



MINUTES - COMMITTEE OF THE WHOLE

July 23, 2020, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

**The City of Victoria is located on the homelands of the Songhees and Esquimalt People
Due to the COVID-**

**19 Pandemic, public access to City Hall is not permitted. This meeting may be
viewed on the City's webcast at www.victoria.ca**

PRESENT: Mayor Helps in the Chair, Councillor Alto, Councillor Loveday,
Councillor Potts, Councillor Thornton-Joe, Councillor Dubow,
Councillor Young

**PRESENT
ELECTRONICALLY:** Councillor Isitt

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager /
Director of Finance, P. Bruce - Fire Chief, T. Zworski - City
Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, B.
Eisenhauer - Head of Engagement, K. Hoese - Director of
Sustainable Planning and Community Development, A. Meyer -
Assistant Director of Development Services, C. Havelka - Deputy
City Clerk, J. O'Connor - Deputy Director of Finance, C. Mycroft -
Manager of Executive Operations, R. Batallas - Senior Planner, R.
Bateman - Planner, M. Fedyczkowska - Legislation & Policy
Analyst, AK Ferguson - Committee Secretary, P. Bellefontaine -
Assistant Director, Transportation

A. APPROVAL OF AGENDA

Moved By Councillor Alto
Seconded By Councillor Dubow

That the agenda be approved.

Amendment:
Moved By Councillor Alto
Seconded By Councillor Dubow

That the following items be added to the consent agenda:

- C.1 - Minutes from the Special Committee of the Whole meeting held June 4, 2020
- C.2 - Minutes from the meeting held June 25, 2020
- C.3 - Minutes from the meeting held July 2, 2020
- C.4 - Minutes from the meeting held July 9, 2020

- E.3 - 3020 Douglas Street and 584 Burnside Road
- F.4 - Proclamation - Hibashuka Remembrance Week

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Dubow

Seconded By Councillor Alto

That the following items be approved without further debate:

CARRIED UNANIMOUSLY

C.1 Minutes from the Special Committee of the Whole meeting held June 4, 2020

Moved By Councillor Dubow

Seconded By Councillor Alto

That the minutes from the Special Committee of the Whole meeting held June 4, 2020 be adopted.

CARRIED UNANIMOUSLY

C.2 Minutes from the meeting held June 25, 2020

Moved By Councillor Dubow

Seconded By Councillor Alto

That the minutes from the Committee of the Whole meeting held June 25, 2020 be adopted.

CARRIED UNANIMOUSLY

C.3 Minutes from the meeting held July 2, 2020

Moved By Councillor Dubow

Seconded By Councillor Alto

That the minutes from the Committee of the Whole meeting held July 2, 2020 be adopted.

CARRIED UNANIMOUSLY

C.4 Minutes from the meeting held July 9, 2020

Moved By Councillor Dubow

Seconded By Councillor Alto

That the minutes from the Committee of the Whole meeting held July 9, 2020 be adopted.

CARRIED UNANIMOUSLY

E.3 3020 Douglas Street and 584 Burnside Road - Victoria Housing Reserve Fund Application (Burnside)

Committee received a report dated July 9, 2020 from the Director of Sustainable Planning and Community Development regarding a Housing Reserve Fund Grant application from the Victoria Cool Aid Society to assist in the phased construction of two buildings consisting of 154 affordable housing units.

Moved By Councillor Dubow

Seconded By Councillor Alto

That Council approve a grant from the Victoria Housing Reserve Fund to the Victoria Cool Aid Society in the amount of \$450,000 to assist in the construction of the 154-unit Crosstown affordable housing project at 3020 Douglas Street and 584 Burnside Road East, subject to the following conditions:

1. The execution of a Housing Fund Grant Agreement in a form satisfactory to the Director of Sustainable Planning and Community Development and the City Solicitor; with terms for the eligible use of the grant, reporting requirements, repayment, indemnification, and communication protocols;
2. The applicant fulfills the applicable requirements of the Victoria Housing Reserve Fund Guidelines;
3. 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; and
4. \$225,000 shall be payable to the applicant upon execution of the Housing Fund Grant Agreement and the remaining balance of \$225,000 shall be payable

CARRIED UNANIMOUSLY

F.4 Proclamation - Hibashuka Remembrance Week

Committee received a report dated July 20, 2020 from the Deputy City Clerk regarding the Proclamation for Hibashuka Remembrance Week.

Moved By Councillor Dubow

Seconded By Councillor Alto

That the Hibashuka Remembrance Week Proclamation be forwarded to the July 23, 2020 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 956 Heywood Avenue - Development Permit with Variances Application No. 00126 (Fairfield)

Committee received a report dated July 9, 2020 from the Director of Sustainable Planning and Community Development regarding a Development Permit with Variances Application to allow for the construction of a four-storey building with six dwelling units located at 956 Heywood Avenue. The variances are related to reduced setbacks, parking, increase site coverage and height.

Committee discussed:

- *How setbacks are measured.*
- *How the applicants took the ADP motion into account.*
- *Concerns with the amount of density on this size of site.*
- *Concerns with neighbours not receiving notice of the CALUC meeting.*
- *The threshold for staff not supporting an application.*

Moved By Councillor Potts

Seconded By Mayor Helps

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. A Housing Agreement to ensure a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
- b. A Section 219 Covenant to secure a car-share membership for each unit, to the satisfaction of the Director of Engineering and Public Works.

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
 - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - iii. reduce the front setback from 10.50 metres to 6.63 metres;
 - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
 - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
 - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property's title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.

4. Final plans to be generally in accordance with plans date stamped May 26, 2020.
5. The Development Permit lapsing two years from the date of this resolution.”

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Dubow

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (6 to 2)

E.2 1908, 1916, 1920 Oak Bay Avenue - Rezoning Application No. 00694 and Development Permit with Variance Application No. 000551 (South Jubilee)

Committee received a report dated July 9, 2020 from the Director of Sustainable Planning and Community Development regarding a Rezoning and a Development Permit with Variances Application to allow construction of a four-storey, mixed-use building with approximately 35 dwelling units. The variances are related to reduced setbacks, reduced number of vehicle parking spaces and increased distance between entrances and short-term bicycle parking.

Committee discussed:

- *Concerns with shadowing of the neighbours.*

Moved By Councillor Alto

Seconded By Mayor Helps

Rezoning Application No. 00694

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00694 for 1908, 1916, and 1920 Oak Bay Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Consult with the community through the South Jubilee CALUC in accordance with the Land Use Procedures Bylaw requirements (which has updated procedures during the COVID-19 pandemic) to seek feedback on the potential of adding a storey for rooftop access for common outdoor amenity space.
2. Revisions to plans to add a rooftop amenity space, if deemed feasible, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Preparation and execution of legal agreements to:
 - a. ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. \$25,000 towards the construction of a crosswalk
 - ii. one car share membership per dwelling unit
 - iii. one car share membership per commercial unit

- iv. one hundred dollars in car share usage credits per membership
- v. electric vehicle readiness for all underground parking stalls
- vi. four electric vehicle charging stations
- vii. 24 electric bike charging stations
- viii. one bicycle repair station;
- c. secure a Statutory Right-of-Way of 3.35 meters along the Oak Bay Avenue to the satisfaction of the Director of Engineering and Public Works; and
- d. to secure the following, to the satisfaction of the Director of Engineering and Public Works:
 - i. public realm improvements to Oak Bay Avenue and Redfern Street; and
 - ii. removal and disposal of existing storm drain main along the frontage in its current alignment, including excavation, backfill above the spring line of the new pipe, and surface restoration.

Development Permit with Variance Application No. 000551

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00694, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 000551 for 1908, 1916, and 1920 Oak Bay Avenue, in accordance with:

1. Plans date stamped July 6, 2020
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front setback (south) for the upper storeys from 6.00 m to 2.34 m;
 - ii. reduce the rear setback (north) from 6.00 m to 5.32 m;
 - iii. reduce the interior lot line setback (west) from 2.40 m to 0.15 m;
 - iv. reduce the flanking street setback (east) from 2.40 m to 0.72 m;
 - v. reduce the number of commercial vehicle parking spaces from 26 to 10;
 - vi. reduce the number of residential vehicle parking spaces from 44 to 43;
 - vii. increase the distance between entrances and the short term bicycle parking from 15 m to 48.1 m;
 - viii. increase the number of storeys from 4 to 5;
 - ix. increase the height from 14.98 m to 18.00 m.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F. STAFF REPORTS

F.1 Proposed Adjustments to Parking Fees

Committee received a report dated July 15, 2020 from the Deputy City Manager and Chief Financial Officer regarding the reinstatement of parking fees in the City of Victoria.

Committee discussed:

- *what the loss of revenue might be should on-street metered rates and time limits are not reinstated.*

Moved By Councillor Alto

Seconded By Councillor Loveday

That Council adjust parking fees as follows effective August 4, 2020 unless otherwise specified:

1. Extend reduced rates for Broughton Street, View Street and Johnson Street parkades:
 - a. Daily rate - \$1 per hour with the 1st hour free
 - b. Monthly rate - \$85
 - c. Daily maximum \$9 for View and Johnson; \$5 for Broughton
 2. Yates Street Parkade
 - a. Reinstate regular hourly rates
 - i. 1st hour free
 - ii. 2nd and 3rd hour \$2
 - iii. 4th hour and beyond \$3
 - iv. reduced daily maximum of \$14.50
 - b. Increase the monthly rate to \$175 effective September 1, 2020
 3. Centennial Square Parkade
 - a. Reinstate regular hourly rates
 - i. 1st hour free
 - ii. 2nd and 3rd hour \$2
 - iii. 4th hour and beyond \$3
 - iv. reduced daily maximum of \$14.50
 - b. Increase the monthly rate to \$130 effective September 1, 2020
 4. Reinstate regular on-street metered rates and time limits as per map in Appendix A
 5. Reduced parking lot rates:
 - a. Royal Athletic Park - \$1 per hour with a \$5 daily maximum
 - b. Royal Theatre and Wharf Street parking lots - \$2 per hour with a \$12 maximum
 6. Reinstate enforcement of all unmetered time-limited zones
- That Council forward this motion to the daytime Council meeting of July 23, 2020.

Amendment:

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council adjust parking fees as follows effective August 4, 2020 unless otherwise specified:

1. Extend reduced rates for Broughton Street, View Street and Johnson Street parkades:
 - a. Daily rate - \$1 per hour with the 1st hour free
 - b. Monthly rate - \$85
 - c. Daily maximum \$9 for View and Johnson; \$5 for Broughton
2. Yates Street Parkade
 - a. Reinstate regular hourly rates
 - i. 1st hour free

- ii. 2nd and 3rd hour \$2
 - iii. 4th hour and beyond \$3
 - iv. reduced daily maximum of \$14.50
 - b. Increase the monthly rate to \$175 effective September 1, 2020
 - 3. Centennial Square Parkade
 - a. Reinstate regular hourly rates
 - i. 1st hour free
 - ii. 2nd and 3rd hour \$2
 - iii. 4th hour and beyond \$3
 - iv. reduced daily maximum of \$14.50
 - b. Increase the monthly rate to \$130 effective September 1, 2020
 - 4. **Reinstate regular on-street metered rates and time limits as per map in Appendix A reinstate time limits as per map in Appendix A**
 - 5. Reduced parking lot rates:
 - a. Royal Athletic Park - \$1 per hour with a \$5 daily maximum
 - b. Royal Theatre and Wharf Street parking lots - \$2 per hour with a \$12 maximum
 - 6. Reinstate enforcement of all unmetered time-limited zones
- That Council forward this motion to the daytime Council meeting of July 23, 2020.

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Amendment:

Moved By Councillor Alto

Seconded By Councillor Loveday

That Council adjust parking fees as follows effective August 4, 2020 unless otherwise specified:

- 1. Extend reduced rates for Broughton Street, View Street and Johnson Street parkades:
 - a. Daily rate - \$1 per hour with the 1st hour free
 - b. Monthly rate - \$85
 - c. Daily maximum \$9 for View and Johnson; \$5 for Broughton
- 2. Yates Street Parkade
 - a. Reinstate regular hourly rates
 - i. 1st hour free
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 - iv. reduced daily maximum of \$14.50
 - b. Increase the monthly rate to \$175 effective September 1, 2020
- 3. Centennial Square Parkade
 - a. Reinstate regular hourly rates
 - i. 1st hour free
 - ii. 2nd and 3rd hour \$2
 - iii. 4th hour and beyond \$3
 - iv. reduced daily maximum of \$14.50
 - b. Increase the monthly rate to \$130 effective September 1, 2020

4. ~~Reinstate regular on-street metered rates and time limits as per map in Appendix A~~ ~~reinstate time limits as per map in Appendix A.~~ Reinstate time limits as per map in Appendix A
5. Reduced parking lot rates:
 - a. Royal Athletic Park - \$1 per hour with a \$5 daily maximum
 - b. Royal Theatre and Wharf Street parking lots - \$2 per hour with a \$12 maximum
6. Reinstate enforcement of all unmetered time-limited zones

That Council forward this motion to the daytime Council meeting of July 23, 2020.

FOR (2): Councillor Alto, and Councillor Thornton-Joe

OPPOSED (6): Mayor Helps, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Dubow, and Councillor Young

DEFEATED (2 to 6)

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Mayor Helps

That Council adjust parking fees as follows effective August 4, 2020 unless otherwise specified:

1. Extend reduced rates for Broughton Street, View Street and Johnson Street parkades:
 1. Daily rate - \$1 per hour with the 1st hour free
 2. Monthly rate - \$85
 3. Daily maximum \$9 for View and Johnson; \$5 for Broughton
2. Yates Street Parkade
 1. Reinstate regular hourly rates
 1. 1st hour free
 2. 2nd and 3rd hour \$2
 3. 4th hour and beyond \$3
 4. reduced daily maximum of \$14.50
 2. Increase the monthly rate to \$175 effective September 1, 2020
3. Centennial Square Parkade
 1. Reinstate regular hourly rates
 1. 1st hour free
 2. 2nd and 3rd hour \$2
 3. 4th hour and beyond \$3
 4. reduced daily maximum of \$14.50
 2. Increase the monthly rate to \$130 effective September 1, 2020
4. Reinstate regular on-street metered rates and time limits as per map in Appendix A
5. Reduced parking lot rates:
 1. Royal Athletic Park - \$1 per hour with a \$5 daily maximum
 2. Royal Theatre and Wharf Street parking lots - \$2 per hour with a \$12 maximum
6. Reinstate enforcement of all unmetered time-limited zones

That Council forward this motion to the daytime Council meeting of July 23, 2020.

That #4 be referred to the Downtown Victoria Business Association board meeting and return to the Aug 6 Council meeting.

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

Committee recessed at 10:37 a.m. and returned at 10:43 a.m.

F.2 2020 Strategic Plan Grants - Second Stream for COVID-19

Councillor Loveday withdrew from the meeting at 10:44 a.m. due to a conflict as he works with the Victoria Poetry Project.

Councillor Isitt withdrew from the meeting at 10:45 a.m. due to a non-pecuniary conflict he is a Director of the Red Cedar Café.

Committee received a report dated July 17, 2020 from the Deputy Director of Finance regarding the second stream of Strategic Plan Grants relating to economic recovery after COVID-19.

Committee discussed:

- *Concerns with funding programs outside the City and using taxpayer dollars*
- *Concerns with funding computer programs, videos and apps*

Committee recessed at 12:03 p.m. and returned at 12:08 a.m.

Moved By Councillor Dubow

Seconded By Mayor Helps

That Fernwood Neighborhood Society be granted \$20,000

CARRIED UNANIMOUSLY

Moved By Mayor Helps

Seconded By Councillor Potts

That FED the Society be granted \$9,000.00

CARRIED UNANIMOUSLY

Moved By Councillor Potts

Seconded By Mayor Helps

That Red Cedar Cafe be granted \$10,000

CARRIED UNANIMOUSLY

Moved By Councillor Dubow
Seconded By Mayor Helps

That North Park Neighbourhood Association be granted \$50,699.00

CARRIED UNANIMOUSLY

Moved By Councillor Potts
Seconded By Councillor Alto

That Greater Victoria Acting Together be granted \$30,000.00

CARRIED UNANIMOUSLY

Moved By Councillor Potts
Seconded By Mayor Helps

That \$500 be removed from the Coastal Research Education and Advocacy Network and added to the Disaster Aid (Soap for Hope)

CARRIED UNANIMOUSLY

Moved By Councillor Potts
Seconded By Councillor Alto

That the remaining \$51.00 be allocated to disaster Aid (Soap for Hope)

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Alto

That Council approve the Proposed Amounts (in column #4) in the table below.

Organization	Amount Requested	Eligible Amount	Proposed Amount	% of Budget
				Percent of Budget Allocated
Action Committee of People with Disabilities	\$ 96,107.00	\$ 92,983.00	\$ 32,300.00	12.92%
Coastal Research Education and Advocacy Network	\$ 25,000.00	\$ 25,000.00	\$ 15,000.00	6.00%
Community Social Planning Council of Greater Victoria	\$ 15,000.00	\$ 15,000.00	\$ 7,000.00	2.80%
Creatively United for the Planet	\$ 15,000.00	\$ 15,000.00	\$0.00	0.00%
Disaster Aid (Soap for Hope)	\$ 60,000.00	\$ 60,000.00	\$ 8,351.00	3.34%
FED Urban Agriculture	\$ 10,000.00	\$ 10,000.00	\$ 9,000.00	3.60%

Society				
Fernwood Neighbourhood Resource Group Society	\$ 50,000.00	\$ 50,000.00	\$ 20,000.00	8.00%
Greater Victoria Acting Together	\$ 44,000.00	\$ 44,000.00	\$ 29,500.00	11.80%
Here in Canada	\$ 20,000.00	\$ 20,000.00	\$0	0.00%
Jewish Community Centre of Victoria	\$ 4,000.00	\$ 4,000.00	\$ 1,500.00	0.60%
Leadership Victoria Society	\$ 10,000.00	\$ 10,000.00	\$ 3,200.00	1.28%
LifeCycles Project Society	\$ 13,400.00	\$ 13,400.00	\$ 4,200.00	1.68%
North Park Neighbourhood Association	\$ 50,699.00	\$ 50,699.00	\$ 50,699.00	20.28%
Pacific Training Centre	\$ 20,000.00	\$ 20,000.00	\$ 8,000.00	3.20%
PISE (Pacific Institute for Sport Excellence)	\$ 60,000.00	\$ 60,000.00	0	0.00%
Red Cedar Café	\$ 20,000.00	\$ 20,000.00	\$10,000.00	4.00%
Swan Lake Christmas Hill Nature Sanctuary	\$ 100,000.00	\$ 100,000.00	0	0.00%
Theatre SKAM Association	\$ 8,000.00	\$ 8,000.00	\$ 7,000.00	2.80%
Victoria Immigrant and Refugee Centre Society (VIRCS)	\$ 20,000.00	\$ 20,000.00	\$16,500.00	6.60%
Victoria Community Micro Lending Society	\$ 6,530.00	\$ 6,530.00	\$5,300.00	2.12%
Victoria Compost and Conservation Education Society (Compost Education Centre)	\$ 190,780.00	\$ 190,780.00	0	0.00%
Victoria Poetry Project Society	\$ 13,020.00	\$ 13,020.00	\$ 10,700.00	4.28%
Victoria Rainbow Kitchen	\$ 11,750.00	\$ 11,750.00	\$ 11,750.00	4.70%
Total	\$ 863,286.00	\$ 860,162.00	\$ 250,000.00	100.00%

CARRIED UNANIMOUSLY

F.3 City Hall West HVAC Replacement Operational Impacts - Verbal

The Director of Parks, Recreation and Facilities provided a verbal report to Committee regarding the potential replacement of the HVAC system of City Hall West in early December and complete in March. Some departments and all the Committee and Council meetings will have to relocate while the replacement is underway.

Committee discussed:

- *Whether this is the right time to complete this work.*
- *What would be the implication of postponing the work.*
- *Whether there would be a financial implication for postponing the work.*
- *The funding source for the project*
- *Whether there are other projects that could be completed during the shut down.*
- *Whether areas outside the building will need to be vacated.*
- *Whether the work will align with the accessibility working group concerns with air quality.*

Moved By Councillor Loveday

Seconded By Mayor Helps

That the report be received for information.

CARRIED UNANIMOUSLY

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the Committee of the Whole Meeting be adjourned at 1:05 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR