



## MINUTES - COMMITTEE OF THE WHOLE

October 24, 2024, 9:03 A.M.

**COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE**

**The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation**

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Loughton, Councillor Thompson

PRESENT ELECTRONICALLY: Councillor Hammond and Councillor Kim

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Deputy City Manager, K. Hoese - Director of Sustainable Planning and Community Development, C. Mycroft - Manager of Intergovernmental & Media Relations, D. Atkinson – Fire Chief, W. Doyle Director, Engineering and Public Works, C. Wain – Urban Design, B. Crowder – Transportation Planner, K. Moore – Director of Business and Community Relations, J. O’Connor – Deputy Director of Finance, D. Newman – Director of Parks, Recreation, and Facilities, R. Soward – Manager of Housing, S. Webb – Director of Corporate Planning, M. Mason – Assistant Director of Construction of Facilities, D. McAra – a/Assistant Director of Public Works, A. Johnston - Assistant Director of Development Services, M. Betanzo - Senior Planner, M. Angrove - Planner, G. Diamond - Senior Legislative Coordinator, A. Klus - Legislative Coordinator

GUESTS: Catherin Knaus - Ipsos

### **A. TERRITORIAL ACKNOWLEDGEMENT**

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities, encouraging those in attendance and watching online to remain cognizant of principles and values of those who have come before us, continue to learn together, and thanked the Nations for allowing us to live, work and play on their lands.

### **B. INTRODUCTION OF LATE ITEMS**

*There were no late items.*

**C. APPROVAL OF AGENDA**

Moved and Seconded:

That the agenda be approved.

**CARRIED UNANIMOUSLY**

**D. CONSENT AGENDA**

*Committee requested that the following item be removed from the Consent Agenda:*

- *E.1 – 837 Broughton Street: Rezoning Application No. 00874 and Development Permit with Variances Application No. 00272 (Downtown)*

*Committee requested that the following item be added to the Consent Agenda:*

- *E.1 – 837 Broughton Street: Rezoning Application No. 00874 and Development Permit with Variances Application No. 00272 (Downtown)*

Moved and Seconded:

That the following Consent Agenda items be approved:

**F. STAFF REPORTS**

**F.3 2025 Committee and Council Meeting Schedule**

That Council approve the 2025 Committee of the Whole and Council meeting schedule attached to this report and make it available to the public as required under Section 127 of the *Community Charter*.

**CARRIED UNANIMOUSLY**

**E. LAND USE MATTERS**

**E.1 837 Broughton Street: Rezoning Application No. 00874 and Development Permit with Variances Application No. 00272 (Downtown)**

Committee received a report dated October 10, 2024 from the Director of Planning and Development regarding the Rezoning Application and Development Permit with Variances Application for the property located at 837 Broughton Street in order to rezone from the CHP-OB, Cathedra Hill Precinct Office Building District, to a new zone with higher density to construct a seven-storey residential building with ground floor live-work uses. and recommending that the application proceed to bylaw readings.

*Council discussed the following:*

- *Ability to meet accessibility needs*

- *Lack of parking and private balconies*
- *Increase in pedestrian traffic and appropriate application of a midblock crosswalk*

Moved and Seconded:

**Rezoning Application No. 00874**

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development for 837 Broughton Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council once the following conditions are met:
  - a. Revisions to the Civil plans to show a new boulevard tree, soil cells and an irrigation water service on the Broughton Street frontage to the satisfaction of the Director of Parks, Recreation and Facilities.
  - b. Revisions to the Civil, Site and Landscape plans to show the conceptual design for a marked crosswalk, with overhead sign on Broughton Street (in front of subject property).
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
  - a. No residential unit shall be stratified under the Strata Property Act, excluding the ground floor Broughton Street facing unit, which may be strata titled to allow for a commercial use or studio.
  - b. The residential units shall be rental in perpetuity, in accordance with the following requirements:
    - i. one unit may be occupied by the owner or a member of the owner's family.
  - c. Provision of transportation demand management measures to the satisfaction of the Director of Engineering and Public Works including:
    - i. car share memberships for each residential unit and the ground floor studio live-work unit
    - ii. provision of at least eight long-term bicycle stalls in excess of the minimum requirements of Schedule C – Off Street Parking
    - iii. provision of a minimum of six long-term bicycle stalls being allocated to oversized or cargo bicycles
    - iv. all long-term bicycle stalls having access to an electrical charging outlet
    - v. provisions of a bicycle repair station and bicycle wash area
    - vi. space for two mobility scooters with electrical charging capability.
  - d. Provision of the following public realm improvements to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities:
    - i. design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically the 'New Town District', including furnishings, materials, and sidewalk scoring patterns

- ii. Design and installation of a marked crosswalk, with overhead sign on Broughton Street (in front of subject property). Related marked crossing works north of the centre line of Broughton Street would be limited to concrete curb, curb extension, sidewalk, ramp, drainage, signage, paint and tactile domes and would exclude works or effort related to additional trees and/or soil cells, relocation of infrastructure, lighting, or electrical controls.
- iii. City of Victoria standard tree guards for all street trees in grates.
- 4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
- 5. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

### **Development Permit with Variances Application No. 00272**

That Council, after giving notice, consider the following motion:

- “1. That subject to the adoption of the necessary zoning regulation bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00272 for 837 Broughton Street in accordance with plans submitted to the Planning and Development department and date stamped by Planning on September 12, 2024 (as amended), subject to:
- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
    - i. reduce the required number of residential vehicle parking stalls from 25 to zero;
    - ii. reduce the required number of visitor parking stalls from 4 to zero;
    - iii. reduce the required number of van accessible parking stalls from 1 to zero;
    - iv. reduce the required rear yard setback from 8m to 7m, for portions of the building above the first storey.
  - b. Plan changes to reflect the frontage improvements to accommodate a mid-block crosswalk to the satisfaction of the Director of Engineering and Public Works.
2. That the Development Permit with Variances if issued, lapses two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

## **F. STAFF REPORTS**

### **F.1 2025 Draft Budget Public Engagement Summary Report**

Committee received a report dated October 15, 2024 from the Chief Financial Officer/Deputy City Manager and from the Director of Communications and Engagement regarding the results of the City’s 2025 Budget engagement to inform the City’s Draft Budget and future-year budget planning.

*Committee discussed the following:*

- *Questions and concerns regarding survey's methodology*
- *Appropriateness of housing-related questions, based on Provincial responsibly, and ensuring the basis of questions around municipal jurisdiction*
- *City's role advocating to senior levels of government*
- *A rolling survey to capture changing priorities through the year (climate/weather events)*

*Committee recessed at 10:41a.m. and reconvened at 10:55 a.m.*

Moved and Seconded:

That Council receive the 2025 Draft Budget Public Engagement Summary Report for information.

**CARRIED UNANIMOUSLY**

**F.2 2025-2029 Draft Financial Plan**

Committee received a report dated October 10, 2024 from the Deputy City Manager regarding the Draft 2025-2029 Financial Plan, which includes the resources required to continue to deliver services, programs, initiatives and capital infrastructure renewal.

*Committee recessed at 11:40 a.m. and reconvened at 11:45 a.m.*

*Committee recessed for lunch at 12:00 p.m. and reconvened at 1:05 p.m.*

*Committee discussed the following:*

- *Current proposed tax increases of other municipalities*
- *Impact of inflation on the budget*
- *External global influences and weather events impacting budget*
- *Tax revenue relationship with the CRD*

Moved and Seconded:

2. Following all budget presentations and deliberations:

- c. Approve an amendment to the Financial Sustainability Policy to allocate all new property tax revenue from new development to the annual capital budget.

OPPOSED (1): Councillor Hammond

**CARRIED (8 to 1)**

Moved and Seconded:

3. On October 24, 2024:

- a. Endorse the consultation approach for the 2025-2029 Financial Plan as set out in this report.
- b. Direct staff to continue the consultation approach set out in this report for future years.

**CARRIED UNANIMOUSLY**

Moved and Seconded:

That the meeting be extend to 3:30 p.m.

**CARRIED UNANIMOUSLY**

**G. NOTICE OF MOTIONS**

*There were no notice of motions.*

**H. NEW BUSINESS**

**H.1 Council Member Motion: 2025 Budget Considerations, Core Services and Programs – Public Engagement**

Committee received a Council Member Motion dated October 17th from Councillor Gardiner regarding a request for public engagement, providing feedback on the City's Draft 2025 Budget and the City's core services and programs.

Moved and Seconded:

That Council direct staff to create, implement and report out on a public engagement program to provide feedback on the City's Draft 2025 Budget and the City's core services and programs.

**Amendment:**

Moved and Seconded:

That Council direct staff to create, implement and report out on a public engagement program to provide feedback on the City's Draft 2025 Budget and the City's core services and programs, **such engagement program could be a tabulation and analysis of the current planned engagement plan feedback program to be launched on October 25th, 2024.**

**Amendment to the amendment:**

Moved and Seconded:

That Council direct staff to create, implement and report out on a public engagement program to provide feedback on the City's Draft 2025 Budget and the City's core services and programs, ~~such engagement program could be a~~

**and to direct staff to provide Council with a tabulation and analysis of the current planned engagement plan feedback program to be launched on October 25th, 2024.**

OPPOSED (2): Councillor Caradonna, and Councillor Dell

**CARRIED (7 to 2)**

**Amendment:**

That Council direct staff to create, implement and report out on a public engagement program to provide feedback on the City's Draft 2025 Budget and the City's core services and programs, **and to direct staff to provide Council with a tabulation and analysis of the current planned engagement plan feedback program to be launched on October 25th, 2024.**

OPPOSED (3): Councillor Caradonna, Councillor Dell, and Councillor Thompson

**CARRIED (6 to 3)**

**Main the motion as amended:**

That Council direct staff to create, implement and report out on a public engagement program to provide feedback on the City's Draft 2025 Budget and the City's core services and programs, and to direct staff to provide Council with a tabulation and analysis of the current planned engagement plan feedback program to be launched on October 25th 2024.

OPPOSED (3): Councillor Caradonna, Councillor Dell, and Councillor Thompson

**CARRIED (6 to 3)**

## **H.2 Council Member Motion: Emergency Weather Response Plan 2024/25**

Committee received a Council member Motion dated October 18, 2024 from Councillor Loughton and Mayor Alto requesting that staff provide Council with an update on the 2024/25 Emergency Weather Response Plan for Victoria and what is planned for other regional municipalities on November 7, 2024.

*Council discussed the following:*

- *Urging surrounding municipalities to take care of their residents*
- *Adding to a future CRD agenda*

Moved and Seconded:

1. That staff provide Council with an update on the 2024/25 Emergency Weather Response Plan for Victoria and what is planned for other regional municipalities on November 7, 2024.
2. That this motion be sent to Council to Follow Committee of the Whole today for same-day consideration.

Moved and Seconded

That the meeting be extend to 3:45p.m.

**CARRIED UNANIMOUSLY**

**On the main motion:**

**CARRIED UNANIMOUSLY**

**I. CLOSED MEETING, IF REQUIRED**

*There was no closed Committee of the Whole Meeting.*

**J. ADJOURNMENT OF COMMITTEE OF THE WHOLE**

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 3:37pm

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR