



## MINUTES - COMMITTEE OF THE WHOLE

May 6, 2021, 9:00 A.M.

6TH FLOOR BOARDROOM, CAPITAL REGIONAL DISTRICT,  
625 FISGARD STREET, VICTORIA, B.C.

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

PRESENT: Mayor Helps in the Chair, Councillor Andrew, Councillor Thornton-Joe, Councillor Young

PRESENT ELECTRONICALLY: Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Alto

STAFF PRESENT: J. Jenkyns - City Manager, T. Soulliere - Director of Parks, Recreation & Facilities, K. Hoese - Director of Sustainable Planning and Community Development, C. Kingsley - City Clerk, P. Bruce – Fire Chief, C. Havelka - Deputy City Clerk, C. Mycroft - Manager of Executive Operations, P. Bellefontaine - Director of Engineering & Public Works, P. Rantucci – Head of Strategic Real Estate, S. Thompson – Deputy City Manager/CFO, R. Morhart – Manager of Permits and Inspections, T. Zworski – City Solicitor, C. Moffatt – Assistant City Solicitor, C. Wain - Senior Planner for Urban Design-Development Services, C. Tunis – Planner for Tenant Assistance, J. Biem – Assistant City Solicitor, J. O'Connor – Deputy Director of Finance, J. O'Reilly – Senior Heritage Planner, K. Hoese – Director of Sustainable Planning and Community Development, L. Van Den Dolder – Assistant City Solicitor, M. Sandhu – Head of Service Innovation and Improvement, R. Moore – Outreach Coordinator for Engineering and Public Works, R. Tooke – Manager of Sustainability, Assets and Support Services, S. Perkins – Manager of Bylaw Services, M. Betanzo – Senior Planner of Urban Design, S. Stoltz - Committee Secretary

### A. APPROVAL OF AGENDA

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Young

That the agenda be approved.

#### **Amendment:**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That the Agenda of the May 6, 2021, Committee of the Whole meeting be amended as follows:

**Consent Agenda:**

- C.1 Minutes from the meeting held April 1, 2021**
- C.2 Minutes from the meeting held April 8, 2021**
- E.4 819-823 and 825/827 Fort Street: Development Permit with Variance No. 00169 (Fairfield)**
- F.3 First Nations Participation in Climate Change Adaptation Planning**
- F.5 Proclamation - Komagata Maru Remembrance Day**
- F.6 Proclamation - Do Something Good For Your Neighbor Day**
- F.7 Proclamation - Apraxia Awareness Day**
- F.8 Proclamation - Day of Action Against Asian Racism**
- F. 9 Proclamation - Baseball Shirt Day**
- H.3 Council Member Motion: Adjustment for Honouraria for Seniors' Task Force**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

**B. CONSENT AGENDA**

**Moved By** Councillor Alto  
**Seconded By** Councillor Isitt

That the following items be approved without further debate

**CARRIED UNANIMOUSLY**

**C.1 Minutes from the meeting held April 1, 2021**

**Moved By** Councillor Alto  
**Seconded By** Councillor Isitt

That the minutes from the Committee of the Whole meeting held April 1, 2021 be adopted.

**CARRIED UNANIMOUSLY**

**C.2 Minutes from the meeting held April 8, 2021**

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That the minutes from the Committee of the Whole meeting held April 8, 2021 be adopted.

**CARRIED UNANIMOUSLY**

**E.4 819-823 and 825/827 Fort Street: Development Permit with Variance No. 00169 (Fairfield)**

Committee received a report dated April 22, 2021 from the Director of Sustainable Planning and Community Development regarding the Development Permit with Variance No. 00169 for 819-823 and 825/827 Fort Street. The application proposes minor changes to the exterior of the building and an increase in the number of residential units through conversion of second floor commercial space. The variance is in relation to parking requirements.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

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 Variance Application No. 00169 for 819-823 and 825/827 Fort Street, in accordance with:

1. Plans date stamped March 9, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. reduce the vehicle parking from 80 stalls to 57 stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**F.3 First Nations Participation in Climate Change Adaptation Planning**

Committee received a report dated April 29, 2021 from the Director of Engineering and Public Works regarding the Climate Change Adaptation Plan as a designated project that would benefit from First Nations participation and as such, eligible for remuneration.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That Council:

1. Approve the Community Chapter of the Climate Change Adaption Plan, and the associated Climate Action Working Group as a designated project that would benefit from First Nations input and participation.

2. Confirm that First Nations participation in this project be eligible for remuneration per the City's Committee Remuneration Policy.
3. Waive the requirement in Section D of the City's Committee Remuneration Policy for specific individuals to be appointed by Council and authorize staff to work with both the Songhees and Esquimalt First Nations to select suitable participants for the City's Climate Action Working Group.

**CARRIED UNANIMOUSLY**

**F.5 Proclamation - Komagata Maru Remembrance Day**

Committee received a report dated April 27, 2021 from the City Clerk regarding the proclamation for Komagata Maru Remembrance Day, May 23, 2021.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That the Komagata Maru Remembrance Day Proclamation be forwarded to the May 13, 2021 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**F.6 Proclamation - Do Something Good For Your Neighbor Day**

Committee received a report dated April 26, 2021 from the City Clerk regarding the proclamation for Do Something Good For Your Neighbor Day, May 16, 2021.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That the Do Something Good for Your Neighbor Day Proclamation be forwarded to the May 13, 2021 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**F.7 Proclamation - Apraxia Awareness Day**

Committee received a report dated April 27, 2021 from the City Clerk regarding the proclamation for Apraxia Awareness Day, May 14, 2021.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That the Apraxia Awareness Day Proclamation be forwarded to the May 6, 2021 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**F.8 Proclamation - Day of Action Against Asian Racism**

Committee received a report dated April 29, 2021 from the City Clerk regarding the proclamation for the Day of Action Against Asian Racism, May 10, 2021.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That the Day of Action Against Asian Racism Proclamation be forwarded to the May 6, 2021 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**F.9 Proclamation - Baseball Shirt Day**

Committee received a report dated May 3, 2021 from the City Clerk regarding the proclamation for Baseball Shirt Day.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That the *Baseball Shirt Day* Proclamation be forwarded to the May 6, 2021 Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**H.3 Council Member Motion: Adjustment for Honouraria for Seniors' Task Force**

Committee received a Council Member Motion dated April 21, 2021 from Councillor Ben Isitt and Councillor Geoff Young regarding a proposed one-time expenditure relating to the Senior's Task Force.

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That Council authorize a one-time allocation of \$1380 from the 2021 contingency to the Seniors' Task Force budget, to provide honouraria in recognition of the contribution of Indigenous elders to the work of the City of Victoria Seniors' Task Force, consistent with the City of Victoria's Committee Remuneration Policy.

**CARRIED UNANIMOUSLY**

**E. LAND USE MATTERS**

*Councillor Isitt withdrew from the meeting at 9:06 a.m. due to a non-pecuniary conflict of interest with the following item, as a family member lives nearby.*

**E.1 1120-1128 Burdett Avenue: Rezoning Application No. 00734 and Development Permit with Variances Application No. 00146 (Fairfield)**

Committee received a report dated April 14, 2021 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application No. 00734 and Development Permit with Variances Application No. 00146 for 1120-1128 Burdett Avenue in order to construct a five-storey rental building with approximately 42 dwelling units, and is recommending that it move forward to a Public Hearing.

**Moved By** Mayor Helps  
**Seconded By** Councillor Loveday

Rezoning Application No. 00734

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00734 for 1120, 1124 and 1128 Burdett 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. Plan revisions to include three new boulevard trees to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, for the following:
  - a. to secure all of the dwelling units in the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
  - b. to secure a minimum of thirteen two-bedroom and three three-bedroom units within the building, to the satisfaction of the Director of Sustainable Planning and Community Development
  - c. to restrict strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Discharge of all legal documents from past development proposals not attributable to the current proposal to the satisfaction of City staff.

Development Permit with Variances Application No. 00146

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. 00734, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00146 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped October 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - a) increase the site coverage from 40% to 53%
  - b) reduce open site space from 50% to 44%
  - c) reduce the rear yard setback from 10m to 5.87m (to building) and 5m (to balconies)
  - d) reduce the west side yard setback from 6.0m to 3.5m (to building) and 2.5 (to balconies)
  - e) reduce the east side yard setback from 6.0m to 3.75m (to building) and 2.9m (to balconies)
  - f) reduce the parking requirement from 47 stalls to 40 stalls.

3. The Development Permit with Variances lapsing two years from the date of this resolution.”

*Committee discussed:*

- *Current tenants’ cost of rent*
- *Support for rental units in perpetuity, as well as the building’s design*
- *Graffiti tagging on hydro boxes*
- *Right of refusal offered prior to occupancy*
- *Concerns that the building is overly large for the site*
- *Access to transit and cycling infrastructure in the area*

FOR (6): Mayor Helps, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Andrew, and Councillor Alto

OPPOSED (2): Councillor Young and Councillor Dubow

**CARRIED (6 to 2)**

*Councillor Isitt returned to the meeting at 9:43 a.m.*

**E.2     1314 and 1318 Wharf Street: Update Report for Rezoning Application No. 00701 and Heritage Alteration Permit with Variances Application No. 00236 (Downtown)**

Committee received a report dated April 22, 2021 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application No. 00701 and Heritage Alteration Permit with Variances Application No. 00236 for 1314 and 1318 Wharf Street in order to increase the density for the redevelopment of the site with a six-storey building that retains and incorporates two Heritage Designated buildings, and is recommending that it move forward to a Public Hearing.

**Moved By** Mayor Helps  
**Seconded By** Councillor Potts

**Rezoning Application No. 00701**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00701 for 1314 and 1318 Wharf Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following agreements, registered on title by the applicant, to the satisfaction of City staff:
  - a. Statutory right-of-way for public access over the area dedicated to the Harbour Pathway and the internal alley between the two heritage buildings, to the satisfaction of City staff;
  - b. Housing Agreement to secure 47 residential rental units as rental in perpetuity, to the satisfaction of the City Solicitor;
  - c. A legal agreement to secure public realm improvements as indicated on Plans dated April 19, 2021; and

- d. A legal agreement to ensure that building amendments would be made along the north property line to comply with building code requirements should a building be proposed for the property located at 1324 Wharf Street.
2. That Council authorize the following encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted:
  - a. building encroachments in the City property at 1324 Wharf Street, with form and contents satisfactory to the City Solicitor and the Director of Engineering and Public Works;
  - b. excavation encroachments in the City property at 1324 Wharf Street during construction at the fee of \$150/month per parking stall;
  - c. excavation encroachments in Reeson Park (1300 Wharf Street) during construction at the fee of \$15/day for each 13 square meters of encroachment, with form and contents satisfactory to the City Solicitor, the Director of Engineering and Public Works, and the Director of Parks, Recreation and Facilities or \$750 plus \$25 for each square metre of excavation face supported with anchor rods, with form and contents satisfactory to the City Solicitor and the Director of Engineering and Public Works; and
  - d. anchor-pinning in the City right-of-way, with form and contents satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Heritage Alteration Permit with Variances No. 00236

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. 00701, if it is approved, consider the following motion:

“That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00236 for 1314 and 1318 Wharf Street, in accordance with:

1. Plans date stamped August 10, 2020.
2. The Conservation Plan for the Caire and Grancini Warehouse at 1314 Wharf Street, date stamped October 22, 2019.
3. The Conservation Plan for the Fraser Warehouse at 1316-1318 Wharf Street, date stamped October 22, 2019.
4. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - a. Reduce the required short term bicycle parking spaces from 10 to 0; and
  - b. Increase the maximum permitted height from 8 metres to 21 metres.
5. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development.
6. The applicant provide details regarding their intended process for commissioning a story wall for the north elevation of the building, including an artist selection process, scope and content, and an explanation for how their project will consider the Indigenous cultural heritage of the waterfront public realm, to the satisfaction of the Director of Sustainable Planning and Community Development.
7. The applicant providing a lighting plan for the heritage buildings, to the satisfaction of the Director of Sustainable Planning and Community Development.



8. Heritage Alteration Permit lapsing two years from the date of this resolution.”

*Committee discussed:*

- *Difficulties of achieving rental housing and economic development in the area*
- *Desire to restore the heritage buildings*
- *Concerns regarding the consistency of the proposal*
- *Clarification around 'enhancements' regarding the paved pathway that would be added, such as new surface treatment, vegetation, and public benches that would formalize the area*
- *The cost-benefit analysis of rehabilitating the heritage buildings*

FOR (5): Mayor Helps, Councillor Loveday, Councillor Potts, Councillor Andrew, and Councillor Alto

OPPOSED (4): Councillor Young, Councillor Thornton-Joe, Councillor Isitt, and Councillor Dubow

**CARRIED (5 to 4)**

**E.3 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street: Rezoning Application No. 00634 and Development Permit with Variances Application No. 000527 (Fairfield)**

Committee received a report dated April 23, 2021 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application No. 00634 and Development Permit with Variances Application No. 000527 for 328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street in order to increase the density and construct a four-storey, mixed-use building with commercial uses and residential uses, and is recommending that it move forward to a Public Hearing.

**Moved By** Councillor Andrew  
**Seconded By** Councillor Young

Rezoning Application No. 00634

That Council receive this report for information and a Public Hearing date be set.

Development Permit with Variance No. 000527

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. 00634, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street, in accordance with:

1. Receipt of final plans, generally in accordance with the plans date stamped October 9, 2019, with refinement of the artwork panels, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:

- i. increase the building height from 13.5m to 16.2m (to the projecting portions of the roof).
3. The Development Permit lapsing two years from the date of this resolution.”

*Committee discussed:*

- *Support for the building design in the area*
- *Correspondence between the applicant and the tenants regarding relocation policy*
- *Support for higher density in city centres*
- *Potential gain of community amenities*
- *Potential loss of family-oriented housing, and the desire to protect affordable housing & advance affordable housing initiatives*

FOR (5): Mayor Helps, Councillor Thornton-Joe, Councillor Young, Councillor Andrew, and Councillor Alto

OPPOSED (4): Councillor Loveday, Councillor Potts, Councillor Dubow, and Councillor Isitt

**CARRIED (5 to 4)**

**E.5 714 Cormorant Street: Application for a New Liquor Primary Licence for Tora Tiki (Downtown)**

Committee received a report dated March 29, 2021 from the Director of Sustainable Planning and Community Development regarding an application by Tora Tiki for a Liquor Primary licence at 714 Cormorant Street.

**Moved By** Mayor Helps

**Seconded By** Councillor Andrew

That Council direct staff to provide the following response to the Liquor and Cannabis Regulation Branch:

1. That Council, after conducting a review with respect to noise and community impacts, does support the application of Tora Tiki located at 714 Cormorant Street having hours of operation from 12:00 pm to 1:00 am daily with a total occupant load of 60 people.

Providing the following comments on the prescribed considerations:

- a. The impact of noise on the community near the establishment was considered in relation to the request, and approval of the licence as recommended is not expected to result in unacceptable levels of noise.
- b. If the application is approved, it is anticipated to have a positive economic impact on the community as support for the liquor licence, a component of the business model, will support the viability of the business.
- c. The views of residents were solicited through a mailout that was sent to neighbouring property owners and occupants within 100 metres of the licensed location (a total of 778 notices) and through a notice posted at the property. In response to the notification, the City received 27 letters of which 14 letters stated opposition including one from the Downtown Residents Association and 13 letters expressed support.
- d. Council recommends the license be approved.

*Committee discussed:*

- *A past Council request that a sexual violence prevention plan be submitted alongside applications*
- *Commentary and concern around the issue of cultural appropriation in relation to Tiki bars*
- *Support for the opportunity to revitalize the vacant commercial space*
- *Concerns from the Downtown Residents' Association relating to potential noise levels*

**Motion to go into a closed Committee of the Whole meeting at 10:44 a.m.**

**Moved by** Councillor Andrew

**Seconded by** Councillor Loveday

**MOTION TO CLOSE THE MAY 6, 2021 COMMITTEE OF THE WHOLE MEETING TO THE PUBLIC**

That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**CARRIED UNANIMOUSLY**

**Legal Advice – Community Charter Section 90(1)(i)**

Committee discussed a legal advice matter.

The conversation and motions were recorded and kept confidential.

*The open Committee of the Whole meeting reconvened at 11:46 a.m.*

**Amendment:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

1. That Council, after conducting a review with respect to noise and community impacts, does support the application of Tora Tiki located at 714 Cormorant Street having hours of operation from **12:00 pm to midnight daily** with a total occupant load of 60 people.

FOR (4): Councillor Thornton-Joe, Councillor Young, Councillor Isitt, Councillor Alto

OPPOSED (5): Mayor Helps, Councillor Andrew, Councillor Dubow, Councillor Potts, Councillor Loveday

**DEFEATED (5 to 4)**

**On the main motion:**

FOR (5): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Loveday

OPPOSED (4): Councillor Isitt, Councillor Young, Councillor Thornton-Joe

**CARRIED (5 to 4)**

*Committee recessed at 12:31 p.m., and reconvened at 1:15 p.m.*

**F. STAFF REPORTS**

**F.1 Permissive Tax Exemption Policy - Ethno-Cultural Groups Community Centres**

Committee received a report dated April 9, 2021 from the Deputy City Manager and Chief Financial Officer regarding options and implications of amending the Permissive Tax Exemption Policy to include exemptions to cultural centres owned and operated by ethno-cultural groups.

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Andrew

That Council receive this report for information.

*Committee discussed:*

- *Parameters of the policy regarding the fact that properties must be owned by the organization to be eligible*
- *Public benefits of tax exemptions*
- *Definitions related to ethno-cultural groups; how to determine objectives of groups, charitable activities, etc.*
- *Criteria for giving exemptions*
  - *E.g. the potential to do exemptions based on portions of property*

**CARRIED UNANIMOUSLY**

**H. NEW BUSINESS**

**H.1 Council Member Motion: Permissive Tax Exemptions for Ethno-Cultural Community Centres**

Committee received a Council Member Motion dated April 16, 2021 from Councillor Isitt, Councillor Loveday, and Councillor Dubow regarding permissive tax exemptions for ethno-cultural community centres in the City of Victoria.

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

That Council directs staff to amend the permissive tax exemption policy to provide for eligibility for a 100% exemption for ethno-cultural community centres in the City of Victoria, to take effect in the current intake period ending October 31, 2021.

**Amendment:**

**Moved By** Councillor Andrew

**Seconded By** Councillor Young

That Council directs staff to amend the permissive tax exemption policy to provide for eligibility for **an 80% 100%** exemption for ethno-cultural community centres in the City of Victoria, **to take effect in the current intake period ending October 31, 2021. however, where parking lots are 50% or more of the area, the parking lot will not be exempted from the tax exemption for the current intake period.**

*Committee discussed:*

- *How the bylaw needs to be adopted by October 31st in order to have 2022 exemptions*

*Council members requested that the motion be separated for the vote.*

That Council directs staff to amend the permissive tax exemption policy to provide for eligibility for **an 80% 100%** exemption for ethno-cultural community centres in the City of Victoria **to take effect in the current intake period ending October 31, 2021.**

FOR (4): Councillor Thornton-Joe, Councillor Andrew, Councillor Young, Councillor Alto

OPPOSED (5): Mayor Helps, Councillor Isitt, Councillor Loveday, Councillor Dubow, Councillor Potts

**DEFEATED (5 to 4)**

**However, where parking lots are 50% or more of the area, the parking lot will not be exempted from the tax exemption for the current intake period**

**Amendment to amendment:**

**Moved by** Mayor Helps

**Seconded By** Councillor Andrew

**However, where parking lots are 50% or more of the area, ~~the parking lot will not be exempted from the tax exemption for the current intake period.~~ the exemption for the parking lot portion will be reduced by 20% over a five year period**

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Potts, Councillor Isitt, Councillor Young, Councillor Thornton-Joe

OPPOSED (1): Councillor Loveday

**CARRIED (8 to 1)**

**Motion to postpone:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Potts

Motion to postpone consideration of the amendment.

**CARRIED UNANIMOUSLY**

*Mayor Helps proposed a motion arising regarding parking lots and permissive tax exemptions. A point of order was raised. The Chair agreed that the motion arising would be a notice of motion for the May 13, 2021 COTW meeting:*

*“That the exemption for the parking lot portion of all properties subject to a Permissive Tax Exemption will be reduced by 20% over a five year period, where parking lots are 50% or more of the area.”*

**Motion to lift the previous amendment from table:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Andrew

That the previous motion be lifted from the table.

**CARRIED UNANIMOUSLY**

*Councillor Thornton-Joe withdrew from the meeting at 2:14 p.m. due to a potential conflict of interest, as she is a member of an organization that operates within the Chinatown area.*

**On the amendment:**

**However, where parking lots are 50% or more of the area, ~~the parking lot will not be exempted from the tax exemption for the current intake period.~~ the exemption for the parking lot portion will be reduced by 20% over a five year period**

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Potts, Councillor Young

OPPOSED (1): Councillor Dubow, Councillor Isitt, Councillor Loveday

**CARRIED (5 to 3)**

**On the main motion as amended:**

That Council directs staff to amend the permissive tax exemption policy to provide for eligibility for an 100% exemption for ethno-cultural community centres in the City of Victoria, to take effect in the current intake period ending October 31, 2021.

However, where parking lots are 50% or more of the area, the exemption for the parking lot portion will be reduced by 20% over a five year.

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Potts, Councillor Isitt, Councillor Loveday  
OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

**Motion to extend:**

**Moved By** Councillor Loveday  
**Seconded By** Councillor Dubow

That the Committee of the Whole meeting be extended to 4:00 p.m.

**CARRIED UNANIMOUSLY**

## **F. STAFF REPORTS**

*Councillor Thornton-Joe returned to the meeting at 2:17 p.m.*

### **F.2 Development Approvals Process Review Funding Application - Council Resolution of Support**

Committee received a report dated April 22, 2021 from the Director of Sustainable Planning and Community Development regarding the submission of a funding application to advance work on an initiative which will transform the City of Victoria's regulatory framework as it relates to parking.

**Motion to go into a closed Committee of the Whole meeting at 2:39 p.m.**

**Moved By** Councillor Andrew  
**Seconded By** Councillor Young

**MOTION TO CLOSE THE MAY 6, 2021 COMMITTEE OF THE WHOLE MEETING TO THE PUBLIC**

That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- Section 90(1)(c) labour relations or other employee relations.

**CARRIED UNANIMOUSLY**

**Employee Relations – Community Charter Section 90(1)(c)**

Committee discussed an employee relations matter.

The conversation was recorded and kept confidential.

*The open Committee of the Whole meeting reconvened at 2:49 p.m.*

**Moved By** Mayor Helps

**Seconded By** Councillor Potts

That Council pass the following motion and bring it forward for ratification at the May 6, 2021 daytime Council meeting:

1. “That the Council of the City of Victoria supports the submission of a funding application to the Local Government Development Approvals Process Review (DAPR) Program to review the City’s regulatory framework as it relates to vehicle parking to explore and bring forward for Council’s consideration opportunities to:
  - a. amend current parking standards, including the reduction or elimination of parking minimums and the introduction of parking maximums;
  - b. include creative options to advance provision of transportation demand management and green infrastructure; and
  - c. streamline the application review and approval process.
2. That the City of Victoria is committed to providing overall grant management, if awarded a grant.
3. Furthermore, the City of Victoria is a member of the BC Urban Mayors’ Caucus (BCUMC), and each BCUMC member is applying for a separate DAPR grant to improve a different element of the development approvals process. The BCUMC will organize a workshop or workshops for mayors and planning staff from all BCUMC members to ensure learnings are shared and best practices can be considered by all BCUMC members.”

*Committee discussed:*

- *The value of learning lessons from the experiences of other developments*
- *Support for research on issues such as how many people use public transit, the impact on car ownership etc.*
- *The impact of reducing parking*
- *Support for the funding, since it will help to potentially improve parking within the City*
- *Potential accessibility impacts of the initiative*

**CARRIED UNANIMOUSLY**



#### **F.4 Sheltering Update**

Committee receive a verbal update from the Manager of Bylaw Service regarding sheltering updates.

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Andrew

That Council receive this report for information.

*Committee discussed:*

- *The number of shelters that have been removed and ones that remain in parks around the city, as well as areas of elevated risk around the city.*
- *Progress that is being made, and resources that are being allocated to these efforts.*
- *Safety considerations for staff; having security outside of washrooms, etc.*
- *Questions around conflicts of needs for those camping in parks*
- *Concerns for outreach workers*
- *The need for a queue system for those arriving in the city and transitioning into housing*
- *Difficulties in obtaining data regarding housing*
- *Housing standards, and how it's up to each individual to move inside & gain access to resources.*
- *Encouragement for people to accept help for resources, and discussing various shelter options*
- *Barriers for the removals of campers in the parks*

**CARRIED UNANIMOUSLY**

#### **H. NEW BUSINESS**

##### **H.2 Council Member Motion: Addition to Build Back Victoria**

Committee received a Council Member Motion dated April 19, 2021 from Councillor Andrew regarding Build Back Victoria and the ParkVictoria App.

**Moved By** Councillor Andrew

**Seconded By** Councillor Young

That Council direct staff to institute an incentive program where any current or new user of the city's parking app receives a one-time five-dollar credit on their account when they use the app to park during the month of May or the last two weeks in May.

That the City works with the DVBA to promote the incentive program together with its scrub up initiatives.

*Committee discussed:*

- *The need to incentivize people to come downtown by walking/biking/taking public transit*

- *The need to take a more holistic approach when considering incentives in order to support businesses downtown*
- *The potential for a notification system within the app to incentivize people to come downtown*
- *Promoting the fact that parking in parkades is cheaper than parking on the street*
- *The idea of events such as 'Patiofest' as a way of incentivizing people to visit downtown businesses.*

FOR (3): Councillor Alto, Councillor Andrew, Councillor Young

OPPOSED (6): Mayor Helps, Councillor Loveday, Councillor Isitt, Councillor Dubow, Councillor Potts, Councillor Thornton-Joe

#### **DEFEATED (3 to 6)**

#### **H.4 Council Member Motion: Advocating for Startups Impacted by Covid19**

Committee received a motion dated April 22, 2021 from Councillor Jeremy Loveday and Mayor Helps regarding the endorsement of the Save Startups campaign to support small businesses in the City of Victoria.

*Councillor Isitt withdrew from the meeting at 3:53 p.m. due to a conflict of interest, since he is a volunteer on the Board of Directors.*

**Moved by** Councillor Loveday

**Seconded By** Mayor Helps

Whereas COVID-19 has resulted in a crisis in the Small Business sector;

AND WHEREAS During the pandemic revenues were catastrophically impacted as a result of closures, capacity limits & social restrictions;

AND WHEREAS Operating costs have spiked during the pandemic;

AND WHEREAS government programs have provided support for businesses including CEWS, CERS, CEBA & HASCAP playing a critical role in saving jobs and bolstering local economies, but these programs have left some businesses behind and deemed them ineligible due only to the timing of their projects;

THEREFORE BE IT RESOLVED THAT the City of Victoria endorse the Save Startups campaign;

AND THAT Council request the Mayor write to the Prime Minister of Canada, the Minister of National Revenue, Minister of Economic Development and Official Languages, and the Minister of Finance advocating for support for businesses that have fallen through the cracks of government support programs including:

1. Adjusting eligibility for these programs to include both New and Newly-Expanded Businesses, that can demonstrate their project was non-reversible at the outset of the pandemic

2. Implementing an alternate method for determining CEWS and CERS rates for these businesses
3. Back pay to March 15th, 2020 both CEWS & CERS to these businesses based on the alternate rate

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Andrew

That this item be forwarded to the daytime Council meeting.

**CARRIED UNANIMOUSLY**

**I. ADJOURNMENT OF COMMITTEE OF THE WHOLE**

**Moved By** Councillor Alto  
**Seconded By** Councillor Young

That the Committee of the Whole Meeting be adjourned at 3:58 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR