



MINUTES - COMMITTEE OF THE WHOLE

March 6, 2025, 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 Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, C. Kingsley - City Clerk, S. Johnson - Director of Communications and Engagement, K. Hoesse - Director of Planning and Development, A. Johnston - Assistant Director of Development Services, Brent Molnar - Manager of Land Development, M. Angrove - Senior Planner of Development Agreements, K. Stevenot - Senior Planner of Heritage, B. Roder - Deputy City Clerk, A. Heimbürger - Senior Legislative Coordinator, S. Maichen - 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 expressed their thankfulness to the local language and cultures.

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

Moved and Seconded:

That the following Consent Agenda item be approved:

E.1 Minutes from the Committee of the Whole meeting held February 13, 2025

That the minutes from the Committee of the Whole meeting held February 13, 2025 be approved.

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Committee of the Whole meeting held February 13, 2025

This item was added to the Consent Agenda.

F. UNFINISHED BUSINESS

F.1 Draft Official Community Plan and Regulatory Directions

Council received a report dated February 13, 2025 from the Director of Sustainable Planning and Community Development regarding a summary of consultation and feedback collected as part of the 10-year Official Community Plan Update, providing Council with opportunities to advance the proposed updated Official Community Plan ("Victoria 2050") and to consider other key policy or bylaw updates necessary for alignment with Victoria 2050, as well as priority action items for implementation.

Motion to suspend the rules:

Moved and Seconded:

That Council supports a temporary suspension of our Procedures Bylaw S.18(9)(d) to allow for each Council member to speak to this agenda item for an additional total maximum of 20 minutes.

CARRIED UNANIMOUSLY

Committee discussed the following:

- *Policies and regulations for homeowners and renters*
- *Zoning modernization and Land Use Procedures Bylaw*
- *Household composition of renters*
- *Number of people requiring low-income housing*
- *Amenity Cost Charges*

Committee recessed at 10:30 a.m. and reconvened at 10:45 a.m.

Committee considered each part of the motion separately.

Moved and Seconded:

1. That Council receive for information the 10-Year OCP Update Engagement Summary Report (Attachment H).

CARRIED UNANIMOUSLY

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - a. Refer the regional context statement, as provided in Schedule B of Attachment A to the Capital Regional District Board for consideration of acceptance.
 - b. Bring forward, for first and second readings prior to consideration at a public hearing, a bylaw that repeals the Official Community Plan (Bylaw No. 12-013) originally adopted in 2012 and replaces it with the new Official Community Plan, generally in the form as provided as a draft in Attachment A ("Victoria 2050"), following acceptance or deemed acceptance after the 120-day wait period of the regional context statement by the Capital Regional District Board.
 - c. Prepare development permit areas and heritage conservation areas generally in accordance with Attachment B: Approach to Development Permit Areas and Heritage Conservation Area and Draft Design Guidelines and include these in Victoria 2050.
 - d. Together with Victoria 2050, bring forward a bylaw that repeals Zoning Bylaw 2018 (Bylaw No. 18-072) and replaces it with a new zoning bylaw, generally in accordance with Attachment C: Approach to Zoning Modernization.
 - e. Together with Victoria 2050, bring forward a new Amenity Cost Charge Bylaw, generally in accordance with Attachment D: Proposed Amenity Cost Charge Bylaw.
 - f. Together with Victoria 2050, bring forward a tenant protection bylaw and associated development permit area generally in accordance with Attachment E: Proposed Tenant Protection Bylaw and Development Permit Area.
 - g. Together with Victoria 2050, bring forward necessary bylaws to repeal the Victoria Subdivision and Development Servicing Bylaw (Bylaw No. 12-042) and replace it with a comprehensively updated and streamlined bylaw, including modernized engineering standards and specifications and fee schedules as generally described in Attachment F: Approach to Site Servicing Renewal.
 - h. Together with Victoria 2050, bring forward a final, formatted version of the Draft Rezoning and Development Policy (Attachment G).
 - i. Review existing City policies and bylaws for redundancies or conflicts with the subject matter described in recommendations 2(a) through 2(h) above and bring forward any required amendments or revisions to reconcile the provisions of these bylaws and policies, including but not limited to the Streets and Traffic Bylaw (Bylaw No. 09-079), the Highway Access Bylaw (Bylaw No. 91-038), the Sidewalks, Streets and Boulevards Protection Bylaw (Bylaw 91-052) and the Downtown Core Area Plan (2011, updated 2022).
 - j. If Victoria 2050 is adopted, following adoption, prepare a five-year implementation plan that prioritizes the following City actions:
 - i. Development of an OCP monitoring, evaluation and update program, in accordance with Provincial legislation.
 - ii. Completion of the subsequent phases of Zoning Modernization, as generally described in Attachment C.

- iii. Updates to the Land Use Procedures Bylaw (16-028) and other development process improvements as described in this report.
- iv. A renewed plan for Downtown, following the completion of a retail strategy.
- v. A renewed plan for the Victoria Harbour.
- vi. A renewed heritage policy program.
- vii. Development of a linear parkways program.
- viii. Development of a community infrastructure strategy.
- ix. Development of a rapid transit office to implement transit-focused road improvement projects and to plan for future rapid transit in Victoria.

The Chair requested that amendments be numbered to precede existing numbering and that the remainder of the motion be renumbered accordingly.

Amendment:

Moved and Seconded:

- 2. That Council instruct the Director of Planning and Development to:
 - a. **Report back on options to enable more three plus bedroom homes, for instance through cost reductions or more flexible zoning parameters**

Amendment to the amendment:

Moved and Seconded:

- 2. That Council instruct the Director of Planning and Development to:
 - a. **Report back on options to enable more three plus bedroom homes, for instance through cost reductions or more flexible zoning parameters**

CARRIED UNANIMOUSLY

On the amendment as amended:

- 2. That Council instruct the Director of Planning and Development to:
 - a. **Report back on options to enable more three plus bedroom homes**

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

- 2. That Council instruct the Director of Planning and Development to:
 - b. **Report back on options to better enable galley-style housing, without changing site coverage policies**

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - c. **Report back on options to remove or reduce ACCs for affordable homeownership units**

OPPOSED (2): Councillor Gardiner, Councillor Hammond

CARRIED (7 to 2)

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - d. **Report back on options to strengthen references to future implementation of regional mass transit, including light rail**

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - e. **Report back on options to ensure flexibility in the OCP and taking a "housing first" approach**

Amendment to the amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - e. **Report back on options to ensure flexibility in the OCP and related policy documents and taking a "housing first" approach**

OPPOSED (2): Councillor Coleman, Councillor Gardiner

CARRIED (7 to 2)

Amendment to the amendment:

2. That Council instruct the Director of Planning and Development to:
 - e. **Report back on options to ensure flexibility in the OCP and related policy documents and taking a "housing first" housing priority approach**

OPPOSED (1): Councillor Kim

CARRIED (8 to 1)

On the amendment as amended:

2. That Council instruct the Director of Planning and Development to:
 - e. **Report back on options to ensure flexibility in the OCP and related policy documents and taking a housing priority approach**

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - o. If Victoria 2050 is adopted, following adoption, prepare a five-year implementation plan that prioritizes the following City actions:
 - iv. A renewed plan for Downtown, **following including** the completion of a retail strategy.

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - f. **Report back on options to expand priority growth areas around transit corridor and active transportation corridors to be at least a full block**

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - g. **Report back on options to reduce traffic blockages on transit corridors and create additional transit priority measures**

CARRIED UNANIMOUSLY

The Chair noted the Order of the Day regarding an item scheduled for 1:00 p.m. on the March 06, 2025 Daytime Council meeting agenda and ruled that deliberations be paused on the current matter and the Daytime Council meeting be convened at 1:00 p.m.

Committee recessed at 11:59 a.m. pending completion of Daytime Council.

Committee reconvened at 2:39 p.m.

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - h. Report back on options to reduce the minimum side setback to one metre, and the front setback to three metres, without changing site coverage**

Councillor Kim left the meeting at 2:52 p.m.

OPPOSED (2): Councillor Gardiner, Councillor Hammond

Absent (1): Councillor Kim

CARRIED (6 to 2)

Councillor Kim rejoined the meeting at 2:57 p.m.

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - i. Report back on options to allow non-profit buildings to limit City requests for frontage work to minimal necessary repairs and not new infrastructure replacement or major rehabilitation**

Amendment to the amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - i. Report back on options to allow non-profit housing providers buildings to limit City requests for frontage work to minimal necessary repairs and not new infrastructure replacement or major rehabilitation**

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

Amendment to the amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - i. Report back on options to limit costs to allow non-profit housing providers for any new frontage work to limit City requests for**

~~frontage work to minimal necessary repairs and not new infrastructure replacement or major rehabilitation~~

CARRIED UNANIMOUSLY

On the amendment as amended:

2. That Council instruct the Director of Planning and Development to:
 - i. **Report back on options to limit costs to non-profit housing providers for any new frontage work.**

OPPOSED (3): Councillor Coleman, Councillor Gardiner, Councillor Hammond

CARRIED (6 to 3)

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - j. **Report back on the implications of allowing six-story non-market developments citywide.**

OPPOSED (3): Councillor Coleman, Councillor Gardiner, Councillor Hammond

CARRIED (6 to 3)

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - k. **Report back on options to add additional local villages to the OCP or convert proposed waterfront villages to local villages**

OPPOSED (2): Councillor Gardiner, Councillor Hammond

CARRIED (7 to 2)

Amendment:

Moved and Seconded:

2. That Council instruct the Director of Planning and Development to:
 - l. **Report back on options to reduce barriers to build car-lite or car-free housing.**

OPPOSED (3): Councillor Coleman, Councillor Gardiner, Councillor Hammond

CARRIED (6 to 3)

Amendment:

Moved and Seconded:

- 3. That following receipt of the reports in 2(a) through 2(l) above, Council instruct the Director of Planning and Development to:**
- a. Refer the regional context statement, as provided in Schedule B of Attachment A to the Capital Regional District Board for consideration of acceptance.
 - b. Bring forward, for first and second readings prior to consideration at a public hearing, a bylaw that repeals the Official Community Plan (Bylaw No. 12-013) originally adopted in 2012 and replaces it with the new Official Community Plan, generally in the form as provided as a draft in Attachment A ("Victoria 2050"), following acceptance or deemed acceptance after the 120-day wait period of the regional context statement by the Capital Regional District Board.
 - c. Prepare development permit areas and heritage conservation areas generally in accordance with Attachment B: Approach to Development Permit Areas and Heritage Conservation Area and Draft Design Guidelines and include these in Victoria 2050.
 - d. Together with Victoria 2050, bring forward a bylaw that repeals Zoning Bylaw 2018 (Bylaw No. 18-072) and replaces it with a new zoning bylaw, generally in accordance with Attachment C: Approach to Zoning Modernization.
 - e. Together with Victoria 2050, bring forward a new Amenity Cost Charge Bylaw, generally in accordance with Attachment D: Proposed Amenity Cost Charge Bylaw.
 - f. Together with Victoria 2050, bring forward a tenant protection bylaw and associated development permit area generally in accordance with Attachment E: Proposed Tenant Protection Bylaw and Development Permit Area.
 - g. Together with Victoria 2050, bring forward necessary bylaws to repeal the Victoria Subdivision and Development Servicing Bylaw (Bylaw No. 12-042) and replace it with a comprehensively updated and streamlined bylaw, including modernized Committee of the Whole Report February 13, 2025 Draft Official Community Plan and Regulatory Directions Page 2 of 29 engineering standards and specifications and fee schedules as generally described in Attachment F: Approach to Site Servicing Renewal.
 - h. Together with Victoria 2050, bring forward a final, formatted version of the Draft Rezoning and Development Policy (Attachment G).
 - i. Review existing City policies and bylaws for redundancies or conflicts with the subject matter described in recommendations 2(a) through 2(h) above and bring forward any required amendments or revisions to reconcile the provisions of these bylaws and policies, including but not limited to the Streets and Traffic Bylaw (Bylaw No. 09-079), the Highway Access Bylaw (Bylaw No. 91-038), the Sidewalks, Streets and Boulevards Protection Bylaw (Bylaw 91-052) and the Downtown Core Area Plan (2011, updated 2022).
 - j. If Victoria 2050 is adopted, following adoption, prepare a five-year implementation plan that prioritizes the following City actions:

- i. Development of an OCP monitoring, evaluation and update program, in accordance with Provincial legislation.
- ii. Completion of the subsequent phases of Zoning Modernization, as generally described in Attachment C.
- iii. Updates to the Land Use Procedures Bylaw (16-028) and other development process improvements as described in this report.
- iv. A renewed plan for Downtown, including the completion of a retail strategy.
- v. A renewed plan for the Victoria Harbour.
- vi. A renewed heritage policy program.
- vii. Development of a linear parkways program.
- viii. Development of a community infrastructure strategy.
- ix. Development of a rapid transit office to implement transit-focused road improvement projects and to plan for future rapid transit in Victoria.

CARRIED UNANIMOUSLY

On the number 2 as amended:

- 2. That Council instruct the Director of Planning and Development to:
 - a. Report back on options to enable more three plus bedroom homes
 - b. Report back on options to better enable galley-style housing, without changing site coverage policies
 - c. Report back on options to remove or reduce ACCs for affordable homeownership units
 - d. Report back on options to strengthen references to future implementation of regional mass transit, including light rail
 - e. Report back on options to ensure flexibility in the OCP and related policy documents and taking a housing priority approach
 - f. Report back on options to expand priority growth areas around transit corridors and active transportation corridors to be at least a full block
 - g. Report back on options to reduce traffic blockages on transit corridors and create additional transit priority measures
 - h. Report back on options to reduce the minimum side setback to one metre, and the front setback to three metres, without changing site coverage
 - i. Report back on options to limit costs to non-profit housing providers for any new frontage work
 - j. Report back on the implications of allowing six-storey non-market developments citywide
 - k. Report back on options to add additional local villages to the OCP or convert proposed waterfront villages to local villages
 - l. Report back on options to reduce barriers to build car-lite or car-free housing.

CARRIED (8 to 1)

Opposed (1): Councillor Gardiner

Motion to refer:

Moved and Seconded:

That recommendations 3, 4 and 5 of the Draft Official Community Plan and Regulatory Directions report be referred to the April 3, 2025 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

G. NOTICE OF MOTIONS

There were no Notices of Motions.

H.2 Council Member Motion: Victoria Book Prizes and Poet Laureate Programs

Committee received a Council Member Motion dated February 26, 2025 from Councillor Gardiner requesting that staff create a task force for the purpose of leading a funding drive to raise funds for Victoria Book Prizes and Poet Laureate programs.

Motion to refer:

Moved and Seconded:

That the *Council Member Motion: Victoria Book Prizes and Poet Laureate Programs* matter be referred to the April 24, 2025 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 3:41 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR