amendments as a result of the feedback:
  - a. A simple application form with a shorter version for the micro-grants.
  - b. A streamlined reporting form.
  - c. An interim report requirement for the 2016 intake.
  - d. Pay community garden volunteer coordination grants and micro-grants in ~~March~~ **January**.
  - e. Require presentations to Council only for grant requests over \$10,000.

*Councillor Isitt asked if there was a way to expedite this process.*

*Mayor Helps said that this motion will unlock funds for 2015.*

Susanne Thompson: The process involves groups seeking funds to approach the City advising who they are and what gardens they are looking after and staff will bring that list back to Council on July 23<sup>rd</sup> for approval.

**On the amendment**

Carried Unanimously

**On the main motion as amended:**

Carried Unanimously

**13. Action Plan for Housing Supports and City Services for Sheltering in City Parks**

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council approve:

1. The *Action Plan for Housing Supports and City Services for Homeless People Sheltering in City Parks* outlined in Appendix A of the report dated May 27, 2015, with the following amendment:
  - a. Appendix A: Advocacy for Permanent Housing & Supports
    - 1.a. Increase the supply of emergency shelter spaces in the region:  
Recommendation:  
Support Cool Aid Society in seeking \$112,000 in funding to open 40 adult emergency mats and/or rent supplements between May and October.
2. A requirement that facilitating the actions outlined in Appendix A include specific outreach to current and potential residents, and;
3. Additional operating funding of up to \$350,000 from 2015 contingencies to support specific *Action Plan* initiatives, subject to final approval by the City Manager.

**Motion to Postpone:**

It was moved by Mayor Helps, seconded by Councillor Alto, that Council postpone consideration of the following recommendation until the July 9, 2015 Council meeting:

Appendix A: Advocacy for Permanent Housing & Supports,

2.b. Social and Health Service Supports:

**Status:**

- Coalition report "Creating Homes, Enhancing Communities" published with analysis of homeless populations' needs.

**Recommendations:**

- Support Coalition recommendations in *Creating Homes, Enhancing Communities* report.
- Continue to support Coalition with City funding (\$100,000) and staff support.

Carried Unanimously

*Councillor Isitt thanked staff and said that he feels this is the best report he has received since he was elected. The preferable option is proper permanent housing, but what is outlined in the report will improve the conditions for those sheltering in parks. For him to support the first reading of a bylaw, he wants to see the two substantive sheltering action items implemented, or at least one of the two. He would prefer Topaz Park, or an alternate site as determined by staff and Council.*

*Councillor Alto said that she was proud to be part of Council during this discussion. These decisions speak to housing like food and water as a human right. This is a leap of faith and pushes the boundaries of what a city usually does in terms of housing and sheltering. This is about a continuum of options. With respect to micro-housing, there is an extraordinary volunteer group in Victoria working on micro-housing and Council will need to support them, when they come forward with options.*

*Councillor Madoff asked will staff and Council make a decision in the absence of community engagement. What is the expectation of the process?*

*Mayor Helps said that an amendment was made at GPC requiring specific outreach to current and potential residents.*

*Councillor Madoff asked if it is informing or having a dialogue.*

Katie Hamilton (Director of Civic Engagement and Strategic Planning): Staff have not acted on the direction of GPC. She expects staff will seek further clarification from Council.

*Councillor Thornton-Joe thanked staff for a thorough report with understanding and compassion. She appreciates Council supporting the amendment for rent supplements. However, she would like to amend the motion to write to the Federal government for funding and a strategy.*

**Amendment:**

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that section 1.a. of the motion be amended as follows:

Write to Provincial government to raise awareness of the issue and request additional funding and supports **and write to the Federal government to raise awareness of the issue and request a National Housing Strategy and request additional funding through the Homelessness Partnership Strategy (HPS) funding.**

**On the amendment:**

Carried Unanimously

*Councillor Loveday said the reports leads with compassion and follows through with practical steps. During his “ride along” with VicPD he had some good discussions with those camping and who could benefit from micro-housing. He does not think this is distracting from the idea of permanent solutions to housing.*

*Mayor Helps asked what initiatives can be moved forward on after tonight.*

Robert Woodland (Corporate Administrator): Staff have met twice and have assigned priorities and timelines and priorities. All items are being actioned and conversations have begun with micro-housing proponents. Immediate things that are being looked at are the washrooms and special clean-up crews. He expects to have a plan within the next two weeks.

*Mayor Helps said that she agrees with the comments of her colleagues. Hopefully we will be able to show leadership and create a Canadian model similar to the Eugene model. Right now we need to deal with the short term solutions of people camping in our parks. Of the proposed sites Topaz is the best, but we need to pick a site sooner rather than later and then move forward and engage the community.*

*Councillor Lucas said that this is a great step forward in the short term, but need to delve into the City as a whole as to what our resources are, financial and human, so that we can create a strategic plan for the long term on the needs of those in our community.*

*Councillor Isitt said that the City can help the volunteers move the process forward according to a schedule and timeline. If milestones are not met we need to know why and move them along. People are ready to partner with the City to make it happen. He is comfortable delegating as much as possible to staff and Council giving approvals when necessary.*

**Motion to Speak:**

It was moved by Councillor Loveday, seconded by Councillor Madoff, that Councillor Thornton-Joe be permitted to speak a second time. Carried Unanimously

*Councillor Thornton-Joe expressed concern that all the work that needs to be done by staff, who can only do so much so fast. Who is working on, and what is the priority for the BC Housing funds for 20 new rent subsidies and supporting Cool Aid for additional matts and rent subsidies.*

Robert Woodland: There is a team is working on all the tasks with timelines and where consultations are required.

Jason Johnson (City Manager): There is a team of staff responsible for different components of the Action Plan. We understand Council’s priority and will action it as such.

***On the main motion as amended:*** Carried Unanimously

**2. Planning and Land Use Committee – June 11, 2015**

**1. Development Permit with Variances Application No. 000422 for 1143 Grant Street**

It was moved by Councillor Alto, seconded by Councillor Loveday, that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000422 for 1143 Grant Street, in accordance with:

1. Plans date stamped May 4, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Part 1.86, Section 4(b): Reduce the rear yard setback from 8m to 6.25m.
3. The Development Permit lapsing two years from the date of this resolution.”

Carried Unanimously

**2. Heritage Designation Application Nos. 000148 and 000149 for 524 and 526 Michigan Street**

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council designates 524 and 526 Michigan Street as Municipal Heritage Sites. Carried Unanimously

**3. Heritage Designation Application for 1713 Government Street**

It was moved by Councillor Alto, seconded by Councillor Loveday, that Council designate 1713 Government Street as a Municipal Heritage Site. Carried Unanimously

**4. Developing an Accelerated Approach to Local Area Planning**

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council approve the recommended process as laid out in the report dated May 28, 2015, for developing an accelerated approach to local area planning for urban villages and transportation corridors, including holding one-on-one meetings with each Community Association.

*Councillor Isitt said that the neighbourhood plan for Quadra Village was to follow after the plan for Burnside-Gorge; how do they fit into this accelerated approach.*



Andrea Hudson (Acting Director, Sustainable Planning and Community Development: Staff will come back to Council in the fall with a proposed approach, taking into consideration the priority areas noted in the *Official Community Plan*.

Carried Unanimously

**MOTIONS**

1. **To Set Public Hearings for the Council Meeting of Thursday, June 25, 2015 for:**  
It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, JUNE 25, 2015, at 7:00 p.m.:**
- 1. Rezoning Application No. 00467 for property known as 2822 and 2826 Cedar Hill Road
  - 2. Development Permit with Variances Application No. 000421 for property known as 195 Bay Street
  - 3. Heritage Designation Application No. 000144 for property known as 624 Battery Street
- Carried Unanimously

**BYLAWS**

1. **FIRST READING**  
It was moved by Councillor Alto, seconded by Councillor Isitt, that the following bylaw **be given first reading:**  
Housing Agreement (960-962 Yates Street) Bylaw  
*The purpose of this bylaw is to authorize an agreement for rental housing for 960-962 Yates Street*  
Carried Unanimously
2. **SECOND READING**  
It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the following bylaw **be given second reading:**  
Housing Agreement (960-962 Yates Street) Bylaw  
Carried Unanimously
3. **THIRD READING**  
It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the following bylaw **be given third reading:**  
Housing Agreement (960-962 Yates Street) Bylaw  
Carried Unanimously

**QUESTION PERIOD**

**Motion:**  
It was moved by Councillor Isitt, seconded by Councillor Thornton-Joe, to extend the Council meeting past 11 p.m.  
Carried Unanimously

*A question period was held.*

**CLOSED MEETING**

It was moved by Councillor Isitt, seconded by Councillor Madoff, that Council convene a closed meeting that excludes the public under Section 12(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Sections 12(3) and/or (4) of the Council Bylaw; namely:

- Section 12(3)(a)** - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the City or another position appointed by the City.
- Section 12(3)(e)** - the acquisition, disposition or expropriation of land and/or improvements, if the Council considers that disclosure might reasonably be expected to harm the interests of the City.
- Section 12(3)(i)** - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
- Section 12(4)(b)** - the consideration of information received and held in confidence relating to negotiations between the City 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.

**RISE AND REPORT**

1. **Consideration to Rise and Report on Council Motions from 1st Quarter of 2015**  
Council received a report dated June 2, 2015 from the Director, Legislative & Regulatory Services making recommendations respecting the public disclosure of Council resolutions passed over the past three months that Council may now wish to disclose publically.

**Motion:**  
It was moved by Councillor Madoff, seconded by Councillor Isitt, that Council rise and report on the following Council resolutions recommended for public disclosure:

1. **Council Meeting of January 22, 2015**
- 1. **Art in Public Places Committee – Appointment Process**  
That Council:
    - 1. Rescind the appointment of Jennifer Button to the Art in Public Places Committee, and;
    - 2. Direct staff to conduct a new recruitment process in order to identify candidates to fill this vacancy.

**2. Council Meeting of January 29, 2015**

**1. New Lease / 726 Johnson Street**

That Council authorizes the Mayor and Corporate Administrator to execute a new lease in a form satisfactory to the City Solicitor, for premises at 726 Johnson Street with Keun Ho Kim for a period of three years commencing December 1, 2014 at a base rent of \$30,495.00 per annum, subject to the publication of the statutory notices required by the *Community Charter*.

**2. New Lease / 738 Johnson Street**

That Council authorizes the Mayor and Corporate Administrator to execute a new lease in a form satisfactory to the City Solicitor, for premises at 738 Johnson Street with Study Wise International Student Centre Victoria Ltd. commencing December 1, 2014 at a rent of \$14,224.00 per annum, subject to the publication of the statutory notices required by the *Community Charter*.

**3. New Lease / 744 Johnson Street**

That Council authorizes the Mayor and Corporate Administrator to execute a new lease in a form satisfactory to the City Solicitor, for premises at 744 Johnson Street with Scruples Perfumes Ltd. commencing December 1, 2014, at a rent of \$15,872.00 per annum, subject to the publication of the statutory notices required by the *Community Charter*.

**4. New Lease / 748 Johnson Street**

That Council authorizes the Mayor and Corporate Administrator to execute a new lease in a form satisfactory to the City Solicitor, for premises at 748 Johnson Street with 550269 BC Ltd. for a period of three years commencing December 1, 2014, at a rent of \$15,184.00 rising to \$17,520.00 per annum, subject to the publication of the statutory notices required by the *Community Charter*.

**5. Victoria Airport Authority Board Nomination**

That Victoria City Council:

1. Nominate [REDACTED] and Eric Donald as the City's nominees to the Victoria Airport Authority Board.
2. Forward the two nominations for consideration by the Victoria Airport Authority Board for the appointment of one City of Victoria representative for a term commencing immediately and expiring December 31, 2016.

**6. Appointment Process – Advisory Design Panel**

That Council rescind the appointment of Larry Podhora to the Advisory Design Panel.

**3. Council Meeting of March 12, 2015**

**1. Tribunal Hearing affecting the City**

*WHEREAS* the mayors of municipalities including the City of Burnaby and City of Vancouver have expressed a lack of confidence in the National Energy Board review of the proposed Trans-Mountain Pipeline Expansion Project;

*AND WHEREAS* the City of Victoria is an Intervenor in this process and, as a coastal community at the confluence of tanker traffic from Haro Strait, Puget Sound and the Juan de Fuca Strait, has a strong interest in marine safety and the protection of coastal waterways from the environmental, social and economic impacts of marine accidents including oil spills;

*THEREFORE BE IT RESOLVED* that the City of Victoria joins other local governments in calling upon the Government of Canada to put the current National Energy Board review of the Trans-Mountain Pipeline Expansion Project on hold until an adequate process is in place, and further calls upon the provincial and federal governments, through their appropriate and respective roles, to develop, in consultation with local governments, First Nations and citizens, the restoration of a full Public Hearing process to be applied to the National Energy Board's consideration of all applications for major infrastructure projects;

*AND BE IT FURTHER RESOLVED* that the City of Victoria joins other local governments in calling upon the Government of British Columbia to re-assert its role in environmental assessment of the Trans-Mountain Pipeline Expansion Project, to establish a provincial process with proper public hearings to assess this major infrastructure project.

**4. Council Meeting of March 26, 2015**

**1. Appointment – Victoria Family Court and Youth Justice Committee**

That Council appoint Helen Hughes to the Victoria Family Court and Youth Justice Committee for a term ending December 31, 2015.

5. **Council Meeting of October 23, 2014**

1. **Victoria Airport Authority**

That Council recommence a recruitment process for candidates with a strong sense of the public interest, for the nomination for appointment to the Victoria Airport Authority Board.

6. **Council Meeting of July 24, 2014**

1. **Intergovernmental Relations**

That Council direct staff to explore the option of a combined bio solids / liquid waste treatment facility as part of the Council resolution of June 12, 2014 on Liquid Waste Treatment Options. Carried Unanimously

**ADJOURNMENT**

It was moved by Mayor Helps, seconded by Councillor Alto, that the Council meeting adjourn.

Time: 11:07 p.m.

Carried Unanimously

CERTIFIED CORRECT:

\_\_\_\_\_  
CORPORATE ADMINISTRATOR

\_\_\_\_\_  
MAYOR OF THE CITY OF VICTORIA