



## MINUTES - COMMITTEE OF THE WHOLE

June 5, 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 Loughton, Councillor Thompson

PRESENT ELECTRONICALLY: Councillor Kim

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, D. Newman - Director of Parks and Recreation, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, K. Hoese - Director of Sustainable Planning and Community Development, A. Johnston - Assistant Director of Development Services, A. Hudson – Assistant Director of Citywide Planning, R. Batallas – Senior Planner, M. Cittone – Senior Planner C. Kingsley - City Clerk, B. Roder - Deputy City Clerk, S. Maichen – Legislative Coordinator

### **A. TERRITORIAL ACKNOWLEDGEMENT**

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation communities, and offered our thanks, respect, and acknowledgement of the generations of Nations that put their efforts to the lands and waters around us.

### **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 the following item be removed from the Consent Agenda:

- F.2 - Potential Amendments to the City's Travel Policy for Members of Council

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

- H.3 - Council Member Motion: CoV Housing Data

Moved and Seconded:

That the following Consent Agenda items be approved:

**E.1 Minutes from the Committee of the Whole meeting held April 3, 2025**

That the minutes from the Committee of the Whole meeting held April 3, 2025 be approved.

**E.2 Minutes from the Committee of the Whole meeting held April 17, 2025**

That the minutes from the Committee of the Whole meeting held April 17, 2025 be approved.

**F.3 Appointment of Bylaw Officers**

That Council approve the appointment of Samuel Braun, Stephanie Leippi, and Leah Mesay.

1. As Bylaw Officers pursuant to section 2(a) of the Inspection Bylaw (06-061); and
2. As Business Licence Inspectors for the City of Victoria.

**H.3 Council Member Motion: CoV Housing Data**

That Council direct staff to provide the following information:

1. The number of existing rental housing units in the city that are:
  - a. private sector market rental housing
  - b. considered not-for-profit housing
  - c. CRD housing units
    - i. (that are considered affordable housing (income tested)
    - ii. That are considered "near-market" housing
  - d. BC Housing units
    - i. that are considered supportive housing
    - ii. that are considered shelter units
    - iii. that are considered affordable housing (income tested)
    - iv. that are considered "near-market" housing
2. The number of existing home-ownership housing units in the city that are:
  - a. privately owned traditional housing
  - b. strata housing
    - i. in ground-oriented townhouse or multiple-residential complexes
    - ii. mid or high-rise multi residential buildings
  - c. the number of existing affordable housing units within 2 (a) and (b)

**CARRIED UNANIMOUSLY**

**E. CONSIDERATION OF MINUTES**

**E.1 Minutes from the Committee of the Whole meeting held April 3, 2025**

*This item was approved on the Consent Agenda.*

**E.2 Minutes from the Committee of the Whole meeting held April 17, 2025**

*This item was approved on the Consent Agenda.*

**F. STAFF REPORTS**

**F.1 Industry, Arts and Innovation District Action Plan and Regulatory Directions**

Committee received a report dated May 22, 2025 from the Director of Planning and Development regarding approval of the Industry, Arts and Innovation District Action Plan.

*Committee discussed the following:*

- *Land evaluation for industrial properties*
- *Potential misalignment with Matullia and Reliance Holdings*
- *Potential of changes to the Permissive Tax Exemption Policy*
- *Second and third floor industrial space viability*

*Committee recessed at 10:25 a.m. and reconvened at 10:38 a.m.*

Moved and Seconded:

That Council:

1. Receive for information the Industry Arts and Innovation District Engagement Summary Reports for Phase 1 (Attachment A) and Phase 2 (Attachment B).
2. Approve the Industry, Arts and Innovation District Action Plan (2025) ("Action Plan") (Attachment C).
3. Instruct the Director of Planning and Development, as part of the Draft Official Community Plan and Regulatory Directions work directed on April 17, 2025, to:
  - a. Integrate the Action Plan Zoning Approach, as generally outlined in Attachment E, as part of the bylaw that will repeal and replace Zoning Bylaw 2018 (Bylaw No. 18-072).
  - b. Integrate the proposed public realm standards described in the Industry, Arts and Innovation District Action Plan as part of the bylaw that will repeal and replace Subdivision and Development Servicing Bylaw (Bylaw No. 12-042).
  - c. Integrate the Industry, Arts and Innovation District Design Guidelines (Attachment D) into Appendix 4 (Design Guidelines) of the Downtown Core Area Plan.

- d. Align any other policies and bylaws being developed or updated with the general directions in the Action Plan and this report.

*Committee discussed the following:*

- *Intention of updating zoning*
- *Ability to design solutions from a zoning standpoint*

**Amendment:**

Moved and Seconded:

That Council:

1. Receive for information the Industry Arts and Innovation District Engagement Summary Reports for Phase 1 (Attachment A) and Phase 2 (Attachment B).
2. Approve the Industry, Arts and Innovation District Action Plan (2025) ("Action Plan") (Attachment C).
3. **Direct staff to continue working with the Xwsepsum and Songhees Nations to clarify and support their land use plans on Matullia lands.**
4. Instruct the Director of Planning and Development, as part of the Draft Official Community Plan and Regulatory Directions work directed on April 17, 2025, to:
  - a. Integrate the Action Plan Zoning Approach, as generally outlined in Attachment E, as part of the bylaw that will repeal and replace Zoning Bylaw 2018 (Bylaw No. 18-072).
  - b. Integrate the proposed public realm standards described in the Industry, Arts and Innovation District Action Plan as part of the bylaw that will repeal and replace Subdivision and Development Servicing Bylaw (Bylaw No. 12-042).
  - c. Integrate the Industry, Arts and Innovation District Design Guidelines (Attachment D) into Appendix 4 (Design Guidelines) of the Downtown Core Area Plan.
  - d. Align any other policies and bylaws being developed or updated with the general directions in the Action Plan and this report.

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

That Council:

1. Receive for information the Industry Arts and Innovation District Engagement Summary Reports for Phase 1 (Attachment A) and Phase 2 (Attachment B).
2. Approve the Industry, Arts and Innovation District Action Plan (2025) ("Action Plan") (Attachment C).
3. Direct staff to continue working with the Xwsepsum and Songhees Nations to clarify and support their land use plans on Matullia lands.

4. Instruct the Director of Planning and Development, as part of the Draft Official Community Plan and Regulatory Directions work directed on April 17, 2025, to:
  - a. Integrate the Action Plan Zoning Approach, as generally outlined in Attachment E, as part of the bylaw that will repeal and replace Zoning Bylaw 2018 (Bylaw No. 18-072).
  - b. Integrate the proposed public realm standards described in the Industry, Arts and Innovation District Action Plan as part of the bylaw that will repeal and replace Subdivision and Development Servicing Bylaw (Bylaw No. 12-042).
  - c. Integrate the Industry, Arts and Innovation District Design Guidelines (Attachment D) into Appendix 4 (Design Guidelines) of the Downtown Core Area Plan.
  - d. Align any other policies and bylaws being developed or updated with the general directions in the Action Plan and this report.

**CARRIED UNANIMOUSLY**

*Councillor Kim left the meeting at noon.*

*Council recessed at noon and reconvened at 1:00 p.m.*

**F.2 Potential Amendments to the City's Travel Policy for Members of Council**

Committee received a report dated January 24, 2025 from the Deputy City Manager and Chief Financial Officer regarding recommendations made by the Council Remuneration Task Force, and recommending amendments to the City's Travel Policy for members of Council.

Moved and Seconded:

That Council approve the following amendments to the City's Travel Policy:

1. Remove the requirement for Council to approve individual travel expenses for members of Council
2. Add to the Policy that each councillor is allocated \$6,000 for self-selected travel, education or training to be increased by CPI annually
3. Add to the Policy that the City will reimburse members of Council for all travel costs related to Council-approved appointments to an external body, in addition to the above self-selected travel
4. Add to the Policy that the Mayor's travel expenses must be signed off by the City's Chief Financial Officer to ensure compliance with the Policy and confirmation that the expenditure is within approved budgets
5. Add to the Policy that to be eligible for reimbursement, expense claims must be submitted within the same fiscal year as the expense was incurred
6. Change the Policy to allow members of Council to claim per diems for travel instead of submitting actual receipts, but require that any per diems claimed can only relate to the meals not covered by a conference

*Committee discussed the following:*

- *Per diems for committees and conferences*
- *Logistics of implementation of the policy*

*Councillor Kim rejoined the meeting at 1:04 p.m.*

**Amendment:**

Moved and Seconded:

That Council approve the following amendments to the City's Travel Policy:

1. Remove the requirement for Council to approve individual travel expenses for members of Council
2. Add to the Policy that each councillor is allocated \$6,000 for self-selected travel, education or training to be increased by CPI annually
3. Add to the Policy that the City will reimburse members of Council for all travel costs related to Council-approved appointments to an external body, in addition to the above self-selected travel
4. Add to the Policy that the Mayor's travel expenses must be signed off by the City's Chief Financial Officer to ensure compliance with the Policy and confirmation that the expenditure is within approved budgets
5. Add to the Policy that to be eligible for reimbursement, expense claims must be submitted within the same fiscal year as the expense was incurred
6. Change the Policy to allow members of Council to claim per diems for travel instead of submitting actual receipts, but require that any per diems claimed can only relate to the meals not covered by a conference
7. **Update per diem levels based on an average of current regional rates**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

That Council approve the following amendments to the City's Travel Policy:

1. Remove the requirement for Council to approve individual travel expenses for members of Council
2. Add to the Policy that each councillor is allocated \$6,000 for self-selected travel, education or training to be increased by CPI annually
3. Add to the Policy that the City will reimburse members of Council for all travel costs related to Council-approved appointments to an external body, in addition to the above self-selected travel
4. Add to the Policy that the Mayor's travel expenses must be signed off by the City's Chief Financial Officer to ensure compliance with the Policy and confirmation that the expenditure is within approved budgets
5. Add to the Policy that to be eligible for reimbursement, expense claims must be submitted within the same fiscal year as the expense was incurred
6. Change the Policy to allow members of Council to claim per diems for travel instead of submitting actual receipts, but require that any per diems claimed can only relate to the meals not covered by a conference
7. Update per diem levels based on an average of current regional rates

**CARRIED UNANIMOUSLY**

**F.3 Appointment of Bylaw Officers**

*This item was approved on the Consent Agenda.*

**G. NOTICE OF MOTIONS**

*There were no Notices of Motions.*

**H. NEW BUSINESS**

**H.1 Council Member Motion: UBCM Resolution on Amenity Cost Charges and Affordable Housing**

Committee received a Council Member Motion from Mayor Alto and Councillor Caradonna dated June 5, 2025 regarding a proposed Union of B.C. Municipalities resolution to allow Amenity Cost Charges to be used to support affordable housing projects, or to create an alternative cost charge tool that local governments could apply towards affordable housing.

Moved and Seconded:

**Title:** Amenity Cost Charges and Affordable Housing

**Body:** Whereas the Province created new legislation that defines the uses to which local governments can apply Amenity Cost Charges (ACCs) levied from development;

and whereas the legislation prevents local governments from applying ACCs to affordable housing;

and whereas many local governments rely on amenity contributions, beyond bonus density, to capitalize housing reserve funds or comparable finance tools;

Therefore be it resolved that Province expand the eligible uses of ACCs to include affordable housing.

**Amendment:**

Moved and Seconded:

**Title:** Amenity Cost Charges and Affordable Housing

**Body:** Whereas the Province created new legislation that defines the uses to which local governments can apply Amenity Cost Charges (ACCs) levied from development;

and whereas the legislation prevents local governments from applying ACCs to affordable housing;

and whereas many local governments rely on amenity contributions, beyond bonus density, to capitalize housing reserve funds or comparable finance tools;

Therefore be it resolved that Province expand the eligible uses of ACCs to include affordable housing **or to create an alternative funding tool that does not rely on increases to the costs of new housing.**

**Amendment to the amendment:**

Moved and Seconded:

**Title:** Amenity Cost Charges and Affordable Housing

**Body:** Whereas the Province created new legislation that defines the uses to which local governments can apply Amenity Cost Charges (ACCs) levied from development;

and whereas the legislation prevents local governments from applying ACCs to affordable housing;

and whereas many local governments rely on amenity contributions, beyond bonus density, to capitalize housing reserve funds or comparable finance tools;

Therefore be it resolved that Province expand the eligible uses of ACCs to include affordable housing;

**Be it further resolved that the Province ~~or to~~ create an alternative funding tool that does not rely on increases to the cost of new housing.**

OPPOSED (3): Councillor Hammond, Councillor Loughton, Councillor Thompson

**CARRIED (6 to 3)**

**On the amendment as amended:**

**Title:** Amenity Cost Charges and Affordable Housing

**Body:** Whereas the Province created new legislation that defines the uses to which local governments can apply Amenity Cost Charges (ACCs) levied from development;

and whereas the legislation prevents local governments from applying ACCs to affordable housing;

and whereas many local governments rely on amenity contributions, beyond bonus density, to capitalize housing reserve funds or comparable finance tools;

Therefore be it resolved that Province expand the eligible uses of ACCs to include affordable housing;

**Be it further resolved that the Province create an alternative funding tool that does not rely on increases to the cost of new housing.**

OPPOSED (2): Councillor Hammond, Councillor Loughton

**CARRIED (7 to 2)**

**On the main motion as amended:**

**Title:** Amenity Cost Charges and Affordable Housing

**Body:** Whereas the Province created new legislation that defines the uses to which local governments can apply Amenity Cost Charges (ACCs) levied from development;

and whereas the legislation prevents local governments from applying ACCs to affordable housing;

and whereas many local governments rely on amenity contributions, beyond bonus density, to capitalize housing reserve funds or comparable finance tools;

Therefore be it resolved that Province expand the eligible uses of ACCs to include affordable housing;

Be it further resolved that the Province create an alternative funding tool that does not rely on increases to the cost of new housing.

OPPOSED (2): Councillor Hammond, Councillor Gardiner

**CARRIED (7 to 2)**

## **H.2 Council Member Motion: Residential Tenancy Act**

Committee received a Council Member Motion from Councillor Gardiner dated May 27, 2025 requesting changes to the Residential Tenancy Act by removing supportive housing and improving safety in supportive housing by permitting police involvement in tenant selection.

Moved and Seconded:

That Council recommend that the Mayor write to the Premier, copying the Minister of BC Housing and Municipal Affairs, and the Minister of Public Safety and Solicitor General, requesting:

1. that the BC Government make changes to the Residential Tenancy Act as per the BC Coalition for Safe and Sustainable Housing recommendation (removing supportive housing from the Residential Tenancy Act).
2. that the BC Government make changes to policy and regulation to permit the local police to work with BC Housing supportive housing contractors during their selection of people who are invited into supportive housing complexes.

**Motion to refer:**

Moved and Seconded:

That this matter be referred to the June 26, 2025, Committee of the Whole meeting, and that Council requests Mayor Alto communicate with the B.C. Coalition for Safe and Sustainable Supportive Housing (SaSSH) to clarify advocacy on their behalf to the provincial government, and report back at the June 19, 2025, Committee of the Whole meeting.

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

**CARRIED (6 to 3)**

**H.3 Council Member Motion: CoV Housing Data**

*This item was approved on the Consent Agenda.*

**H.4 Council Member Motion: Preserving Movie Theatres in Downtown Victoria**

Committee received a Council Member Motion dated May 29, 2025 from Councillor Dell, Councillor Loughton, and Councillor Thompson requesting staff report back on options to support cinema in Victoria to ensure the City remains a vibrant, walkable city with gathering places for everyone and opportunities for a fun night out.

*Committee discussed the following:*

- *Amount that arts and theatre are subsidized*
- *Existing policy tools*

Moved and Seconded:

That Council directs staff to report on additional options to support cinema in Victoria, including incentivizing the construction of new movie theatres, assisting in maintaining existing theatres, incorporating the support of cinema into its broader strategy for supporting arts and culture in the city, or any other potential policy options.

**Amendment:**

Moved and Seconded:

That Council directs **the City Manager to work with** staff to report on additional options to support cinema in Victoria, including incentivizing the construction of new movie theatres, assisting in maintaining existing theatres, incorporating the support of cinema into its broader strategy for supporting arts and culture in the city, or any other potential policy options.

OPPOSED (1): Councillor Hammond

**CARRIED (8 to 1)**

**On the main motion as amended:**

That Council directs the City Manager to work with staff to report on additional options to support cinema in Victoria, including incentivizing the construction of new movie theatres, assisting in maintaining existing theatres, incorporating the support of cinema into its broader strategy for supporting arts and culture in the city, or any other potential policy options.

OPPOSED (2): Councillor Hammond, Councillor Gardiner

**CARRIED (7 to 2)**

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

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 3:01 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR