



MINUTES - COMMITTEE OF THE WHOLE

November 14, 2024, 9:02 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 Dell, Councillor Gardiner, Councillor Loughton, Councillor Thompson

PRESENT ELECTRONICALLY: Councillor Hammond, Councillor Kim

ABSENT Councillor Coleman

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, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Intergovernmental & Media Relations, A. Johnston - Assistant Director of Development Services, B. Roder - Senior Legislative Coordinator, A. Klus - Legislative Coordinator

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, and thanked them for allowing us to live, work and play on their lands.

Committee acknowledged the passing of former Premier, John Horgan, his dedication to public service, community, and the people of British Columbia. He conveyed a level of humanity and levity rarely seen in politics and will be deeply missed by those fortunate enough to work with, and along side, him.

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 items be removed from the Consent Agenda:

- *F.2 - Interim Housing Needs Report*
- *F.3 - Development Cost Charge Grant Policy for Non-profit Affordable Housing Providers*
- *H.3 - Council Member Motion: 2025 Budget Input Extension*

Moved and Seconded:

That the following Consent Agenda items be approved:

F.5 Freedom of Information and Privacy Bylaw

That Council direct staff to prepare an updated Freedom of Information and Privacy Bylaw with the changes outlined in this report.

CARRIED UNANIMOUSLY

E. UNFINISHED BUSINESS

E.1 Council Member Motion: Sheltering in Parks and the Parks Regulation Bylaw

Committee received a Council Member Motion from Councillor Gardiner dated April 18, 2024 requesting a staff recommended approach to sheltering in parks which suggests sanctioned parks and/or areas of parks.

On the postponed motion:

That Council direct staff to:

1. Consider and recommend an approach to sheltering in parks which suggests sanctioned parks and/or areas of parks. Such considerations to include:
 - a. parks currently identified as providing the basic necessities for those sheltering,
 - b. park sizes,
 - c. areas within parks which are separated from playground areas by 10 meters,
 - d. proximity to established service providers, and
 - e. identifying a target number of maximum sheltering sites related to park size, and positioning of any playground, within each park.

Amendment:

Moved:

~~That Council direct staff to:~~

- ~~1. Consider and recommend an approach to sheltering in parks which suggests sanctioned parks and/or areas of parks. Such considerations to include:
 - ~~a. parks currently identified as providing the basic necessities for those sheltering,~~
 - ~~b. park sizes,~~
 - ~~c. areas within parks which are separated from playground areas by 10 meters,~~
 - ~~d. proximity to established service providers, and~~
 - ~~e. identifying a target number of maximum sheltering sites related to park size, and positioning of any playground, within each park.~~~~

That Council direct staff to report back on the status of overnight sheltering in City parks and make recommendations for updates to the Parks Regulation Bylaw provisions dealing with overnight sheltering by persons experiencing homelessness in light of the City's experience during the past 15 years.

The Chair ruled the amendment out of order.

On the main motion:

That Council direct staff to:

1. Consider and recommend an approach to sheltering in parks which suggests sanctioned parks and/or areas of parks. Such considerations to include:
 - a. parks currently identified as providing the basic necessities for those sheltering,
 - b. park sizes,
 - c. areas within parks which are separated from playground areas by 10 meters,
 - d. proximity to established service providers, and
 - e. identifying a target number of maximum sheltering sites related to park size, and positioning of any playground, within each park.

Motion to postpone indefinitely:

Moved and Seconded:

That this item be postponed indefinitely.

CARRIED UNANIMOUSLY

Motion to suspend the rules:

Moved:

That Committee waive the procedures for introducing a new item to the agenda after it has been approved.

The motion failed due to no seconder.

F. STAFF REPORTS

F.1 Progress Report 2 on Provincial Housing Targets

Committee received a report dated October 31, 2024 from the Director of Planning and Development regarding the second Progress Report on Victoria's Provincial Housing Targets, for the period of October 1, 2023 to September 30, 2024.

Committee discussed the following:

- *Provincial housing targets*
- *Shifts in the tax burden*
- *Targets for co-op housing not sought by the Province*

Moved and Seconded:

That Council pass the following motion and bring it forward for ratification at the November 14, 2024 daytime Council meeting:

1. That Council:
 - a. Receive the Provincial Housing Targets Progress Report for reporting period 1.2 (October 1, 2023 to September 30, 2024) for information.
 - b. Request that the Mayor submit a copy of this report to the Provincial Minister of Housing.

CARRIED UNANIMOUSLY

F.2 Interim Housing Needs Report

Committee received a report dated October 31, 2024 from the Director of Planning and Development presenting Council with an Interim Housing Needs Report to meet legislative requirements and seek direction related to transitioning the existing Tenant Assistance Policy to a Tenant Protections Bylaw to explore the possibility of creating a new Tenant Protection Development Permit Area in the Official Community Plan to support the City's ability to protect displaced tenants.

Committee discussed the following:

- *How the Province sets targets for housing needs*
- *Tenant Assistant Program*

Committee recessed at 10:30 a.m. and reconvened at 10:40 a.m.

Moved and Seconded:

That Council:

1. Receive the 2024 Interim Housing Needs Report (Attachment 1), in accordance with Section 790 of *Local Government Act*.
2. Instruct the Director of Planning and Development (the “Director”) to explore the possibility of amending the Official Community Plan (OCP) to create a new Development Permit Area with the purpose of mitigating the effects of displacement on tenants who will be displaced as a result of development.
3. Consider who would be affected by a new Tenant Protection Development Permit Area in the OCP and determine that the following persons, organizations and authorities will be affected:
 - a. the general public
 - b. the development community.
4. Provide an opportunity for consultation pursuant to section 475 of the *Local Government Act*, and instruct the Director to:
 - a. post a notice of the proposed OCP amendment on the City’s website inviting affected persons, organizations, and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration
 - b. engage the development community through a consultation meeting.
5. That Council consider that no consultation is necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Xwsepsum Nations; the School District Board; or the provincial or federal governments or their agencies because the proposed OCP amendment does not affect them.
6. Instruct the Director to report back to Council with a summary of the feedback received pursuant to the above consultation as part of the broader 10-year OCP Update reporting and seek direction to prepare a tenant protection bylaw as described in the Protecting Tenants section of this report.

Amendment:

Moved:

That Council:

1. Receive the 2024 Interim Housing Needs Report (Attachment 1), in accordance with Section 790 of *Local Government Act*.
2. Instruct the Director of Planning and Development (the “Director”) to explore the possibility of amending the Official Community Plan (OCP) to create a new Development Permit Area with the purpose of mitigating the effects of displacement on tenants who will be displaced as a result of development.
3. Consider who would be affected by a new Tenant Protection Development Permit Area in the OCP and determine that the following persons, organizations and authorities will be affected:
 - a. the general public
 - b. the development community.
4. Provide an opportunity for consultation pursuant to section 475 of the *Local Government Act*, and instruct the Director to:

- a. post a notice of the proposed OCP amendment on the City's website inviting affected persons, organizations, and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration
 - b. engage the development community through a consultation meeting.
 - c. **engage the tenant community through a consultation meeting.**
5. That Council consider that no consultation is necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Xwsepsum Nations; the School District Board; or the provincial or federal governments or their agencies because the proposed OCP amendment does not affect them.
 6. Instruct the Director to report back to Council with a summary of the feedback received pursuant to the above consultation as part of the broader 10-year OCP Update reporting and seek direction to prepare a tenant protection bylaw as described in the Protecting Tenants section of this report.

The mover requested to withdraw the above amendment.

Amendment:

Moved and Seconded:

That Council:

1. Receive the 2024 Interim Housing Needs Report (Attachment 1), in accordance with Section 790 of *Local Government Act*.
2. Instruct the Director of Planning and Development (the "Director") to explore the possibility of amending the Official Community Plan (OCP) to create a new Development Permit Area with the purpose of mitigating the effects of displacement on tenants who will be displaced as a result of development.
3. Consider who would be affected by a new Tenant Protection Development Permit Area in the OCP and determine that the following persons, organizations and authorities will be affected:
 - a. the general public, **including organizations whose work centres on supporting resident tenants**
 - b. the development community.
4. Provide an opportunity for consultation pursuant to section 475 of the *Local Government Act*, and instruct the Director to:
 - a. post a notice of the proposed OCP amendment on the City's website inviting affected persons, organizations, and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration
 - b. engage the development community through a consultation meeting.
5. That Council consider that no consultation is necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Xwsepsum Nations; the School District Board; or the provincial or federal governments or their agencies because the proposed OCP amendment does not affect them.
6. Instruct the Director to report back to Council with a summary of the feedback received pursuant to the above consultation as part of the

broader 10-year OCP Update reporting and seek direction to prepare a tenant protection bylaw as described in the Protecting Tenants section of this report.

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council:

1. Receive the 2024 Interim Housing Needs Report (Attachment 1), in accordance with Section 790 of *Local Government Act*.
2. Instruct the Director of Planning and Development (the “Director”) to explore the possibility of amending the Official Community Plan (OCP) to create a new Development Permit Area with the purpose of mitigating the effects of displacement on tenants who will be displaced as a result of development.
3. Consider who would be affected by a new Tenant Protection Development Permit Area in the OCP and determine that the following persons, organizations and authorities will be affected:
 - a. the general public, including organizations whose work centres on supporting resident tenants
 - b. the development community.
4. Provide an opportunity for consultation pursuant to section 475 of the *Local Government Act*, and instruct the Director to:
 - a. post a notice of the proposed OCP amendment on the City’s website inviting affected persons, organizations, and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration
 - b. engage the development community through a consultation meeting.
5. That Council consider that no consultation is necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Xwsepsum Nations; the School District Board; or the provincial or federal governments or their agencies because the proposed OCP amendment does not affect them.
6. Instruct the Director to report back to Council with a summary of the feedback received pursuant to the above consultation as part of the broader 10-year OCP Update reporting and seek direction to prepare a tenant protection bylaw as described in the Protecting Tenants section of this report.

CARRIED UNANIMOUSLY

F.3 Development Cost Charge Grant Policy for Non-profit Affordable Housing Providers

Committee received a report dated October 31, 2024 from the Director of Planning and Development and the Deputy City Manager/ Chief Financial Officer presenting a new grant program to offset the cost of the City’s Development Cost Charges for non-government non-profit rental housing projects.

Committee discussed the following

- *Potential of subsidizing BC Housing*
- *Implications for exceeding 50%*

Committee recessed for lunch at noon and reconvened at 1:00 p.m.

Moved and Seconded:

That Council approve the Development Cost Charge Grants Policy (Attachment 1) to provide grants of up to 50% of residential Development Cost Charges for non-profit non-government affordable housing providers.

Amendment:

Moved and Seconded:

That Council approve the Development Cost Charge Grants Policy (Attachment 1) to provide grants of up to ~~50%~~ 100% of residential Development Cost Charges for non-profit non-government affordable housing providers.

OPPOSED (3): Councillor Caradonna, Councillor Gardiner, and Councillor Hammond

CARRIED (5 to 3)

On the main motion as amended:

That Council approve the Development Cost Charge Grants Policy (Attachment 1) to provide grants of up to 100% of residential Development Cost Charges for non-profit non-government affordable housing providers.

OPPOSED (1): Councillor Gardiner

CARRIED (7 to 1)

F.4 Other Guise Society Major Community Initiatives & Event Grant Referral Motion Response

Committee received a report dated October 16, 2024 from the Director of Business and Community Relations providing options on how to protect the City's potential investment concerning the Other Guise Theatre Society's request for a grant of \$250,000 through the Major Community Initiatives and Events Grant program to refinance 716 Johnson Street.

Committee discussed the following:

- *Where their money will go if the grant is denied*

Moved and Seconded:

Option 4:

That Council deny the Other Guise Society MCIEG application grant request.

Motion to extend:

Moved and Seconded:

That the meeting be extended to 4:00 p.m.

CARRIED UNANIMOUSLY

On the motion:

Option 4:

That Council deny the Other Guise Society MCIEG application grant request.

OPPOSED (5): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Loughton, and Councillor Thompson

DEFEATED (3 to 5)

Motion to refer:

Moved and Seconded:

That this matter be referred to the December 12, 2024 COTW meeting.

OPPOSED (1): Councillor Kim

CARRIED (7 to 1)

G. NOTICE OF MOTIONS

There were no notice of motions

H. NEW BUSINESS

H.1 Council Member Motion: Inviting Neighbouring Jurisdictions to Adopt Caledonia Place ("Tiny Town")

Committee recessed at 2:30 p.m. and reconvened at 2:40 p.m.

Committee received a Council Member Motion from Councillor Caradonna and Councillor Hammond dated November 14th, 2024 regarding the future of "Tiny Town" by inviting neighbouring jurisdictions to take on hosting Caledonia Place.

Committee discussed the following:

- *Structural lifespan of facility*
- *Province's role is seeking new location for its asset*

Moved and Seconded:

That Council direct the Mayor to write to the Mayors and Councils of the 12 neighbouring CRD municipalities, as well as to the leadership of the 3 electoral areas of the Region, and invite their jurisdictions to take on hosting Caledonia Place (“Tiny Town”) and, if there is interest in doing so, that the Mayor and City Manager work with BC Housing and Our Place Society on the logistics of relocating the residents and modular assets of the facility in a safe and supportive way prior to October of 2025.

CARRIED UNANIMOUSLY

H.2 Council Member Motion: Consultation on the Future of City-Owned Public Assets in the North Park Neighbourhood

Committee received a Council Member Motion from Councillor Caradonna and Councillor Hammond dated November 14th, 2024 regarding an opportunity for “community conversation” engagement in the North Park neighbourhood to focus on the future uses of the Caledonia parking lot and the Urbana-Romeo's site, excluding uses as sheltering or supportive housing.

Moved and Seconded:

That Council direct staff to organize a “community conversation” engagement in the North Park neighbourhood to focus on the future uses of the following sites, excluding uses as sheltering or supportive housing:

1. The Caledonia parking lot (940 Caledonia Ave);
2. The Urbana-Romeo's site (1703-1745 Blanshard Street), focusing on assets and amenities for a future park;

And that staff report back on key takeaways from the engagement, with the hopes of informing the City's 2025 Official Community Plan (OCP) update and/or area planning more generally for the North Park neighbourhood.

Amendment:

Moved and Seconded:

That Council direct staff to organize a “community conversation” engagement in the North Park neighbourhood to focus on the future uses of the following sites, excluding uses as sheltering or supportive housing:

1. The Caledonia parking lot (940 Caledonia Ave);
2. The Urbana-Romeo's site (1703-1745 Blanshard Street), focusing on assets and amenities for a future park;

In the context of current and future uses of existing parks, including consideration of the recent local area plan.

And that staff report back on key takeaways from the engagement, with the hopes of informing the City's 2025 Official Community Plan (OCP) update and/or area planning more generally for the North Park neighbourhood.

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

That Council direct staff to organize a “community conversation” engagement in the North Park neighbourhood to focus on the future uses of the following sites, excluding uses as sheltering or supportive housing:

1. ~~The Caledonia parking lot~~ (940 Caledonia Ave);
2. ~~The Urbana Romeo’s site~~ (1703-1745 Blanshard Street), focusing on assets and amenities for a future park;

In the context of current and future uses of existing parks, including consideration of the recent local area plan.

And that staff report back on key takeaways from the engagement, with the hopes of informing the City’s 2025 Official Community Plan (OCP) update and/or area planning more generally for the North Park neighbourhood.

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

That Council direct staff to organize a “community conversation” engagement in the North Park neighbourhood to focus on the future uses of the following sites, excluding uses as sheltering or supportive housing:

1. 940 Caledonia Ave;
2. 1703-1745 Blanshard Street, focusing on assets and amenities for a future park;

In the context of current and future uses of existing parks, including consideration of the recent local area plan.

And that staff report back on key takeaways from the engagement, ~~with the hopes of informing the City’s 2025 Official Community Plan (OCP) update and/or area planning more generally for the North Park neighbourhood.~~

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council direct staff to organize a “community conversation” engagement in the North Park neighbourhood to focus on the future uses of the following sites, excluding uses as sheltering or supportive housing:

1. 940 Caledonia Ave;
2. 1703-1745 Blanshard Street, focusing on assets and amenities for a future park;

In the context of current and future uses of existing parks, including consideration of the recent local area plan.

And that staff report back on key takeaways from the engagement.

CARRIED UNANIMOUSLY

H.3 Council Member Motion: 2025 Budget Input Extension

Committee received a council member motion dated November 14th, 2024 from Mayor Alto requesting more time for input from the public on the draft budget.

Moved and Seconded:

Council directs staff to extend the opportunity for public input on the 2025 budget to 11:59pm on Sunday, December 1, 2024.

That, to be effective, this extension needs to be applied immediately, this item be added to the daytime Council meeting of November 14, 2024, for same day consideration.

Amendment:

Moved and Seconded:

Council directs staff to extend the opportunity for public input on the 2025 budget to 11:59pm on Sunday, December 1 **to Friday, December 20**, 2024.

That, to be effective, this extension needs to be applied immediately, this item be added to the daytime Council meeting of November 14, 2024, for same day consideration.

CARRIED UNANIMOUSLY

On the main motion as amended:

Council directs staff to extend the opportunity for public input on the 2025 budget to 11:59pm on Sunday, December 1 to Friday, December 20, 2024.

That, to be effective, this extension needs to be applied immediately, this item be added to the daytime Council meeting of November 14, 2024, for same day consideration.

CARRIED UNANIMOUSLY

I. CLOSED MEETING, IF REQUIRED

There was no closed meeting.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 3:23 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT