



MINUTES - COMMITTEE OF THE WHOLE

May 1, 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 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, A. Hudson - Assistant Director of Community Planning, C. Mycroft - Manager of Intergovernmental & Media Relations, M. Betanzo - Senior Planner, R. Bateman - Planner, S. Webb - Manager of Transportation, B. Roder - Deputy City Clerk, A. Klüs - Senior Legislative Coordinator, D. Newman - Director of Parks and Recreation

GUEST: B. Szabo – Auditor, BDO

A. TERRITORIAL ACKNOWLEDGEMENT

Committee acknowledge that the City of Victoria is location on the traditional homelands of the Songhees First Nation and Xwsepsum First Nation communities, and thanked them for allowing us to live, ork, 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

Moved and Seconded:

That the following Consent Agenda items be approved:

E.1 Minutes from the Committee of the Whole meeting held January 30, 2025

That the minutes from the Committee of the Whole meeting held January 30, 2025 be approved.

E.2 Minutes from the Committee of the Whole meeting held March 13, 2025

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

CARRIED UNANIMOUSLY

E. CONSIDERATION OF MINUTES

E.1 Minutes from the Committee of the Whole meeting held January 30, 2025

This item was approved on the Consent Agenda.

E.2 Minutes from the Committee of the Whole meeting held March 13, 2025

This item was approved on the Consent Agenda.

F. PRESENTATIONS

F.1 2024 Financial Statements

Committee received a report dated April 25, 2025 from the Deputy City Manager/ Chief Financial Officer, and a presentation from BDO Auditor, B. Szabo, providing Council with an overview of the City's 2024 audited Financial Statements and a request for Council's acceptance of the Financial Statements as required by section 167 of the Community Charter.

Committee discussed the following:

- *New standard in receipt of revenue sources*
- *Affects of global economic uncertainty on bookings at the Conference Centre*
- *Borrowing from reserves*

Moved and Seconded:

That Council:

1. Approve the 2024 Financial Statements.

2. Forward this item to the daytime Council meeting of May 1, 2025 for ratification.

CARRIED UNANIMOUSLY

G. NOTICE OF MOTIONS

There were no Notices of Motions.

H. NEW BUSINESS

H.1 Council Member Motion: Additional Funding for the 125th Anniversary of the Victoria Day Parade and Allocation of Remaining MCIEG Funds

A Council Member Motion dated April 07, 2025 from Mayor Alto and Councillor Caradonna regarding the provision of additional funding from the 2025 Major Community Initiatives & Events Grant (MCIEG) in support of the Victoria Day Parade and the allocation of the remaining MCIEG funds throughout the remainder of the year.

Committee discussed the following:

- *Remaining balance of the Fund following reallocation of funds to Victoria Day Parade*
- *Utilizing Fund to revitalize downtown and empty storefronts*

On the motion referred from the April 17, 2025 Committee of the Whole meeting:

That Council:

3. Direct staff to allocate the remaining 2025 MCIEG program funds to enhance existing programming such as OUR DWTN or other events between October 1 and December 31, 2025.

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

Committee recessed at 10:12 a.m. and reconvened at 10:27 a.m.

H.2 Council Member Motion: 900 Block of Pandora Avenue Cleanliness – Dumpster Pilot Project

Committee received a Council Member Motion dated April 24, 2025 from Councillor Thompson and Councillor Loughton regarding a proposed Dumpster Pilot Project by Our Place Society to mitigate the increasing amount of garbage being discarded on the 900 block of Pandora Avenue.

Committee discussed the following:

- *Providing storage services*
- *Affect of pilot project on Princess Avenue*

- *Efficacy of maintaining cleanliness of 900 Pandora Avenue*
- *Concerns around length of pilot project and realistic start date*

Moved and Seconded:

That Council directs staff to:

1. Work with Our Place Society to place a locking dumpster on the slip road of the 900 block of Pandora for a 3 month pilot period to determine whether that will help keep the block cleaner and save resources currently used for garbage collection, funded by contingency;
2. Include stipends for the street community to do waste collection and clean up for a 3-month period for a total of \$5,400 using contingency funds;
3. Report back to Council when the pilot is complete, and if it is deemed successful, work with the Province to continue the program through HEART and HEARTH.

Amendment:

That Council directs staff to:

1. Work with Our Place Society to place a locking dumpster on the slip road of the 900 block of Pandora for a 3 month pilot period to determine whether that will help keep the block cleaner and save resources currently used for garbage collection, funded by contingency **up to \$3,600.**
2. Include stipends for the street community to do waste collection and clean up for a 3-month period for a total of \$5,400 using contingency funds;
3. Report back to Council when the pilot is complete, and if it is deemed successful, work with the Province to continue the program through HEART and HEARTH.

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council directs staff to:

1. Work with Our Place Society to place a locking dumpster on the slip road of the 900 block of Pandora for a 3 month pilot period to determine whether that will help keep the block cleaner and save resources currently used for garbage collection, funded by contingency up to \$3600.
2. Include stipends for the street community to do waste collection and clean up for a 3-month period for a total of \$5,400 using contingency funds;
3. Report back to Council when the pilot is complete, and if it is deemed successful, work with the Province to continue the program through HEART and HEARTH.

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

H.3 **Council Member Motion: More Compensation for Evicted Tenants Due to Re-Development**

Committee received a Council Member Motion dated April 25, 2025 from Councillor Hammond requesting greater compensation to tenants who will be displaced by re-development of their rental homes via the Tenant Assistance Policy.

Moved and Seconded:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes with no less than two months payment for up to two years of tenancy and then an additional month payment for each year of tenancy to a maximum of 18 months;
2. Consult with organizations exclusively involved in tenants rights and in the housing/development business;
3. Do an economic analysis to determine the impact of additional compensation to tenants;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

Amendment:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes with no less than two months payment for up to two years of tenancy and then an additional month payment for each year of tenancy to a maximum of 18 months;
2. Consult with organizations **and individuals whom staff identify as having relevant information and perspectives exclusively involved in tenants rights and in the housing/development business;**
3. Do an economic analysis to determine the impact of additional compensation to tenants;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes with no less than two months payment for up to two years of tenancy and then an additional month payment for each year of tenancy to a maximum of 18 months;

2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis to determine the impact of additional compensation to tenants and **any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;**
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

Amendment:

Moved:

That Council direct Staff to:

1. Consider increasing compensation **and other assistance** to tenants who will be displaced by re-development of their rental homes **for those who have lower incomes and are more vulnerable with no less than two months payment for up to two years of tenancy and then an additional month payment for each year of tenancy to a maximum of 18 months;**
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

The Chair ruled the amendment out of order.

Amendment:

Moved:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes with no less than two months payment for up to two years of tenancy and then an additional month payment for each year of tenancy to a maximum of 18 months;
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;

4. **Report back with options to shift incentives toward redevelopment of buildings in locations other than currently affordable rental buildings**
5. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

The Chair ruled the amendment out of order.

Amendment:

Moved and Seconded:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes. ~~with no less than two months payment for up to two years of tenancy and then an additional month payment for each year of tenancy to a maximum of 18 months;~~
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

Committee recessed for lunch at 12:00 p.m. and reconvened at 1:04 p.m.

On the amendment:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes. ~~with no less than two months payment for up to two years of tenancy and then an additional month payment for each year of tenancy to a maximum of 18 months;~~
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

OPPOSED (4): Mayor Alto, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

CARRIED (5 to 4)

Amendment:

Moved and Seconded:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes.
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis **or use existing data** to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

Amendment to the amendment:

Moved and Seconded:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes.
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis **and/or use existing data** to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

CARRIED UNANIMOUSLY

On the amendment as amended:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes.
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis **and/or use existing data** to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

On the main motion as amended:

That Council direct Staff to:

1. Consider increasing compensation to tenants who will be displaced by re-development of their rental homes.
2. Consult with organizations and individuals whom staff identify as having relevant information and perspectives;
3. Do an economic analysis and/or use existing data to determine the impact of additional compensation to tenants and any trade-offs needed to afford the cost of providing additional compensation to tenants, e.g. allowing additional homes or reducing certain other requirements;
4. Report back findings and suggestions to Council no later than six months after the OCP bylaws are adopted.

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

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 1:59 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR