



MINUTES - COMMITTEE OF THE WHOLE

December 5, 2024, 9:04 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 Hammond

PRESENT ELECTRONICALLY: Councillor Kim, Councillor Loughton, Councillor Thompson

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, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Deputy City Manager, R. Kenny – Assistant Director of Transportation, T. Lewis – Manager of Transportation Operations, H. Steiger-Tang – Supervisor of Transportation Operations, C. Mycroft – Manager of Intergovernmental and Media Relations, W. Doyle – Acting Director of Engineering and Public Works, D. Newman – Director of Parks, Recreation and Facilities, N. Kawata - Senior Planner, Housing Development, R. Soward – Manager of Housing, A. Johnston - Assistant Director of Development Services, B. Roder – Deputy City Clerk, A. Heimburger - Legislative Coordinator

The Chair acknowledged Councillor Coleman's absence, noting his work on behalf of the City with the Federation of Canadian Municipalities.

The Chair thanked Councillor Loughton for stepping in as Chair during the November 28, 2024 Council meetings and noted the relationship-building work done alongside leaders from the Songhees and Xwsepsum Nations in the City's twin city, Napier, New Zealand.

A. TERRITORIAL ACKNOWLEDGEMENT

Committee took a moment to ground their work through an acknowledgement of the land on which they do their work and the waters that surround, reminding listeners that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities.

Committee reflected upon the depth of collaboration and reconciliation practices between the Māori people and settlers of New Zealand, asserting that such positive relationships inform collaboration efforts between the City and the Nations. Committee thanked them 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:

- *F.2 - Victoria Housing Reserve Fund Applications – September 2024 Intake*

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 710 Caledonia Avenue and 1961 Douglas Street: Rezoning Application No. 00883 and Development Permit with Variances Application No. 00262 (Burnside)

Committee received a report dated November 21, 2024 from the Director of Planning and Development regarding the Rezoning and Development Permit with Variances applications for the property located at 710 Caledonia Avenue and 1961 Douglas Street in order to amend the previously approved proposal by converting approximately 3,600 m² office space within the podium of Building B to residential use with rental tenure, increasing the proportion of rental units by 43 and recommending approval.

Rezoning Application

1. That Council authorise the waiving of the pre-application CALUC consultation requirements in accordance with the Land Use Procedures Bylaw.
2. That Council instruct the Director of Planning and Development to prepare a repeal of the existing bonus density bylaw and replace it with the necessary zoning bylaw amendments that would authorize the proposed changes to the development outlined in the staff report dated November 21, 2024 for 710 Caledonia Ave. and 1961 Douglas Street.
3. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning bylaw amendment be considered by Council.

4. That following third reading of the zoning amendment bylaw, the applicant prepare and execute amendments to the following existing legal agreements on the property's title, with contents satisfactory to the Director of Planning and Development, the Director of Engineering and Public Works and form satisfactory to the City Solicitor:
 - a. Secure approximately 43 additional dwelling units within Building B as rental in perpetuity.
 - b. Transportation Demand Management covenant including:
 - i. add four fully electric car share vehicles (six total) to be located on site in dedicated parking spaces, each equipped with level-two electric vehicle charging stations
 - ii. add a minimum contribution of \$55,000 per vehicle towards the purchase and operation of the car share vehicles.
 - c. Public realm improvement covenant:
 - i. remove the centre median on Caledonia Avenue adjacent to the previously proposed western driveway
 - ii. include an additional boulevard tree along Discovery Street for a total of six medium sized canopy trees.
 - d. Air space parcel subdivision covenant to remove the previously proposed western driveway crossing on Caledonia Avenue.
 - e. Accessible Units Covenant to require the 30 accessible dwelling units to be constructed in accordance with Adaptable Dwelling Units as defined in the BC Building Code 2018 and the BC Housing Design Guidelines and Construction Standards (updated from CAN/CSA-B651-95, the National Standard of Canada for barrier-free design standard).
5. 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 are registered to the satisfaction of the City Solicitor.
6. 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.
7. That this motion be considered for same-day ratification at the daytime Council meeting on December 5, 2024.

Development Permit with Variances Application

That after giving notice, posting signage, and inviting written comments from the public for Council's consideration, consider the following motion if the zoning amendment bylaw is adopted:

1. "That Council authorize the issuance of Development Permit with Variances No. 00262 for 710 Caledonia Avenue and 1961 Douglas

Street, in accordance with plans submitted to the Planning and Development department and date stamped on August 14, 2024, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. increase the maximum building height of Building A from 45m to 56m
 - ii. increase the maximum building height of Building B from 45m to 74m
 - iii. increase the maximum building height of Building C from 45m to 66m
 - iv. reduce the required number of residential parking spaces from 300 to 221
 - v. reduce the required number of visitor parking spaces from 50 to 15.
 - b. Plan changes to refine the design of the podium facing Caledonia Avenue to be more in keeping with the envisaged employment-focused character of the Rock Bay District and to include a greater proportion of usable private balconies, as encouraged in the Downtown Core Area Plan.
 - c. All other previously secured legal agreements and associated conditions secured through the rezoning application REZ00815 continuing to be required.
2. That the Development Permit with Variances (DPV), if issued, lapses two years from the date of issuance.”

F.3 Revised 2025 Committee and Council Meeting Schedule

Committee received a report dated November 27, 2024 from the City Clerk seeking Council approval of the revised 2025 Committee of the Whole and Council meeting schedule.

That Council approve the revised 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.

And that this matter be forwarded to the December 5th Council (to follow Committee of the Whole) meeting for consideration.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 710 Caledonia Avenue and 1961 Douglas Street: Rezoning Application No. 00883 and Development Permit with Variances Application No. 00262 (Burnside)

This item was added to the Consent Agenda.

F. STAFF REPORTS

F.1 Speed Limit Reductions on Arterial and Collector Streets

Committee received a report dated November 22, 2024 from the Acting Director of Engineering and Public Works seeking Council's direction on implementing speed limit reductions on arterial and collector streets as part of continued implementation of Go Victoria.

Committee discussed the following:

- *Impacts of speed limit reduction on travel time for personal vehicles, delivery services and BC Transit ridership*
- *Implementation of additional traffic calming measures to improve pedestrian experience and access to roadways*
- *Roll-out of speed limit reduction (We Go Slow) initiative and prioritization schedule of roadways*

Moved and Seconded:

That Council direct staff to prepare amendments to the Streets and Traffic Bylaw (No. 09-079) to reduce posted speed limits on arterial and collector streets as described in Appendix B of this report.

CARRIED UNANIMOUSLY

Committee recessed at 10:28 a.m. and reconvened at 10:41 a.m.

F.2 Victoria Housing Reserve Fund Applications – September 2024 Intake

Committee received a presentation dated November 21, 2024 from the Director of Community Planning and Development presenting Committee with information, analysis, and recommendations on the September 2024 application intake process for the Victoria Housing Reserve Fund.

Committee discussed the following:

- *Plan for use and replenishment of Housing Reserve Fund*
- *Fulfillment of Provincial targets and importance of location for supportive housing projects to promote successful outcomes*
- *Barriers to supportive housing proposals in neighbourhoods outside of the Downtown Core*

Moved and Seconded:

1. That Council approve the following grants from the Victoria Housing Reserve Fund, subject to satisfaction of the conditions in recommendation number 2:
 - a. to the Aboriginal Coalition to End Homelessness Society in the amount of \$262,500 to assist in the construction of a 34-unit Indigenous supportive housing project at 938 Mason Street;

- b. to the Capital Region Housing Corporation in the amount of \$1,160,500 to assist in the construction of a 158-unit affordable rental apartment project at 926-930 Pandora Avenue; and
 - c. to the M'akola Housing Society in the amount of \$757,500 to assist in the construction of a 55-unit affordable rental apartment project at 210/220 Langford Street and 824 Alston Street.
2. The conditions of each of the above-mentioned grants are as follows:
- a. The execution of a Housing Fund Grant Agreement with form and contents satisfactory to the Director of Planning and Development (the "Director") and the City Solicitor, with terms for the eligible use of the grant, reporting requirements, repayment, indemnification and communication protocols;
 - b. The execution of a legal agreement, with form and contents satisfactory to the Director and the City Solicitor, to secure the units as affordable or below-market for 60 years;
 - c. The applicant fulfilling the applicable requirements of the Victoria Housing Reserve Fund Guidelines;
 - d. 80 percent of the grant is to be payable to the applicant upon execution of the Housing Fund Grant Agreement and the remaining 20 percent is to be payable to the applicant once the City has issued all required occupancy permits for the project;
 - e. With respect to the grants to the Capital Region Housing Corporation and M'akola Housing Society only, the applicant obtaining the required development permit approvals for the construction of the project; and
 - f. That the passage of this resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, until and unless all agreements are fully executed by the City.

CARRIED UNANIMOUSLY

F.3 Revised 2025 Committee and Council Meeting Schedule

This item was added to the Consent Agenda.

G. NOTICE OF MOTIONS

There were no notice of motions.

H. CLOSED MEETING, IF REQUIRED

There was no closed meeting.

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 11:47 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT