



MINUTES - COMMITTEE OF THE WHOLE

September 9, 2021, 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

PRESENT: Mayor Helps in the Chair, Councillor Andrew (9:09 a.m.), Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

PRESENT ELECTRONICALLY: Councillor Alto, Councillor Dubow

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Director of Finance, T. Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Head of Human Resources, K. Hoese - Director of Sustainable Planning and Community Development, A. Meyer - Assistant Director of Development Services, D. Newman - Assistant Director, Facilities and Construction Management, C. Havelka - Deputy City Clerk, J. O'Connor - Deputy Director of Finance, K. Moore - Head of Business and Community Relations, L. Berndt - Manager, Energy & Climate Action, C. Mycroft - Manager of Executive Operations, M. Betanzo - Senior Planner, C. Wain - Senior Planner, A. Cusak - Senior Planner, C. Tunis - Planner, P. Bellefontaine - Director of Engineering & Public Works, L. Monk - Accounts Receivable Coordinator, J. Biem - Assistant City Solicitor, C. Kingsley - City Clerk, G. Milne - Head of Strategic Operations S. Stoltz - Committee Secretary

GUESTS: Tracy Cullen - Victoria Foundation, Carol Hall - Victoria Foundation, Chris Tilden - External Grant Review Committee, Nina Kang - Ending Violence Association of BC

A. APPROVAL OF AGENDA

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the agenda be approved.

Amendment:

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That item F.3 be added to the consent agenda.

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the following items be approved without further debate.

CARRIED UNANIMOUSLY

C.1 Minutes from the meeting held August 5, 2021

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the minutes from the COTW meeting held August 5, 2021 be adopted.

CARRIED UNANIMOUSLY

C.2 Minutes from the meeting held September 2, 2021

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the minutes from the COTW meeting held September 2, 2021 be adopted.

CARRIED UNANIMOUSLY

F.3 903 Collinson Street: Development Variance Permit No. 00273 (Fairfield)

Committee received a report dated August 26, 2021 from the Director of Sustainable Planning and Community Development regarding information, analysis and recommendations for a Development Variance Permit Application to relocate the driveway from Quadra Street to Collinson Street to create safer access and egress for vehicular access for the property located at 903 Collinson Street, and recommending that it move to an opportunity for public comment.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

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 Variance Permit Application No. 00273 for 903 Collinson Street in accordance with:

1. Plans date stamped August 5, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, Schedule C, except for the following variance:
 - i. Reduce the minimum distance from the parking stall to a street from 1.0m to 0.34m.
3. The Development Variance Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

G.3 Encroachment Agreement

Committee received a report dated August 25, 2021 from the Director of Engineering & Public Works regarding an Encroachment Agreement to allow for a minor encroachment for a parkade structure within the public right-of-way adjacent to 1720 Fairfield Road.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council approve the City entering into an encroachment agreement to allow for a minor encroachment as detailed in this report for a parkade structure within the public right-of-way adjacent to 1720 Fairfield Road, on terms and in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

G.4 Proclamation - Waste Reduction Week

Committee received a report dated August 27, 2021 from the City Clerk regarding the proclamation for Waste Reduction Week, October 18th to October 24th, 2021.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the Waste Reduction Week Proclamation be forwarded to the September 23, 2021 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.5 Proclamation - Fire Prevention Week

Committee received a report dated August 27, 2021 from the City Clerk regarding the proclamation for Fire Prevention Week, October 3rd to October 9th, 2021.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the Fire Prevention Week Proclamation be forwarded to the September 23, 2021 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.6 Proclamation - Childhood Cancer Awareness Month

Committee received a report dated August 27, 2021 from the City Clerk regarding the proclamation for Childhood Cancer Awareness Month, September 2021.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the Childhood Cancer Awareness Month Proclamation be forwarded to the September 23, 2021 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.7 Proclamation - Manufacturing Month

Committee received a report dated August 27, 2021 from the City Clerk regarding the proclamation for Manufacturing Month, October 2021.

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the Manufacturing Month Proclamation be forwarded to the September 23, 2021 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

I.2 Council Member Motion: Council Liaisons for the IDPAD Committee

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

Committee received a Council Member Motion dated September 3, 2021 from Councillor Dubow and Mayor Helps regarding the assignment of Council Liaisons to the City of Victoria International Decade of People of African Descent (IDPAD) Advisory Committee.

That Council:

1. Assign Councillor Dubow and Mayor Helps as Council Liaisons to the City of Victoria International Decade of People of African Descent (IDPAD) Advisory Committee.

CARRIED UNANIMOUSLY

D. Presentations

D.1 Presentation: Victoria Foundation

Committee received a report on August 31, 2021 regarding non-profits and trust-based philanthropy from the Victoria Foundation. The presentation discussed how non-profit work is essential to the community, the need for transparency and viewing the grant process through an equitable lens.

Councillor Andrew joined the meeting at 9:09 a.m.

Motion Arising:

Moved By Mayor Helps

Seconded By Councillor Loveday

Direct staff to incorporate principles of Trust Based Philanthropy into the City's Strategic Plan Grant process and report back to Council with proposed amendments to City's grant process in advance of releasing the call for grants this year.

Committee discussed:

- *Support for the process*
- *The desire to ensure that funding is still accessible/easy to apply for; streamlining applications*

Amendment:

Moved By Mayor Helps

Seconded By Councillor Loveday

Direct staff to **begin to** incorporate principles of Trust Based Philanthropy into the City's Strategic Plan Grant process in 2022 and report back to Council with proposed amendments to City's grant process in advance of releasing the call for grants this year. as part of the regular continuous improvement process that happens each year.

Committee discussed:

- *Implications of incorporating these processes into the grant process*

Amendment to amendment:

Moved By Councillor Thornton-Joe

Seconded By Mayor Helps

Direct staff to **begin to** incorporate principles of Trust Based Philanthropy into the City's Strategic Plan Grant process in 2022 and report back to Council with proposed amendments **and implications** to City's grant process in advance of

~~releasing the call for grants this year.~~ as part of the regular continuous improvement process that happens each year.

CARRIED UNANIMOUSLY

On the amendment:

Direct staff to **begin to** incorporate principles of Trust Based Philanthropy into the City's Strategic Plan Grant process in 2022 and report back to Council with proposed amendments **and implications** ~~to City's grant process in advance of releasing the call for grants this year.~~ as part of the regular continuous improvement process that happens each year.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Andrew
Seconded By Mayor Helps

Direct staff to ~~begin to incorporate~~ **explore** principles of Trust Based Philanthropy as part of ~~into~~ the City's Strategic Plan Grant process in 2022 and report back to Council with proposed amendments and implications as part of the regular continuous improvement process that happens each year.

FOR (5): Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Thornton-Joe, Councillor Young
OPPOSED (4): Mayor Helps, Councillor Potts, Councillor Loveday, Councillor Isitt

CARRIED (5 to 4)

Motion to refer:

Moved By Councillor Isitt
Seconded By Councillor Dubow

That this matter be referred to the next quarterly update for staff to report back on the implications of undertaking this work.

FOR (3): Councillor Dubow Councillor Isitt
OPPOSED (6): Mayor Helps, Councillor Andrew, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

DEFEATED (2 to 7)

On the main motion as amended:

Direct staff to explore principles of Trust Based Philanthropy as part of the City's Strategic Plan Grant process in 2022 and report back to Council with proposed

amendments and implications as part of the regular continuous improvement process that happens each year.

CARRIED UNANIMOUSLY

D.2 Presentation: Ending Violence Association of BC

Committee received a report on August 31, 2021 from the Ending Violence Association of BC regarding Trauma Informed Approaches to Gender-Based Violence.

Committee recessed at 9:56 a.m. and reconvened at 10:01 a.m.

Committee discussed:

- *Responses to receiving information related to trauma*
- *How traumatic experiences inform/affect other trauma*
- *Being deliberate in responses and support; awareness of how you respond/receive*

Committee recessed at 10:20 a.m. and reconvened at 10:25 a.m.

Motion arising:

Moved By Councillor Potts

Seconded By Councillor Loveday

That Councillors and staff members of the City of Victoria receive a trauma informed training with orientation training

CARRIED UNANIMOUSLY

Committee recessed at 11:18 a.m. and reconvened at 11:24 a.m.

E. UNFINISHED BUSINESS

E.1 Letter from the Attorney General and Minister Responsible for Housing

Council received a letter dated August 10, 2021 from the Attorney General and Minister Responsible for Housing regarding the release of accused persons on bail.

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

That this item be referred to September 23rd.

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.1 1124 Vancouver Street, 941 and 953 View Street: Rezoning Application No. 00718 and Development Permit with Variances Application No. 00133 (Harris Green)

Committee received reports dated August 27, 2021 from the Director of Sustainable Planning and Community Development regarding a rezoning application and a development permit with variances application in order to replace two existing commercial buildings and a surface parking lot with a six-storey purpose-built market rental building containing approximately 162 units, one level of underground parking and residential amenity space, and recommending that it move forward to an opportunity for public comment.

Moved By Mayor Helps
Seconded By Councillor Loveday

Rezoning Application No. 00718 for 1124 Vancouver Street, 941 and 953 View Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00718 for 1124 Vancouver Street, 941 and 953 View 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. Minor plan revisions as detailed in concurrent Development Permit with Variances Application No. 00133.
2. Preparation of the following legal agreements, executed by the applicant, in a form satisfactory to the City Solicitor, to secure:
 - a. the rental tenure in perpetuity and to ensure a future strata cannot restrict the rental of units to the satisfaction of the Director of Sustainable Planning and Community Development
 - b. the provision of two car share vehicles, two car share stalls, 162 car share memberships and a 16 bike stall surplus in excess of the minimum requirements of the Zoning Regulation Bylaw to the satisfaction of the Director of Sustainable Planning and Community Development
 - c. the provision of an on-street Level 2 electric vehicle charging station to the satisfaction of the Director of Engineering and Public Works
 - d. the electrification of 16 parking stalls within the parkade capable of powering J1772 SAE connectors to the satisfaction of the Director of Sustainable Planning and Community Development
 - e. the design and installation of a boulevard rain garden on View Street, to the satisfaction of the Director of Engineering and Public Works
 - f. the streetscape improvements along the development frontages on View Street and Vancouver Street as per the Downtown Public Realm Plan 'New Town' District specifications and Bicycle Master Plan, including the provision and installation of furnishings, materials and one decorative pedestrian light, as approved by the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities.

Development Permit with Variances Application No. 00133 for 1124 Vancouver Street, 941 and 953 View Street

That, subject to plan revisions to address the following:

- a. Revisions to the residential entrances to better meet the design guidelines for durable materials, to the satisfaction of the Director of Sustainable Planning and Community Development.
- b. Further consideration to the programming of the rooftop amenity space to provide appropriate weather and sun protection, to the satisfaction of the Director of Sustainable Planning and Community Development.
- c. Allocating two underground parking stalls for car share use, to the satisfaction of the Director of Sustainable Planning and Community Development.
- d. Minor corrections to the technical specifications of the curbside charging station on View Street and accurate reflection of the as-built bike lane along Vancouver Street, to the satisfaction of the Director of Engineering and Public Works.
- e. Confirmation that BC Hydro has approved the proposed power supply to the development, to the satisfaction of the Director of Engineering and Public Works.
- f. Correction to planting list to reflect the landscape plan, to the satisfaction of the Director of Parks, Recreation and Facilities.
- g. Corrections to the Preliminary Servicing Plan, 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 and concurrent with consideration of Rezoning Application No. 00718, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00133 for 1124 Vancouver Street, 941 and 953 View Street in accordance with:

1. Plans date stamped August 16, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reducing the required residential vehicle parking from 85 to 30;
 - ii. reducing the required visitor stalls from 16 to 14.
3. Final plans to be generally in accordance with plans date stamped August 16, 2021.
4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- *Accessibility of units; accessible through the interior of the building*
- *Standards of accessibility, and policies regarding such standards*
- *Concerns regarding storage space*
- *Parking requirements and EV requirements*

Motion arising:

Moved By Councillor Thornton-Joe

Seconded By Councillor Dubow

That the application be referred back to ADP prior to public hearing.

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Dubow

That the application be referred ~~back to~~ **ADP for comment** prior to public hearing.

FOR (6): Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young
OPPOSED (3): Mayor Helps, Councillor Alto, Councillor Potts

CARRIED (6 to 3)

Moved By Councillor Isitt
Seconded By Councillor Dubow

That Council call the question on the motion arising.

FOR (5): Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe
OPPOSED (4): Mayor Helps, Councillor Andrew, Councillor Potts, Councillor Young

CARRIED (5 to 4)

On the motion arising as amended:

FOR (3): Councillor Dubow, Councillor Isitt, Councillor Thornton-Joe
OPPOSED (6): Mayor Helps, Councillor Andrew, Councillor Alto, Councillor Loveday, Councillor Potts, Councillor Young

DEFEATED (3 to 6)

On the main motion:

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

CARRIED (8 to 1)

Committee recessed at 12:32 p.m. and reconvened at 1:15 p.m.

F.2 137 Robertson Street: Rezoning Application No. 00723 and Development Permit with Variances Application No. 00181 (Gonzales)

Committee received reports dated August 26, 2021 from the Director of Sustainable Planning and Community Development regarding information,

analysis and recommendations for a Rezoning Application and a Development Permit with Variances Application to demolish a four-unit house conversion and construct a duplex with secondary suites for the property located at 137 Robertson Street, and recommending that it move forward to a Public Hearing.

Councillor Andrew joined the meeting at 1:22 p.m.

Moved By Councillor Potts

Seconded By Mayor Helps

Rezoning Application No. 00723 for 137 Robertson Street and 1848 Hollywood Crescent

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00723 for 137 Robertson Street and 1848 Hollywood Crescent, 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. Revisions to the plans date stamped May 18, 2021 to increase the amount of softscape around the building, confirm the proposed setback to Robertson Street and adjust the location of the proposed bicycle parking.
2. Preparation and execution of legal agreements in a form satisfactory to the City Solicitor to secure the provision of one carshare membership per dwelling unit.

Development Permit with Variances Application No. 00181 for 137 Robertson Street and 1848 Hollywood Crescent

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.00723, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00181 for 137 Robertson Street and 1848 Hollywood Crescent, in accordance with:

1. Plans date stamped May 18, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from three stalls to two stalls;
 - ii. increase the number of storeys from two and a half to three;
 - iii. increase the height from 7.6m to 8.03m;
 - iv. allow for roof decks;
 - v. reduce the front yard setback from 7.5m to 3.22m;
 - vi. reduce the rear yard setback from 7.5m to 3.20m
 - vii. permit an accessory building to be located in the side yard rather than the rear yard;

- viii. reduce the side yard setback for an accessory building from 0.6m to 0.2m;
- ix. reduce the building separation distance between an accessory building and the principal building from 2.4m to 0.3m.

3. Registration of legal agreements on the property's title to secure the provision of one carshare membership per dwelling unit, to the satisfaction of the Director of Sustainable Planning and Community Development.

4. The Development Permit lapsing two years from the date of this resolution.”

Committee discussed:

- *Support for hearing comments from the public in the near future*
- *Concerns regarding parking and zoning*
- *Support for secondary suites in terms of aiding affordability*
- *Benefits of retaining the existing building for rental stock*

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

CARRIED (8 to 1)

F.4 749-767 Douglas Street: Rezoning Application No.00746, Development Permit with Variances Application No. 000155 and associated Official Community Plan Amendment (Downtown)

Committee received a report dated August 17, 2021 from the Director of Sustainable Planning and Community Development regarding information, analysis and recommendations for a Rezoning Application, an Official Community Plan Amendment and a Development Permit with Variances Application to increase the density from 3:1 to 5.2:1 floor space ratio for an office building with ground floor commercial uses for the property located at 749-767 Douglas Street.

Committee discussed:

- *Lifespan of wooden fins/materials on the building*
- *Economic benefits of the building in the downtown core*
- *Support for the benefits resulting from the change in the orientation of the building*
- *Concerns regarding impacts on residents living in the area*
- *Concerns of overreach in terms of height and impact on inner harbour/plaza space/proximity to green spaces; desire for a lighter touch in the area*

Moved By Councillor Loveday

Seconded By Councillor Andrew

Rezoning Application No.00746

That subject to minor plan amendments to illustrate the landscaping approach for the Humboldt Street Plaza and to update the seating, ramping and curb alignment changes on the Douglas Street frontage, that Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00746 for 749-767 Douglas Street, 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. Preparation of legal agreements, executed by the applicant, in a form to the satisfaction of the City Solicitor to secure:
 - i. statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
 - ii. off-site public furniture maintenance agreement to secure the ongoing maintenance of unique street furniture over a period of ten years;
 - iii. statutory right-of-way along Douglas Street to include seating and weather protection of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
 - iv. statutory right-of-way to secure the through block access path proposed along the east property boundary;
 - v. public realm improvements as indicated on the plans dated June 17, 2021 (including tree grates, soil cells, and revised Douglas Street frontage and Humboldt Plaza landscaping);
 - vi. sustainability and active transportation features identified in the staff report and as committed to by the applicant, including provision of a minimum of 94 BC Transit EcoPasses for a three-year period;
 - vii. commitment to achieve Step Code 3 of the British Columbia Building Code.
 - viii. commitment to ensuring public access to the building lobby.
2. That Council give first reading to the Official Community Plan Amendment Bylaw.
3. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
4. That Council give second reading to the Official Community Plan Amendment Bylaw.
5. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
6. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for anchor-pinning in the City Right-Of-Way.

7. That the north facing sign be lowered to mitigate intrusion into the Douglas Street view corridor.

Development Permit with Variances Application No. 000155

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.00746, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000155 for 749-767 Douglas Street, in accordance with:

1. Plans date stamped June 17, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Reduce the interior southwest setback from 4.5m to 0m;
 - b. Reduce the interior southeast side yard setback from 4.5m to 4.0m;
 - c. Increase the height to 53m;
 - d. Relax the requirement for a 1:5 setback ratio from Douglas Street and Humboldt Street;
 - e. Reduce the required number of vehicle parking stalls from 205 to 116.
3. The Development Permit lapsing two years from the date of this resolution.”

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

To extend the meeting to 3 p.m.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

Rezoning Application No.00746

That subject to minor plan amendments to illustrate the landscaping approach for the Humboldt Street Plaza and to update the seating, ramping and curb alignment changes on the Douglas Street frontage, that Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00746 for 749-767 Douglas Street, 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. Preparation of legal agreements, executed by the applicant, in a form to the satisfaction of the City Solicitor to secure:

- i. statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
 - ii. off-site public furniture maintenance agreement to secure the ongoing maintenance of unique street furniture over a period of ten years;
 - iii. statutory right-of-way along Douglas Street to include seating and weather protection of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
 - iv. statutory right-of-way to secure the through block access path proposed along the east property boundary;
 - v. public realm improvements as indicated on the plans dated June 17, 2021 (including tree grates, soil cells, and revised Douglas Street frontage and Humboldt Plaza landscaping);
 - vi. sustainability and active transportation features identified in the staff report and as committed to by the applicant, including provision of a minimum of 94 BC Transit EcoPasses for a three-year period;
 - vii. commitment to achieve Step Code 3 of the British Columbia Building Code.
 - viii. commitment to ensuring public access to the building lobby.
2. That Council give first reading to the Official Community Plan Amendment Bylaw.
 3. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 4. That Council give second reading to the Official Community Plan Amendment Bylaw.
 5. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
 6. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for anchor-pinning in the City Right-Of-Way.
 7. That the north facing sign be lowered to mitigate intrusion into the Douglas Street view corridor.
 - 8. That the applicant continue to work to address potential bird collisions.**

Development Permit with Variances Application No. 000155

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.00746, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000155 for 749-767 Douglas Street, in accordance with:

3. Plans date stamped June 17, 2021.
4. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Reduce the interior southwest setback from 4.5m to 0m;
 - b. Reduce the interior southeast side yard setback from 4.5m to 4.0m;
 - c. Increase the height to 53m;
 - d. Relax the requirement for a 1:5 setback ratio from Douglas Street and Humboldt Street;
 - e. Reduce the required number of vehicle parking stalls from 205 to 116.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

Rezoning Application No.00746

That subject to minor plan amendments to illustrate the landscaping approach for the Humboldt Street Plaza and to update the seating, ramping and curb alignment changes on the Douglas Street frontage, that Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00746 for 749-767 Douglas Street, 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. Preparation of legal agreements, executed by the applicant, in a form to the satisfaction of the City Solicitor to secure:
 - i. statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
 - ii. off-site public furniture maintenance agreement to secure the ongoing maintenance of unique street furniture over a period of ten years;
 - iii. statutory right-of-way along Douglas Street to include seating and weather protection of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
 - iv. statutory right-of-way to secure the through block access path proposed along the east property boundary;
 - v. public realm improvements as indicated on the plans dated June 17, 2021 (including tree grates, soil cells, and revised Douglas Street frontage and Humboldt Plaza landscaping);

- vi. sustainability and active transportation features identified in the staff report and as committed to by the applicant, including provision of a minimum of 94 BC Transit EcoPasses for a three-year period;
 - vii. commitment to achieve Step Code 3 of the British Columbia Building Code.
 - viii. commitment to ensuring public access to the building lobby.
2. That Council give first reading to the Official Community Plan Amendment Bylaw.
 3. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 4. That Council give second reading to the Official Community Plan Amendment Bylaw.
 5. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
 6. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for anchor-pinning in the City Right-Of-Way.
 7. That the north facing sign be lowered to mitigate intrusion into the Douglas Street view corridor.
 8. That the applicant continue to work to address potential bird collisions.
 9. **That the applicant consider recognition of the former steam laundry ethnocultural history of that facility on the subject parcel.**

Development Permit with Variances Application No. 000155

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.00746, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000155 for 749-767 Douglas Street, in accordance with:

1. Plans date stamped June 17, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Reduce the interior southwest setback from 4.5m to 0m;
 - b. Reduce the interior southeast side yard setback from 4.5m to 4.0m;
 - c. Increase the height to 53m;
 - d. Relax the requirement for a 1:5 setback ratio from Douglas Street and Humboldt Street;
 - e. Reduce the required number of vehicle parking stalls from 205 to 116.
3. The Development Permit lapsing two years from the date of this resolution.”

Amendment to the amendment:

Moved By Councillor Loveday

Seconded By Councillor Isitt

Rezoning Application No.00746

That subject to minor plan amendments to illustrate the landscaping approach for the Humboldt Street Plaza and to update the seating, ramping and curb alignment changes on the Douglas Street frontage, that Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00746 for 749-767 Douglas Street, 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. Preparation of legal agreements, executed by the applicant, in a form to the satisfaction of the City Solicitor to secure:
 - i. statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
 - ii. off-site public furniture maintenance agreement to secure the ongoing maintenance of unique street furniture over a period of ten years;
 - iii. statutory right-of-way along Douglas Street to include seating and weather protection of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
 - iv. statutory right-of-way to secure the through block access path proposed along the east property boundary;
 - v. public realm improvements as indicated on the plans dated June 17, 2021 (including tree grates, soil cells, and revised Douglas Street frontage and Humboldt Plaza landscaping);
 - vi. sustainability and active transportation features identified in the staff report and as committed to by the applicant, including provision of a minimum of 94 BC Transit EcoPasses for a three-year period;
 - vii. commitment to achieve Step Code 3 of the British Columbia Building Code.
 - viii. commitment to ensuring public access to the building lobby.
2. That Council give first reading to the Official Community Plan Amendment Bylaw.
3. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.

4. That Council give second reading to the Official Community Plan Amendment Bylaw.
5. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
6. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for anchor-pinning in the City Right-Of-Way.
7. That the north facing sign be lowered to mitigate intrusion into the Douglas Street view corridor.
8. That the applicant continue to work to address potential bird collisions.
9. **9. That the applicant consider recognition of the history of the site, including of the former steam laundry and the ethnocultural history of the facility on the subject parcel.**

Development Permit with Variances Application No. 000155

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.00746, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000155 for 749-767 Douglas Street, in accordance with:

1. Plans date stamped June 17, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Reduce the interior southwest setback from 4.5m to 0m;
 - b. Reduce the interior southeast side yard setback from 4.5m to 4.0m;
 - c. Increase the height to 53m;
 - d. Relax the requirement for a 1:5 setback ratio from Douglas Street and Humboldt Street;
 - e. Reduce the required number of vehicle parking stalls from 205 to 116.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

On the amendment:

CARRIED UNANIMOUSLY

On the main motion as amended:

Rezoning Application No.00746

That subject to minor plan amendments to illustrate the landscaping approach for the Humboldt Street Plaza and to update the seating, ramping and curb

alignment changes on the Douglas Street frontage, that Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00746 for 749-767 Douglas Street, 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. Preparation of legal agreements, executed by the applicant, in a form to the satisfaction of the City Solicitor to secure:
 - i. statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
 - ii. off-site public furniture maintenance agreement to secure the ongoing maintenance of unique street furniture over a period of ten years;
 - iii. statutory right-of-way along Douglas Street to include seating and weather protection of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
 - iv. statutory right-of-way to secure the through block access path proposed along the east property boundary;
 - v. public realm improvements as indicated on the plans dated June 17, 2021 (including tree grates, soil cells, and revised Douglas Street frontage and Humboldt Plaza landscaping);
 - vi. sustainability and active transportation features identified in the staff report and as committed to by the applicant, including provision of a minimum of 94 BC Transit EcoPasses for a three-year period;
 - vii. commitment to achieve Step Code 3 of the British Columbia Building Code.
 - viii. commitment to ensuring public access to the building lobby.
2. That Council give first reading to the Official Community Plan Amendment Bylaw.
3. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
4. That Council give second reading to the Official Community Plan Amendment Bylaw.
5. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
6. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for anchor-pinning in the City Right-Of-Way.
7. That the north facing sign be lowered to mitigate intrusion into the Douglas Street view corridor.

8. That the applicant continue to work to address potential bird collisions.
9. **9. That the applicant consider recognition of the history of the site, including of the former steam laundry and the ethnocultural history of the facility on the subject parcel.**

Development Permit with Variances Application No. 000155

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.00746, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000155 for 749-767 Douglas Street, in accordance with:

1. Plans date stamped June 17, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Reduce the interior southwest setback from 4.5m to 0m;
 - b. Reduce the interior southeast side yard setback from 4.5m to 4.0m;
 - c. Increase the height to 53m;
 - d. Relax the requirement for a 1:5 setback ratio from Douglas Street and Humboldt Street;
 - e. Reduce the required number of vehicle parking stalls from 205 to 116.
3. The Development Permit lapsing two years from the date of this resolution.”

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

OPPOSED (3): Councillor Isitt, Councillor Thornton-Joe, Councillor Young

CARRIED (6 to 3)

G. STAFF REPORTS

G.1 Permissive Tax Exemptions

Committee received a report dated August 19, 2021 from the Deputy Director of Finance regarding applications from non-profit organizations requesting permissive property tax exemptions for 2022.

Moved By Councillor Alto

Seconded By Councillor Isitt

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting.

Amendment:

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting
3. **That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022.**

Committee discussed:

- *Clarifications regarding the parking lot*

Amendment to the amendment:

Moved By Councillor Isitt

Seconded By Mayor Helps

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting
3. **That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022, subject to staff providing more detail on the class 6 and class 8 portions of the property and the parking lot at the September 23rd Council Meeting.**

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Councillor Andrew

Seconded By Councillor Isitt

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting
3. **That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022, subject to staff providing more detail on the class 6 and class 8 portions of the property and the parking lot at the**

September 23rd Council Meeting, and to include 3 years of financial statements

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Councillor Thornton-Joe

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting
3. **That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022, subject to staff providing more detail on the class 6 and class 8 portions of the property and the parking lot at the September 23rd in camera Council Meeting, and to include 3 years of financial statements**

FAILED DUE TO NO SECONDER

On the amendment:

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting.
3. **That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022, subject to staff providing more detail on the class 6 and class 8 portions of the property and the parking lot at the September 23rd Council Meeting, and to include 3 years of financial statements.**

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

CARRIED (8 to 1)

Amendment:

Moved By Councillor Andrew

Seconded By Councillor Thornton-Joe

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year **dependent on the applicants submitting 3 years financial statements.**
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting.
3. That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022, subject to staff providing more detail on the class 6 and class 8 portions of the property and the parking lot at the September 23rd Council Meeting, and to include 3 years of financial statements.

FOR (1): Councillor Andrew

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

DEFEATED (1 to 8)

On the main motion as amended:

That Council:

1. Approve all applications for a permissive property tax exemption detailed in Table 2 for the 2022 tax year.
2. Direct staff to prepare a 2022 permissive property tax exemption bylaw for Council's consideration at the September 23, 2021 Council meeting.
3. That Council approve the application from the Royal Canadian Legion Trafalgar Pro Patria Legion Branch for a full exemption on their Class 6 assessment for 2022, subject to staff providing more detail on the class 6 and class 8 portions of the property and the parking lot at the September 23rd Council Meeting, and to include 3 years of financial statements.

CARRIED UNANIMOUSLY

Moved By Councillor Potts

Seconded By Councillor Thornton-Joe

That Committee extend the meeting to 3:45 p.m.

CARRIED UNANIMOUSLY

Committee recessed at 2:56 p.m. and reconvened at 3 p.m.

G.2 Natural Areas Restoration Program

Committee received a report dated July 20, 2021 from the Director of Parks, Recreation and Facilities regarding the restoration of natural areas in Beacon Hill Park, Cecelia Ravine Park, Topaz Park and Stadacona Park, including work done to date, and the plan for 2021 to 2024.

Councillor Andrew returned to the meeting at 3:04 p.m.

Moved By Councillor Isitt
Seconded By Mayor Helps

That Council receive this report for information on the restoration of natural areas in Beacon Hill Park, Cecelia Ravine Park, Topaz Park and Stadacona Park.

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Loveday

1. That Council receive this report for information on the restoration of natural areas in Beacon Hill Park, Cecelia Ravine Park, Topaz Park and Stadacona Park.

2. That Banfield Park be included among the list of City Parks receiving special attention for restoration of natural areas.

3. That the City's Natural Areas Restoration Program be guided by the following considerations:

- a. **Application of traditional land management practices in partnership with Lekwungen people; and**
- b. **Climate change mitigation and adaptation.**

Committee discussed:

- *Feasibility of adding Banfield Park to the recommendation*
- *Previous remediation work and criteria/specification of resource allocation*

On the amendment:

CARRIED UNANIMOUSLY

Committee discussed:

- *The spectrum of work and the need for park restoration to continue after COVID in order to mitigate continued human impact on natural spaces*
- *Importance of natural spaces to the community/region*

On the main motion as amended:

1. That Council receive this report for information on the restoration of natural areas in Beacon Hill Park, Cecelia Ravine Park, Topaz Park and Stadacona Park.

2. That Banfield Park be included among the list of City Parks receiving special attention for restoration of natural areas.

3. That the City's Natural Areas Restoration Program be guided by the following considerations:

- a. Application of traditional land management practices in partnership with Lekwungen people; and
- b. Climate change mitigation and adaptation.

CARRIED UNANIMOUSLY

I. NEW BUSINESS

I.1 Council Member Motion: FCM Green Municipal Fund Application for Municipal Impact Investment Fund Feasibility Study

Committee received a Council Member Motion dated September 5, 2021 from Mayor Helps regarding the development to date of a Municipal Impact Investment Fund (MIIF) to accelerate climate action in small and medium sized municipalities in Canada.

Moved By Mayor Helps
Seconded By Councillor Isitt

That Council:

1. Request the mayor to write a letter of support for the MaRS Discovery District's application to the Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) for funding for a feasibility study to explore the creation of a Municipal Impact Investment Fund (MIIF) in Canada.
2. Subject to the MaRS Discovery District receiving funding from the FCM GMF, that the City allocate up to \$22,500 to the feasibility study from the 2021 contingency budget and participate in the study as part of exploring options for financing of the City's recently adopted Corporate Energy and Emissions Management Plan (CEEMP).
3. That this motion be forwarded for consideration to the daytime Council meeting of Thursday September 9th.

CARRIED UNANIMOUSLY

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That the Committee of the Whole Meeting be adjourned at 3:35 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR