



MINUTES - COMMITTEE OF THE WHOLE

June 16, 2022, 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
Meeting will recess for a lunch break between 12:30 p.m. and 1:30 p.m.**

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

ABSENT: Councillor Alto, Councillor Dubow

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, T. Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, K. Hoese - Director of Sustainable Planning and Community Development, L. Van Den Dolder - Assistant City Solicitor, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Executive Operations, R. Howard - Senior Housing Planner, D. Newman - Manager of Parks & Facilities, J. Dykstra - Manager of Parks Design & Construction, J. Handy - Senior Planner, M. Angrove - Planner, P. Bellefontaine - Director of Engineering & Public Works, P. Angelblazer - Committee Secretary

A. APPROVAL OF AGENDA

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That the agenda be approved.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That the following items be approved without further debate

CARRIED UNANIMOUSLY

E.1 640 Montreal Street - Development Permit with Variance Application No. 00197 (James Bay)

Council received a report dated June 2, 2022 from the Director of Sustainable Planning & Community Development presenting Council with an application to enclose two patios, and to legalize three enclosed patios.

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

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

“That Council authorize the issuance of Development Permit with Variances Application No. 00197 for 640 Montreal Street, in accordance with:

1. Plans date stamped March 23, 2022.
2. Development meeting all Zoning Regulation Bylaw requirements, except the following variances to the R3-2 Zone, Multiple Dwelling District:
 - i. reduce the rear yard setback from 11.275m to 8.37m.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F.1 EV Infrastructure Grant Funding Applications

Council received a report dated June 3, 2022 from the Director of Engineering & Public Works presenting Council with grant funding opportunities available for the expansion of the City's public EV charging network and to seek Council support for a joint Regional Public Electric Vehicle Charging Network Grant application led by the CRD to the ICIP CleanBC Communities Fund grant program.

Moved By Councillor Thornton-Joe

Seconded By Councillor Loveday

That Council:

1. Endorse the City of Victoria participation in the CRD led Regional Public Electric Vehicle Charging Network project grant application to the ICIP CleanBC Communities Fund grant program; and
2. Commit the City's share of \$1,607,067 to install 424 Level 2 and 20 DCFC public EV charging stations through 2024 - 2027; and
3. Commit that the City of Victoria will undertake to cover all costs associated with completing the City of Victoria based projects that are otherwise ineligible for grant funding.
4. Authorize the City of Victoria to enter into future shared cost agreements with any of the Grant Funders identified in this report for grants awarded to the City for Electric Vehicle Charging Infrastructure that are in alignment with the City's Electric Vehicle and E-Mobility Strategy and on the terms acceptable to

the Chief Financial Officer and the Director of Engineering and Public Works and in a form acceptable to the City Solicitor.

5. Forward these recommendations to the daytime Council Meeting of June 16, 2022.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.2 680 Montreal Street - Rezoning Application No. 00792 (James Bay)

Council received a report dated June 2, 2022 from the Director of Sustainable Planning and Community Development presenting an application to permit the ongoing use of the hotel past the expiration of a Land Use Contract, and a request to increase density and site coverage to allow for a future redevelopment of the north wing of the building.

Committee discussed the following:

- *Potential shadowing on the adjacent public park*
- *Cost and labour involved with producing a shadow study*

Moved By Councillor Young
Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that authorize the proposed development outlined in Rezoning Application No. 00792 for 680 Montreal Street. That first and second readings of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once a legal agreement is executed by the applicant to secure an easement over the neighbouring lot at 225 Belleville Street to allow access for users of 680 Montreal Street to the vehicle parking stalls, with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

Amendment:

Moved By Councillor Isitt
Seconded By Councillor Loveday

That Council request a shadow study from the applicant for Councils review at the time of first reading of the bylaws.

FOR (3): Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (4): Mayor Helps, Councillor Andrew, Councillor Thornton-Joe, and Councillor Young

DEFEATED (3 to 4)

On the main motion:

CARRIED UNANIMOUSLY

E.3 1309 & 1315 Cook Street, 1100-1120 Yates Street, and 1109-1115 Johnsons Street - Amendment to Project Partnering Agreement (Fernwood)

Council received a report dated June 2, 2022 from the Director of Sustainable Planning & Community Development presenting Council with a request to amend the Project Partnering Agreement for the Haven building in order to comply with financing requirements for the purposes of securing a loan.

Committee discussed the following:

- *Similar language in other project partnering agreements*
- *Concern about improving eligibility for individuals with co-signers over those that do not have the opportunity to obtain a co-signer*
- *Potential guarantor support the City may offer to aspiring homeowners*
- *Quantity of units sold in the building*

Moved By Councillor Andrew

Seconded By Councillor Thornton-Joe

That Council authorize the City Solicitor to execute an amendment to the Project Partnering Agreement between the City, BC Housing and Cook Street Plaza Limited Partnership pertaining to the BC Housing Affordable Home Ownership Program for the Haven building at 1309 and 1315 Cook Street, 1100-1120 Yates Street, and 1109-1115 Johnson Street to permit eligible purchasers to have co-signors to qualify for mortgage financing, on the terms satisfactory to the City's Director of Sustainable Planning and Community Development, and in the form satisfactory to the City Solicitor.

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

OPPOSED (2): Councillor Isitt, and Councillor Potts

CARRIED (5 to 2)

F. STAFF REPORTS

F.2 Proposed Update to the Animal Responsibility Bylaw

Council received a report dated June 6, 2022 from the Director of Parks, Recreation & Facilities seeking Council approval to amend the Animal Responsibility Bylaw to align with current leash-optional areas and improve clarity for residents and visitors.

Committee discussed the following:

- *Aligning bylaws with facts on the ground*
- *Potential issues with compliance due to garbage bin and water fountain placement*

- *Clarifying signage and mapping around the Clover Point leash-optional areas*
- *Results of the off-leash area pilots*
- *Planned infrastructure improvements and consultations*
- *Safety and accessibility concerns associated with off-leash areas*
- *Anticipated timeline for Clover Point planning and Council approval*
- *Scope of the upcoming Paws in Parks review*

Moved By Mayor Helps

Seconded By Councillor Thornton-Joe

That Council direct staff to bring forward amendments for the Animal Responsibility Bylaw to update the boundaries to match existing leash-optional areas at Beacon Hill Park, Clover Point Park, Vic West Park, Topaz Park, Alexander Park, Fisherman's Wharf Park, Oaklands Park, and Barnard Park.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Young

That Council direct staff to bring forward amendments for the Animal Responsibility Bylaw to update the boundaries to match existing leash-optional areas at Beacon Hill Park, Clover Point Park, Vic West Park, Topaz Park, Alexander Park, Fisherman's Wharf Park, Oaklands Park, and Barnard Park, **including designating a leash-on, east-west pathway at clover point for accessibility**

FOR (5): Mayor Helps, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Young

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

CARRIED (5 to 2)

On the main motion as amended:

CARRIED UNANIMOUSLY

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Thornton-Joe

Seconded By Councillor Potts

That the Committee of the Whole Meeting be adjourned at 10:38 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR