



## MINUTES - COMMITTEE OF THE WHOLE

July 28, 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 Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

**STAFF PRESENT:** C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, T. Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, K. Hoese - Director of Sustainable Planning & Community Development, C. Mycroft - Manager of Executive Operations, P. Rantucci - Head of Strategic Real Estate, A. Hudson - Assistant Director of Sustainable Planning & Community Development, A. Meyer - Assistant Director of Development Services, D. Newman - Assistant Director of Parks and Open Spaces, M. Maclean - Community Planner, R. Stever - Planner-Tenant Assistance, B. Eisenhauer - Head of Engagement, P. Bellefontaine - Director of Engineering & Public Works, D. Atkinson - Deputy Fire Chief-Operations, J. O'Connor - Deputy of Financial Planning, L. Taylor - Senior Planner, S. Perkins - Manager of Bylaw Services, M. Angrove - Senior Planner of Development Agreements, K. Moore - Head of Business & Community Relations, L. Klose - Senior Planner of Community Planning, C. Moffatt - Assistant City Solicitor, A. Blick McStravick - Planning Assistant, J. Edney - Housing Planner, A. Cusack - Senior Planner of Housing Policy, B. Roder - Committee Secretary

### **A. APPROVAL OF AGENDA**

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That the agenda be approved.

### **CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe  
Seconded by unanimous consent

That items **E.1. 940 Caledonia Avenue and 953 and 963 Green Street - Temporary use Permit Application No. 00023** and **H.1. Council Member Motion - Advocacy for**

**Sustainable Funding for Point Ellice House and other Heritage Sites** be removed from the consent agenda.

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto

That item **F.3. Zoning Regulation of Self-Storage Facilities and Vehicle Storage** be added to the consent agenda.

**Failed to proceed due to no seconder**

**Moved By** Councillor Potts

**Seconded By** Councillor Loveday

That item **H.3 Council Member Motion - Side Guards Plus Recommendations** be added to the consent agenda.

**CARRIED UNANIMOUSLY**

**B. CONSENT AGENDA**

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That the following items be approved without further debate.

**CARRIED UNANIMOUSLY**

**C.1 Minutes from the meeting held July 7, 2022**

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That the minutes from the meeting held July 7, 2022, be adopted.

**CARRIED UNANIMOUSLY**

**F.4 Proclamation - Arthritis Awareness Month**

Committee received a report dated July 18, 2022, from the City Clerk regarding the proclamation for Arthritis Awareness Month, September 2022.

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That the Arthritis Awareness Month Proclamation be forwarded to the August 4, 2022, Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

### **F.5 Proclamation - Wrongful Conviction Day**

Committee received a report dated July 18, 2022, from the City Clerk regarding the proclamation for Wrongful Conviction Day, October 2, 2022.

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That the Wrongful Conviction Day Proclamation be forwarded to the August 4, 2022, Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

### **F.6 National Polycystic Kidney Disease Awareness Day**

Committee received a report dated July 18, 2022, from the City Clerk regarding the proclamation for National Polycystic Kidney Disease Awareness Day, September 4, 2022.

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That the National Polycystic Kidney Disease Awareness Day Proclamation be forwarded to the August 4, 2022, Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

### **H.3 Council Member Motion - Side Guards Plus Recommendations**

Council received a Council Member Motion from Councillor Andrew regarding the installation of side-guards on City vehicles, and advocacy for mandating side-guards on large, heavy and semi-trucks in urban areas.

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That Council:

1. Require that side guards be installed on all City of Victoria owned and contracted trucks and direct staff to report back with recommendations and a timeline for implementation;
2. Direct staff to perform a full review of all city owned and contracted trucks to ensure side mirrors are installed and in working condition.
3. Direct the Mayor to write a letter to the federal Minister of Transport, the Honourable Omar Alghabra, calling for the federal government to make side guards mandatory on large, heavy and semi-trucks in urban areas.
4. Advocate to the Federation of Canadian Municipalities (FCM) to adopt a resolution asking Transport Canada to make side guards mandatory on large, heavy and semi-trucks in urban areas.
5. Direct the Mayor to write a letter to the provincial Minister of Transport, Rob Fleming, calling for an amendment to Section 7.04 of the Motor Vehicle Act

to require mirrors covering the front and side blind spots on large, heavy and semi-trucks in urban areas.

**CARRIED UNANIMOUSLY**

**D. UNFINISHED BUSINESS**

**D.1 Council Member Motion - Recommendations for Rental Incentive and MAARS projects**

Committee received a council member motion dated July 5, 2022, from Mayor Helps, Councillor Dubow, Councillor Isitt and Councillor Loveday regarding the rental incentive program and the MARRS program.

*Committee discussed the following:*

- *Usage of property tax for City services*
- *Gap between rent affordability and property investment costs*
- *Consideration of property tax subsidies*
- *Municipal role in housing security*
- *Incentivizing rental developments*
- *Social housing and property taxes*
- *Encouraging housing where displacement won't occur*

**Moved By** Mayor Helps

**Seconded By** Councillor Loveday

1. That Council direct staff to consider as part of their work on the rental incentive program and the MARRS program, respectively:
  - a. Reinvesting the property tax increment in rent subsidies in redeveloped rental buildings
  - b. Providing a property tax exemption for five to ten years for rental building retrofits
2. That Council write to the Prime Minister, the Federal Minister of Housing and Federal Minister of Finance to advocate for the removal of charging GST from purpose built rental buildings.

**Amendment:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Mayor Helps

1. That Council direct staff to consider as part of their work on the rental incentive program and the MARRS program **the merits and implications**, respectively:
  - a. Reinvesting the property tax increment in rent subsidies in redeveloped rental buildings
  - b. Providing a property tax exemption for five to ten years for rental building retrofits

2. That Council write to the Prime Minister, the Federal Minister of Housing and Federal Minister of Finance to advocate for the removal of charging GST from purpose built rental buildings.

**Amendment to the amendment:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Young

1. That Council direct staff to consider as part of their work on the rental incentive program and the MARRS program **the merits and implications drawbacks**, respectively:
  - a. Reinvesting the property tax increment in rent subsidies in redeveloped rental buildings
  - b. Providing a property tax exemption for five to ten years for rental building retrofits
2. That Council write to the Prime Minister, the Federal Minister of Housing and Federal Minister of Finance to advocate for the removal of charging GST from purpose built rental buildings.

**CARRIED UNANIMOUSLY**

*Mayor Helps noted that each motion will be considered separately.*

**On the number one as amended:**

1. That Council direct staff to consider as part of their work on the rental incentive program and the MARRS program the merits and drawbacks, respectively:
  - a. Reinvesting the property tax increment in rent subsidies in redeveloped rental buildings
  - b. Providing a property tax exemption for five to ten years for rental building retrofits

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

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**On the number two:**

2. That Council write to the Prime Minister, the Federal Minister of Housing and Federal Minister of Finance to advocate for the removal of charging GST from purpose built rental buildings.

**CARRIED UNANIMOUSLY**

**D.2 Notice of Motion from the Council meeting held July 14, 2022**

*Committee discussed the following:*

- *Disincentivizing replacement of single-family homes*
- *Impacts of limiting size of single-family homes*
- *Incentives to building multi-unit developments*
- *Limiting entitlement*
- *Review of initiative outcomes*
- *Penalty-based policies*
- *Fee rebate model*
- *Tenant assistant policy*

**Moved By** Councillor Isitt  
**Seconded By** Councillor Dubow

That Council direct staff to report back as part of the ongoing review of the Missing Middle initiative if it proceeds on options for limiting the entitlement to build new single family homes on Missing Middle zoned parcels, including the potential for regulating maximum unit sizes.

**Amendment:**

**Moved By** Mayor Helps  
**Seconded By** Councillor Isitt

That Council direct staff to report back as part of the ongoing **two-year** review of the Missing Middle initiative if it proceeds on options for limiting the entitlement to build new single family homes on Missing Middle zoned parcels, including the potential for regulating maximum unit sizes.

**CARRIED UNANIMOUSLY**

**Amendment to the amendment:**

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

That Council direct staff to report back as part of the two-year review of the Missing Middle initiative if it proceeds on options for limiting the entitlement to build new single family homes on Missing Middle zoned parcels, including the potential for regulating maximum unit sizes **and that Council direct staff to include an exploration of applying a tenant assistant policy to single-family homes.**

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday and Councillor Potts  
 OPPOSED (2): Councillor Young and Councillor Thornton-Joe

**CARRIED (7 to 2)**

**On the main motion as amended:**

That Council direct staff to report back as part of the two-year review of the Missing Middle initiative if it proceeds on options for limiting the entitlement to

build new single family homes on Missing Middle zoned parcels, including the potential for regulating maximum unit sizes and that Council direct staff to include an exploration of applying a tenant assistant policy to single-family homes.

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

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

**CARRIED (5 to 4)**

## **E. LAND USE MATTERS**

*Councillor Thornton-Joe recused herself due to a perception of bias a member of the Aboriginal Coalition to End Homelessness Board at 9:52 a.m.*

### **E.1 940 Caledonia Avenue and 953 and 963 Green Street - Temporary use Permit Application No. 00023**

Committee received a report dated July 14, 2022, from the Director of Sustainable Planning and Community Development regarding an application to renew the Temporary Use Permit (TUP) for an additional six months (October 2022 to March 2023) and permit 30 single-occupancy tiny home units as temporary transitional housing (known as Tiny Town) on a portion of the Royal Athletic Park (RAP) parking lot located at 940 Caledonia Avenue and 953 and 963 Green Street.

*Committee discussed the following:*

- *Duration of extension*
- *Development interest of parcel*
- *BC Housing's commitment*
- *Input from North Park community*
- *Cost of operation and site staffing*
- *Consideration of rezoning parcel in future*
- *Ensuring security and sustainability of residents*
- *Concern of uncertainty to renters, and funders*

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: "That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:

- a. Plans date stamped June 1, 2022.
- b. The Temporary Use Permit lapsing six months from the date of this resolution.”

**Amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Dubow

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: “That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing ~~six months~~ **three years** from the date of this resolution.”

**Amendment to the amendment:**

**Moved By** Councillor Isitt

**Seconded By** Mayor Helps

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: “That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing three years from the date of this resolution **and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation.”**

**CARRIED UNANIMOUSLY**

**On the amendment:**

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard



practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.

2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: “That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing three years from the date of this resolution **and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation.”**

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

**CARRIED (8 to 1)**

**On the main motion as amended:**

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: “That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing three years from the date of this resolution and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation.”

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

**CARRIED (8 to 1)**

*Committee recessed at 10:37 a.m. and reconvened at 10:43 a.m.*

*Councillor Thornton-Joe rejoined the meeting 10:43 a.m.*

**E.2 480 and 492 Esquimalt Road – Rezoning Application No. 00794 and Development Permit with Variances Application No. 00183 (Victoria West)**

Committee received a report dated July 14, 2022, from the Director of Sustainable Planning and Community Development regarding an application to rezone from the M-1 Zone, Limited Light Industrial District, to a new zone in order to construct a six-storey mixed-use building with commercial, industrial and live-work uses on the ground floor and approximately 85 rental residential units on the upper storeys.

*Committee discussed the following:*

- *Inclusion of light industrial use*
- *Reasoning for higher ceiling heights*
- *Example for future developments*
- *Preclude usage for retail and coffee shop*
- *Mandating floor area for light industrial use*
- *Understanding need for light industrial versus commercial use*

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

#### Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00794 for 480 and 492 Esquimalt Road, 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. Revised plans that address the following:
  - a. confirm the percentage of horizontal ground-mounted long-term bicycle parking stalls to meet Schedule C requirements.
2. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
  - a. Secure the building as rental in perpetuity.
  - b. Secure a minimum of 30 two-bedroom units.
  - c. Secure a Statutory Right of Way over the courtyard for public use.
  - d. Secure the following building amenities:
    - i. minimum of 47 storage lockers for residents
    - ii. rooftop amenity spaces as proposed in the landscape plans, including seating, barbeques and portable propane fire pits.
3. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Engineering and Public Works and the City Solicitor:
  - a. Secure the provision of car share memberships and usage credits for all residential units, one car share vehicle, one dedicated car share vehicle stall and public access to the stall, a minimum of 123 long-term bicycle stalls to exceed the minimum requirements by 19, ten of which are cargo bicycle stalls, a bicycle wash and repair station, electrical outlets for 50% of the bicycle parking stalls, enrollment in the BC Transit EcoPass

- program for three years for each of the three commercial units, and end of trip facilities for the commercial tenants.
- b. Secure a sidewalk to City standards on Russell Street north of the development site connecting to Dundas Street.
  - c. Secure a Statutory Right-of-Way of between 0.95m and 1.75m along the Esquimalt Road frontage to accommodate a sidewalk and boulevard to City standard widths.
  - d. Secure a Statutory Right-of-Way of 1.63m along the Russell Street frontage.
  - e. Release of the existing triangular-shaped Statutory Right-of-Way at 492 Esquimalt Road, numbered 175468-G.
  - f. Secure the proposed removal of power poles and the subsequent undergrounding of power servicing on Russell Street.
4. Provision of a letter from the owner at 404 Dundas and outlines their awareness and agreement to follow the requirements of tree replacement on their property.
  5. Revised Arborist Report to change the proposed small trees to Part 2, small trees, and to include the Part 1, medium trees proposed. The report must also be revised to include the review of the BC Hydro Servicing and providing comment on the feasibility for retention of the municipal tree at 414 Dundas.

#### Development Permit with Variances Application

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. 00794 if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances Application No. 00183 for 480 and 492 Esquimalt Road, in accordance with:
  - a. Plans date stamped May 31, 2022.
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
    - i. increase the height from six storeys to seven storeys to accommodate the rooftop amenity access and mechanical room
    - ii. decrease the rear yard setback from 3.0m to 0.12m
    - iii. decrease the residential vehicle parking from 83 stalls to 43 stalls
    - iv. decrease the visitor vehicle parking from 9 stalls to 4 stalls
    - v. decrease the commercial vehicle parking from 30 stalls to 16 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

#### **Amendment:**

**Moved By** Councillor Loveday

**Seconded By** Councillor Isitt

#### Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00794 for 480 and 492 Esquimalt Road, 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. Revised plans that address the following:
  - a. confirm the percentage of horizontal ground-mounted long-term bicycle parking stalls to meet Schedule C requirements.
2. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
  - a. Secure the building as rental in perpetuity.
  - b. Secure a minimum of 30 two-bedroom units.
  - c. Secure a Statutory Right of Way over the courtyard for public use.
  - d. Secure the following building amenities:
    - i. minimum of 47 storage lockers for residents
    - ii. rooftop amenity spaces as proposed in the landscape plans, including seating, barbeques and portable propane fire pits.
3. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Engineering and Public Works and the City Solicitor:
  - a. Secure the provision of car share memberships and usage credits for all residential units, one car share vehicle, one dedicated car share vehicle stall and public access to the stall, a minimum of 123 long-term bicycle stalls to exceed the minimum requirements by 19, ten of which are cargo bicycle stalls, a bicycle wash and repair station, electrical outlets for 50% of the bicycle parking stalls, enrollment in the BC Transit EcoPass program for three years for each of the three commercial units, and end of trip facilities for the commercial tenants.
  - b. Secure a sidewalk to City standards on Russell Street north of the development site connecting to Dundas Street.
  - c. Secure a Statutory Right-of-Way of between 0.95m and 1.75m along the Esquimalt Road frontage to accommodate a sidewalk and boulevard to City standard widths.
  - d. Secure a Statutory Right-of-Way of 1.63m along the Russell Street frontage.
  - e. Release of the existing triangular-shaped Statutory Right-of-Way at 492 Esquimalt Road, numbered 175468-G.
  - f. Secure the proposed removal of power poles and the subsequent undergrounding of power servicing on Russell Street.
4. Provision of a letter from the owner at 404 Dundas and outlines their awareness and agreement to follow the requirements of tree replacement on their property.
5. Revised Arborist Report to change the proposed small trees to Part 2, small trees, and to include the Part 1, medium trees proposed. The report must also be revised to include the review of the BC Hydro Servicing and providing comment on the feasibility for retention of the municipal tree at 414 Dundas.
6. **And that Council direct staff to discuss with the applicant the addition of a provision for minimum floor area of light industrial space within the zone and bring forward a recommendation to the Public Hearing.**

Development Permit with Variances Application

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. 00794 if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances Application No. 00183 for 480 and 492 Esquimalt Road, in accordance with:
  - a. Plans date stamped May 31, 2022.
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
    - i. increase the height from six storeys to seven storeys to accommodate the rooftop amenity access and mechanical room
    - ii. decrease the rear yard setback from 3.0m to 0.12m
    - iii. decrease the residential vehicle parking from 83 stalls to 43 stalls
    - iv. decrease the visitor vehicle parking from 9 stalls to 4 stalls
    - v. decrease the commercial vehicle parking from 30 stalls to 16 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**Amendment to the amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00794 for 480 and 492 Esquimalt Road, 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. Revised plans that address the following:
  - a. confirm the percentage of horizontal ground-mounted long-term bicycle parking stalls to meet Schedule C requirements.
2. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
  - a. Secure the building as rental in perpetuity.
  - b. Secure a minimum of 30 two-bedroom units.
  - c. Secure a Statutory Right of Way over the courtyard for public use.
  - d. Secure the following building amenities:
    - i. minimum of 47 storage lockers for residents
    - ii. rooftop amenity spaces as proposed in the landscape plans, including seating, barbeques and portable propane fire pits.
3. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Engineering and Public Works and the City Solicitor:
  - a. Secure the provision of car share memberships and usage credits for all residential units, one car share vehicle, one dedicated car share vehicle stall and public access to the stall, a minimum of 123 long-term bicycle stalls to exceed the minimum requirements by 19, ten of which are cargo

- bicycle stalls, a bicycle wash and repair station, electrical outlets for 50% of the bicycle parking stalls, enrollment in the BC Transit EcoPass program for three years for each of the three commercial units, and end of trip facilities for the commercial tenants.
- b. Secure a sidewalk to City standards on Russell Street north of the development site connecting to Dundas Street.
  - c. Secure a Statutory Right-of-Way of between 0.95m and 1.75m along the Esquimalt Road frontage to accommodate a sidewalk and boulevard to City standard widths.
  - d. Secure a Statutory Right-of-Way of 1.63m along the Russell Street frontage.
  - e. Release of the existing triangular-shaped Statutory Right-of-Way at 492 Esquimalt Road, numbered 175468-G.
  - f. Secure the proposed removal of power poles and the subsequent undergrounding of power servicing on Russell Street.
4. Provision of a letter from the owner at 404 Dundas and outlines their awareness and agreement to follow the requirements of tree replacement on their property.
  5. Revised Arborist Report to change the proposed small trees to Part 2, small trees, and to include the Part 1, medium trees proposed. The report must also be revised to include the review of the BC Hydro Servicing and providing comment on the feasibility for retention of the municipal tree at 414 Dundas.
  6. **Subject to a minimum floor area of light industrial space. And that Council direct staff to discuss with the applicant the addition of a provision for minimum floor area of light industrial space within the zone and bring forward a recommendation to the Public Hearing.**

#### Development Permit with Variances Application

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. 00794 if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances Application No. 00183 for 480 and 492 Esquimalt Road, in accordance with:
  - a. Plans date stamped May 31, 2022.
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
    - i. increase the height from six storeys to seven storeys to accommodate the rooftop amenity access and mechanical room
    - ii. decrease the rear yard setback from 3.0m to 0.12m
    - iii. decrease the residential vehicle parking from 83 stalls to 43 stalls
    - iv. decrease the visitor vehicle parking from 9 stalls to 4 stalls
    - v. decrease the commercial vehicle parking from 30 stalls to 16 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

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

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

**CARRIED (5 to 4)**

**On the amendment:**

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00794 for 480 and 492 Esquimalt Road, 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. Revised plans that address the following:
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2. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
  - a. Secure the building as rental in perpetuity.
  - b. Secure a minimum of 30 two-bedroom units.
  - c. Secure a Statutory Right of Way over the courtyard for public use.
  - d. Secure the following building amenities:
    - i. minimum of 47 storage lockers for residents
    - ii. rooftop amenity spaces as proposed in the landscape plans, including seating, barbeques and portable propane fire pits.
3. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Engineering and Public Works and the City Solicitor:
  - a. Secure the provision of car share memberships and usage credits for all residential units, one car share vehicle, one dedicated car share vehicle stall and public access to the stall, a minimum of 123 long-term bicycle stalls to exceed the minimum requirements by 19, ten of which are cargo bicycle stalls, a bicycle wash and repair station, electrical outlets for 50% of the bicycle parking stalls, enrollment in the BC Transit EcoPass program for three years for each of the three commercial units, and end of trip facilities for the commercial tenants.
  - b. Secure a sidewalk to City standards on Russell Street north of the development site connecting to Dundas Street.
  - c. Secure a Statutory Right-of-Way of between 0.95m and 1.75m along the Esquimalt Road frontage to accommodate a sidewalk and boulevard to City standard widths.
  - d. Secure a Statutory Right-of-Way of 1.63m along the Russell Street frontage.
  - e. Release of the existing triangular-shaped Statutory Right-of-Way at 492 Esquimalt Road, numbered 175468-G.
  - f. Secure the proposed removal of power poles and the subsequent undergrounding of power servicing on Russell Street.

4. Provision of a letter from the owner at 404 Dundas and outlines their awareness and agreement to follow the requirements of tree replacement on their property.
5. Revised Arborist Report to change the proposed small trees to Part 2, small trees, and to include the Part 1, medium trees proposed. The report must also be revised to include the review of the BC Hydro Servicing and providing comment on the feasibility for retention of the municipal tree at 414 Dundas.
6. **Subject to a minimum floor area of light industrial space.**

#### Development Permit with Variances Application

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. 00794 if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variances Application No. 00183 for 480 and 492 Esquimalt Road, in accordance with:
  - a. Plans date stamped May 31, 2022.
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
    - i. increase the height from six storeys to seven storeys to accommodate the rooftop amenity access and mechanical room
    - ii. decrease the rear yard setback from 3.0m to 0.12m
    - iii. decrease the residential vehicle parking from 83 stalls to 43 stalls
    - iv. decrease the visitor vehicle parking from 9 stalls to 4 stalls
    - v. decrease the commercial vehicle parking from 30 stalls to 16 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

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

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

**CARRIED (5 to 4)**

**On the main motion as amended:**

#### Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00794 for 480 and 492 Esquimalt Road, 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. Revised plans that address the following:
  - a. confirm the percentage of horizontal ground-mounted long-term bicycle parking stalls to meet Schedule C requirements.



2. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
  - a. Secure the building as rental in perpetuity.
  - b. Secure a minimum of 30 two-bedroom units.
  - c. Secure a Statutory Right of Way over the courtyard for public use.
  - d. Secure the following building amenities:
    - i. minimum of 47 storage lockers for residents
    - ii. rooftop amenity spaces as proposed in the landscape plans, including seating, barbeques and portable propane fire pits.
3. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Engineering and Public Works and the City Solicitor:
  - a. Secure the provision of car share memberships and usage credits for all residential units, one car share vehicle, one dedicated car share vehicle stall and public access to the stall, a minimum of 123 long-term bicycle stalls to exceed the minimum requirements by 19, ten of which are cargo bicycle stalls, a bicycle wash and repair station, electrical outlets for 50% of the bicycle parking stalls, enrollment in the BC Transit EcoPass program for three years for each of the three commercial units, and end of trip facilities for the commercial tenants.
  - b. Secure a sidewalk to City standards on Russell Street north of the development site connecting to Dundas Street.
  - c. Secure a Statutory Right-of-Way of between 0.95m and 1.75m along the Esquimalt Road frontage to accommodate a sidewalk and boulevard to City standard widths.
  - d. Secure a Statutory Right-of-Way of 1.63m along the Russell Street frontage.
  - e. Release of the existing triangular-shaped Statutory Right-of-Way at 492 Esquimalt Road, numbered 175468-G.
  - f. Secure the proposed removal of power poles and the subsequent undergrounding of power servicing on Russell Street.
4. Provision of a letter from the owner at 404 Dundas and outlines their awareness and agreement to follow the requirements of tree replacement on their property.
5. Revised Arborist Report to change the proposed small trees to Part 2, small trees, and to include the Part 1, medium trees proposed. The report must also be revised to include the review of the BC Hydro Servicing and providing comment on the feasibility for retention of the municipal tree at 414 Dundas.
6. Subject to a minimum floor area of light industrial space.

#### Development Permit with Variances Application

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. 00794 if it is approved, consider the following motion:

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- b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the height from six storeys to seven storeys to accommodate the rooftop amenity access and mechanical room
  - ii. decrease the rear yard setback from 3.0m to 0.12m
  - iii. decrease the residential vehicle parking from 83 stalls to 43 stalls
  - iv. decrease the visitor vehicle parking from 9 stalls to 4 stalls
  - v. decrease the commercial vehicle parking from 30 stalls to 16 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**F. STAFF REPORTS**

**F.1 Official Community Plan Annual Review 2021**

Committee received a report dated July 18, 2022, from the Director of Sustainable Planning and Community Development presenting the results of the OCP annual review for the 2021 calendar year.

*Committee discussed the following:*

- *Street level availability for retail space*
- *Timing of OCP bylaw updates*
- *Social issues affecting vacancy rates*
- *DOMÉ project to improve data collection*
- *Upcoming 10-year OCP review*

**Moved By** Councillor Andrew

**Seconded By** Councillor Loveday

That Council receive the Official Community Plan Annual Review 2021 (Attachment 1) for information and direct staff to communicate the findings and highlights to the public.

**CARRIED UNANIMOUSLY**

**F.2 Victoria Housing Strategy Annual Review 2021**

Committee received a report dated July 15, 2022, from the Director of Sustainable Planning and Community Development presenting Council with the Victoria Housing Strategy Annual Review 2021 which summarizes the strategy's achievements, challenges, and outcomes over the year.

*Committee discussed the following:*

- *Change in short-term rental statistics*
- *Follow-up on provincial regulations*
- *Impact of next round of census information*
- *Effectiveness of housing initiatives*
- *Government funding opportunities*

**Moved By** Councillor Alto  
**Seconded By** Mayor Helps

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information.

**Amendment:**

**Moved By** Mayor Helps  
**Seconded By** Councillor Dubow

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information **and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential buildings in the region and continue to advocate for a federal and provincial non-profit housing acquisition fund.**

**Amendment to the amendment:**

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

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information **and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential building in the region and continue to advocate for regulation of real estate investment trust and federal and provincial non-profit housing acquisition fund.**

**CARRIED UNANIMOUSLY**

**On the amendment:**

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information **and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential building in the region and continue to advocate for regulation of real estate investment trust and federal and provincial non-profit housing acquisition fund.**

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By** Councillor Andrew  
**Seconded By** Councillor Isitt

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information **and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential building in the region and continue to advocate for**

**regulation of real estate investment trust and federal and provincial non-profit housing acquisition fund and that this report and the 2021 OCP annual review be referred to Council no later than the end of Q1 2023 and that this report be emailed to the new Council upon being sworn in.**

**CARRIED UNANIMOUSLY**

**Amendment to the amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Andrew

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information **and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential building in the region and continue to advocate for regulation of real estate investment trust and federal and provincial non-profit housing acquisition fund and that this report and the 2021 OCP annual review be referred to Council no later than the end of Q1 2023 and that these reports be included in the orientation materials for the new Council** ~~emailed to the new Council upon being sworn in.~~

**CARRIED UNANIMOUSLY**

**On the amendment:**

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information **and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential building in the region and continue to advocate for regulation of real estate investment trust and federal and provincial non-profit housing acquisition fund and that this report and the 2021 OCP annual review be referred to Council no later than the end of Q1 2023 and that these reports be included in the orientation materials for the new Council.**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

That Council receive the Victoria Housing Strategy Annual Review 2021 report for information and write to the Federal and Provincial governments sharing the information with them with respect to the record transaction level of multi unit residential building in the region and continue to advocate for regulation of real estate investment trust and federal and provincial non-profit housing acquisition fund and that this report and the 2021 OCP annual review be referred to Council no later than the end of Q1 2023 and that these reports be included in the orientation materials for the new Council.

**CARRIED UNANIMOUSLY**

### **F.3 Zoning Regulation of Self-Storage Facilities and Vehicle Storage**

Committee received a report dated July 5, 2022, from the Director of Sustainable Planning and Community Development seeking Council's direction to update the industrial zones contained in the Zoning Regulation Bylaw to ensure efficient use of scarce industrial lands.

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

That Council direct staff to prepare amendments to the Zoning Regulation Bylaw to prohibit self-storage facilities and vehicle storage lots within existing industrial zones and bring forward the amendment bylaw for first and second readings prior to consideration at a public hearing.

**CARRIED UNANIMOUSLY**

## **H. NEW BUSINESS**

### **H.1 Council Member Motion - Advocacy for Sustainable Funding for Point Ellice House and other Heritage Sites**

Committee received a Council Member Motion from Councillor Isitt, Councillor Loveday, and Councillor Potts advocating for sustainable funding for Point Ellice House and other provincially owned Heritage Sites.

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

That Council requests that the Mayor write, on behalf of Council, to the Premier of British Columbia, the Minister of Tourism, Arts, Culture and Sport, and Members of the Legislative Assembly representing constituencies in the Capital Region, requesting sustainable funding for Point Ellice House and other provincially owned Heritage Sites.

**CARRIED UNANIMOUSLY**

### **H.2 Council Member Motion - Opening Additional Units of Housing with Supports**

Committee received a report dated July 21, 2022, from Councillor Isitt and Councillor Dubow regarding opening additional units of housing with supports for people who are currently unhoused in the City of Victoria.

*Committee recessed for lunch at 12:27 p.m. and reconvened at 1:31 p.m.*

*Councillor Thornton-Joe rejoined the meeting at 1:43 p.m.*

*Committee discussed the following:*

- *Impact of funding*
- *Clarification of cost-sharing with provincial government*

- *Need for complex-care housing*
- *Focus on prevention of homelessness*
- *Importance of provincial support*
- *Clarification of housing program location*

**Moved By** Councillor Isitt

**Seconded By** Councillor Dubow

That Council:

1. Pledge \$250,000 from the 2022 contingency toward the cost of leasing or acquiring additional units of housing with supports for individuals who are currently unhoused in the City of Victoria.
2. Request that the Mayor ask, on behalf of Council, for a meeting with the provincial Minister responsible for Housing, offering this financial contribution to the Province of British Columbia and calling on the Province of British Columbia to take action without delay to open 100 additional units of housing with supports for people who are currently unhoused in the City of Victoria.

**Amendment:**

**Moved By** Councillor Alto

**Seconded By** Councillor Isitt

That Council:

1. Request that the Mayor ask, on behalf of Council, for a meeting with the provincial Minister responsible for Housing, offering a financial contribution of \$250,000 to the Province of British Columbia and calling on the Province of British Columbia to take action without delay to open 100 additional units of housing with supports for people who are currently unhoused in the City of Victoria.
2. **Subject to the outcome of that meeting pledge \$250,000 from the 2022 contingency toward the cost of leasing or acquiring additional units of housing with supports for individuals who are currently unhoused in the City of Victoria.**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

That Council:

1. Request that the Mayor ask, on behalf of Council, for a meeting with the provincial Minister responsible for Housing, offering a financial contribution of \$250,000 to the Province of British Columbia and calling on the Province of British Columbia to take action without delay to open 100 additional units of housing with supports for people who are currently unhoused in the City of Victoria.
2. Subject to the outcome of that meeting pledge \$250,000 from the 2022 contingency toward the cost of leasing or acquiring additional units of housing with supports for individuals who are currently unhoused in the City of Victoria.

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

**CARRIED (8 to 1)**

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

**Moved By** Councillor Alto  
**Seconded By** Councillor Andrew

That the Committee of the Whole Meeting be adjourned at 1:54 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR