



MINUTES - VICTORIA CITY COUNCIL

August 4, 2022, 12:00 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

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

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

PRESENT ELECTRONICALLY FOR A PORTION OF THE MEETING: Councillor Dubow

ABSENT FOR A PORTION OF THE MEETING: Councillor Dubow, Councillor Isitt, Councillor Loveday

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, T. Zworski - City Solicitor, B. Eisenhauer - Head of Engagement, K. Hoese - Director of Sustainable Planning and Community Development, J. O'Connor - Deputy Director of Finance, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Executive Operations, C. Medd - Planner, P. Bellefontaine - Director of Engineering & Public Works, D. Atkinson - Acting Fire Chief, D. Newman - Assistant Director, Parks and Open Spaces, R. Stever - Planner - Tenant Assistance, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Stoltz - Committee Secretary

A. CONVENE COUNCIL MEETING

B. APPROVAL OF AGENDA

Moved By Councillor Andrew

Seconded By Councillor Loveday

That the agenda be approved.

CARRIED UNANIMOUSLY

C. READING OF MINUTES

C.1 Minutes from the daytime meeting held June 9, 2022

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That the minutes from the daytime meeting held June 9, 2022 be adopted.

CARRIED UNANIMOUSLY

D. PROCLAMATIONS

D.1 "Wrongful Conviction Day" - October 2, 2022

Moved By Councillor Andrew
Seconded By Councillor Thornton-Joe

That the following proclamation be endorsed:
"Wrongful Conviction Day" - October 2, 2022

CARRIED UNANIMOUSLY

D.2 "International Day of the Girl" - October 11, 2022

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the following proclamation be endorsed:
"International Day of the Girl" - October 11, 2022

CARRIED UNANIMOUSLY

D.3 "Arthritis Awareness Month" - September 2022

Moved By Councillor Andrew
Seconded By Councillor Thornton-Joe

That the following proclamation be endorsed:
"Arthritis Awareness Month" - September 2022

CARRIED UNANIMOUSLY

D.4 "National Polycystic Kidney Disease Awareness Day" - September 4, 2022

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That the following proclamation be endorsed:
"National Polycystic Kidney Disease Awareness Day" - September 4, 2022

CARRIED UNANIMOUSLY

D.5 "Azadi Ka Amrit Mahotsav Day" - August 15, 2022

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

That the following proclamation be endorsed:
"Azadi Ka Amrit Mahotsav Day" - August 15, 2022

CARRIED UNANIMOUSLY

F. REPORTS OF COMMITTEE

F.1 Committee of the Whole

F.1.a Report from the July 21, 2022 COTW Meeting

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That the following items from the July 21, 2022 COTW Report be approved without further debate.

CARRIED UNANIMOUSLY

F.1.a.a 1105 Caledonia Avenue - Rezoning Application No. 00786 (Fernwood)

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That Council instruct staff to work with the applicant to bring forward a Temporary Use Permit for Council's consideration that includes conditions to address the areas of concerns associated with the manufacturing and off-site sales associated with the roasting business as well as incorporating any required variances, and to schedule an Opportunity for Public Comment for Council and the public to consider the Temporary Use Permit.

CARRIED UNANIMOUSLY

F.1.a.b Step Code Acceleration - Engagement Summary and Next Steps

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

1. That Council direct staff to:
 - a. Prepare the necessary Building and Plumbing Regulation Bylaw amendments to adopt the approach to the BC Energy Step Code, and forthcoming BC carbon pollution standards outlined in Table 2 and Table 3 of this report following the release of the 2022 BC Building Code revision.

- b. Through engagement and analysis, explore requiring benchmarking for new and existing Part 3 buildings and requiring home energy labelling for Part 9 buildings.
 - c. Develop educational communications to build public awareness and understanding of the benefits of decarbonization through electrification.
2. If Provincial regulations enabling local government to adopt carbon pollution standards do not come into effect with the next BC Building Code revision, that Council direct staff to prepare the necessary Building and Plumbing Regulation Bylaw amendments as outlined in Table 4 and Table 5 of this report, as an alternative to 1.a above.

CARRIED UNANIMOUSLY

F.1.a.c Governance Review - Phase 2 Report

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council receive the Governance Review Phase 2 final report for information and forward the recommendations to a workshop at the September 8, 2022 Committee of the Whole meeting.

CARRIED UNANIMOUSLY

F.1.a.d Cultural Infrastructure Grant Program 2022 Report

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council

1. Approve staff recommendations for the 2022 Cultural Infrastructure Grant funding allocations as outlined in Appendix A.

	Applicant Name	Project Budget	Grant Request	Funding Amount
1	African-Caribbean Cultural Society	\$51,828	\$26,000	\$0
2	Antimatter (Runnymede Enhancement Society)	\$16,487	\$8,000	\$8,000
3	Arts on View	\$72,245	\$36,122	\$36,122
4	Ballet Victoria	\$82,000	\$40,000	\$40,000

5	Bayanihan Community Centre	\$9,275	\$4,650	\$4,650
6	Blue Bridge Theatre	\$25,000	\$25,000	\$12,500
7	Dance Victoria	\$57,500	\$20,000	\$20,000
8	Eidsvold Sons of Norway	\$21,371	\$10,000	\$10,000
9	Gage Gallery	\$6,100	\$3,000	\$3,000
10	Intrepid Theatre	\$33,500	\$15,000	\$15,000
11	Khalsa Diwan Society	\$170,265	\$50,000	\$0
12	Open Space	\$173,825	\$50,000	\$50,000
13	Pacific Opera Victoria	\$107,100	\$25,000	\$25,000
14	Paul Phillips Hall	\$20,502	\$10,251	\$10,251
15	Point Ellice House	\$26,460	\$5,500	\$5,500
16	Société Francophone de Victoria	\$230,722	\$50,000	\$50,000
17	Theatre SKAM	\$611,821	\$100,000	\$32,000
18	Victoria Conservatory of Music	\$47,711	\$23,856	\$23,856
19	Victoria Event Centre	\$325,600	\$33,100	\$0
20	White Eagle Polish Hall	\$101,370	\$50,000	\$50,000
TOTAL Project Budgets & Funding Requested		\$2,190,682	\$585,479	\$395,879

CARRIED UNANIMOUSLY

F.1.a.e

**Victoria 3.0: Recovery Reinvention Resilience
Progress Report**

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That Council:

1. Receive this report for information.
2. Approve the removal of action 9.8 - Partner with the Urban Economy Forum on UN Sustainable Development Goal 11, “Make cities and human settlements inclusive, safe, resilient and sustainable” (2020 – 2025) from Victoria 3.0: Recovery, Reinvention and Resilience economic action plan.
3. Incorporate reference to Sustainable Development Goal 11 “Make cities and human settlements inclusive, safe, resilient and sustainable” into the introduction of Victoria 3.0 as one of the framing principles.

CARRIED UNANIMOUSLY

F.1.a.f Council Member Motion - Welcoming Cities Advisory Committee Recommendations to Council

Moved By Councillor Loveday
Seconded By Councillor Thornton-Joe

That Council:

1. Receive the 2022-2023 Welcoming City Implementation Plan for information
2. Allocate \$7500 from the 2022 Contingency budget to support Action 3.2, “Host or support an annual welcoming event for newcomers.”
3. Request that staff report back as part of the 2023 budget process on the following Implementation Plan items:
 - a. Hosting a job fair for newcomers and immigrants to help fill City job vacancies
 - b. Hosting a workshop for newcomer-owned businesses to learn about the City’s social procurement process, prequalification, and procurement opportunities
 - c. Adding a section to the Connect Victoria App, available in multiple languages, that is for newcomers, with information about resources, events, etc
 - d. Working with the Welcoming City Advisory Committee to develop a program to reach accepted refugees destined for Victoria including a Welcome to Victoria package in

their own language, connections with local employers, etc, as they are waiting to come to Canada.

- e. Ongoing support for an annual welcoming event for newcomers including hosting a pre-event or post-event activity and dialogue to introduce newcomer artists and performers to local community leaders and other community members, broaden their connection to the community, and strengthen cross-discipline relationships and knowledge-sharing.

CARRIED UNANIMOUSLY

F.1.b Report from the July 28, 2022 COTW Meeting

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That items from the July 28 COTW Report be approved without further debate.

*Councillor Thornton-Joe requested that item **F.1.b.c: 940 Caledonia Avenue and 953 and 963 Green Street - Temporary use Permit Application No. 00023** be removed for discussion.*

*Councillor Loveday requested that item **F.1.b.d: 480 and 492 Esquimalt Road – Rezoning Application No. 00794 and Development Permit with Variances Application No. 00183 (Victoria West)** be removed for discussion.*

*Councillor Young requested that items **F.1.b.a: Council Member Motion - Recommendations for Rental Incentive and MAARS Projects** and **F.1.b.b: Notice of Motion from the Council meeting held July 14, 2022** be removed for discussion.*

Moved By Councillor Isitt

Seconded By Councillor Andrew

That the following items from the July 28 COTW Report be approved without further debate.

CARRIED UNANIMOUSLY

F.1.b.e Official Community Plan Annual Review 2021

Moved By Councillor Isitt

Seconded By Councillor Andrew

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.1.b.f

Victoria Housing Strategy Annual Review 2021

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 buildings in the region and continue to advocate for regulation of real estate investment trust and a federal and provincial non-profit housing acquisition fund and that this report and 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 of the new Council.

CARRIED UNANIMOUSLY

F.1.b.g

Zoning Regulation of Self-Storage Facilities and Vehicle Storage

Moved By Councillor Isitt

Seconded By Councillor Andrew

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

F.1.b.h

Council Member Motion - Advocacy for Sustainable Funding for Point Ellice House and other Heritage Sites

Moved By Councillor Isitt

Seconded By Councillor Andrew

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

F.1.b.i Council Member Motion - Side Guards Plus Recommendations

Moved By Councillor Isitt

Seconded By Councillor Andrew

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

F.1.b.a Council Member Motion - Recommendations for Rental Incentive and MAARS projects

Moved By Councillor Isitt

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 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
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.

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

OPPOSED (1): Councillor Young

CARRIED (8 TO 1)

F.1.b.b Notice of Motion from the Council meeting held July 14, 2022

Moved By Councillor Isitt

Seconded By Councillor Dubow

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 size and that council direct staff to include an exploration of applying tenant assistant policy to single family homes.

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

OPPOSED (1): Councillor Young

CARRIED (8 TO 1)

**F.1.b.c 940 Caledonia Avenue and 953 and 963 Green Street -
Temporary use Permit Application No. 00023**

Councillor Thornton-Joe recused herself at 12:09 p.m in order to avoid a perception of bias as she is a Board member on the Aboriginal Coalition to End Homelessness.

Moved By Councillor Isitt

Seconded By Councillor Loveday

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 3 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 (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts

OPPOSED (1): Councillor Young

CARRIED (8 TO 1)

Councillor Thornton-Joe rejoined the meeting at 12:10 p.m.

F.1.b.d 480 and 492 Esquimalt Road – Rezoning Application No. 00794 and Development Permit with Variances Application No. 00183 (Victoria West)

Moved By Councillor Loveday
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
 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.

Amendment:

Moved By Councillor Loveday

Seconded By Councillor Isitt

Strike number 6 and replace with:

6. That staff work with applicant to secure as much light industrial space as possible.

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

OPPOSED (1): Councillor Young

CARRIED (8 TO 1)

On the main motion as amended:

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

OPPOSED (1): Councillor Young

CARRIED (8 TO 1)

F.1.c Report from the August 4, 2022 COTW Meeting

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That all items from the August 4, 2022 COTW Report be approved without further debate.

*Councillor Young requested that item **F.1.c.b: 1693-1699 Fort Street: Rezoning Application and Official Community Plan Amendment No. 00766 and Development Permit with Variances Application No. 00175 (South Jubilee)** be removed for discussion.*

*Councillor Andrew requested that item **F.1.c.h: Council Member Motion: Becoming a National Leader in the Circular Economy** be removed for discussion.*

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the following items from the August 4 COTW Report be approved without further debate.

CARRIED UNANIMOUSLY

F.1.c.a

1030 Fort Street: Rezoning Application No. 00793 and Associated Development Permit with Variances Application No. 00182 (Harris Green)

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

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. 00793 for 1030 Fort 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. That the Arborist Report be revised to reflect the current design and finalize the tree replacement counts, and that the applicant endeavour to provide a letter from the owner of 1039 View Street approving the removal and replacement of the Bylaw protected Douglas-fir tree as outlined in the Arborist Report to the satisfaction of the Director of Parks, Recreation and Facilities.
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. Restrict strata titling of the building and secure the upper floors of the building for residential rental use for the greater of 60 years or the life of the building.
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. Transportation Demand Management (TDM) programs to offset the proposed parking shortfall including the following
 - i. car share memberships and usage credits for all residential units
 - ii. three BC Transit eco passes for a minimum three-year term for the commercial retail unit
 - iii. the provision of 48 long-term secure bicycle stalls (exceeding the minimum requirements in the Zoning Regulation Bylaw by 12) of which six are oversized for cargo bicycles
 - iv. provision of a bike repair station
 - v. provision of 110V outlets for 50% of the total long-term bicycle stalls being provided.
 - b. the design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically the 'New Town District', including furnishings, materials, sidewalk scoring patterns to the satisfaction of the Director of Engineering and Public Works.

4. Preparation of legal agreements executed by the applicant to secure the following with the form and contents to the satisfaction of the Director of Parks, Recreation and Facilities:
 - a. provision and installation of soil cells for the street tree on the Fort Street development frontage, to achieve the recommended specifications, soil volume and depth.
 - b. the provision and installation of a City of Victoria standard tree guard for the street tree in grate on the Fort Street development frontage.

Development Permit with Variance 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. 00793, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variance Application No.00182 for 1030 Fort Street in accordance with:
 - a. Plans date stamped July 4, 2022.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce rear setback from 8m to 7.34m for portions of the building above the first storey;
 - ii. reduce the required residential vehicle parking from 17 stalls to 0;
 - iii. reduced the required residential visitor parking stalls from 3 to 0.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.1.c.c

2659 Douglas Street (Scott Building): Development Permit No. 000609 (Burnside)

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

1. That Council consider the following motion:
 - a. That Council authorize the issuance of Development Permit Application No. 000609 for 2659 Douglas Street, in accordance with:
 - i. Plans date stamped July 7, 2022.
 - ii. Development meeting all Zoning Regulation Bylaw requirements.
 - b. That the following item is secured in a legal agreement and registered on title to the satisfaction of the Director of Sustainable Planning and Community Development:
 - i. Larger size dwelling units suitable for households with children, including: seven, two-bedroom; seven, two-

bedroom + den; and six, three-bedroom rental dwelling units.

- c. That the Development Permit, if issued, lapses in two years from the date of this resolution.

CARRIED UNANIMOUSLY

F.1.c.d UBCM Grant Application - Extreme Heat Vulnerability Mapping

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council

1. Endorse the City's participation in the Capital Region Extreme Heat Vulnerability Dashboard Project grant application through the Union of BC Municipalities Community Emergency Preparedness Fund,
2. Approve the CRD, as the regional lead (primary applicant) for the Capital Region Heat Vulnerability Dashboard Project, to apply for, receive, and manage the grant funding on behalf of the City of Victoria.
3. Authorize the Mayor and City Clerk to execute any agreements related to a successful grant application.

CARRIED UNANIMOUSLY

F.1.c.e Permissive Tax Exemptions

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council:

1. Direct staff to bring forward a 2023-2025 permissive tax exemption bylaw for properties as follows:
 - a. Renewal Applications - Recommended for Approval (Appendix A)
 - b. Current Exemptions - Not Recommended for Renewal (Appendix B)
 - c. New Applications - Not Recommended for Approval (Appendix C)
 - d. City of Victoria Exemptions - Recommended for Renewal (Appendix D)

That Council allow a 100% exemption for 2023 - 2025 property taxes to the Royal Canadian Legion Trafalgar Pro Patria Branch folio 10748002, as an exception to existing municipal policy, and

That Council request the Mayor to write to the provincial Minister of Finance urging the government to accelerate their consideration of a province wide exemption from property taxes for British Columbia Legions.

CARRIED UNANIMOUSLY

F.1.c.f Council Member Motion: International Decade of People of African Descent Youth Grant Program

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

1. That Council delegate the grant process including decision making to the IDPAD Committee based on the criteria presented in this report.
2. That Council request a report and/or presentation from the IDPAD Committee on year one of the program including a list of projects funded, lessons learned in year one of the program and any suggested improvements for future years.

CARRIED UNANIMOUSLY

F.1.c.g Council Member Motion: Approval for Travel Expenses for Mayor Helps – UBCM Conference Whistler September 12 – 16

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council authorize expenses related to attending the UBCM Conference, September 12th – 16th 2022.

Accommodation:	\$1192.69 – 3 nights at 397.56
Misc:	\$300.00 (food, gas, etc.)
Car Rental:	\$781.19
BC Ferries Reservation:	\$182.75
Conference Registration:	\$813.75
Carbon Offset	\$22.80
Total:	3293.18

CARRIED UNANIMOUSLY

F.1.c.i Council Member Motion: Approval for Travel Expenses for Councillor Potts – UBCM Conference Whistler September 12 – 16

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council authorizes the attendance and associated costs for Councillor Potts to attend the Union of BC Municipalities convention in September 2022.

Estimated costs:

Registration: \$800
Accommodation: \$800

Meals: \$250
Transportation: \$0

Estimated Total: \$1850

CARRIED UNANIMOUSLY

F.1.c.b 1693-1699 Fort Street: Rezoning Application and Official Community Plan Amendment No. 00766 and Development Permit with Variances Application No. 00175 (South Jubilee)

Moved By Councillor Alto
Seconded By Councillor Potts

Rezoning Application

That Council instruct staff to prepare the necessary Official Community Plan (OCP) Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00766 for 1693-1699 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of legal agreements executed by the applicant to secure the following with the form and content to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor:
 - a. the building to be secured as rental in perpetuity
 - b. the provision of a two-bedroom accessible unit
 - c. two studios, one one-bedroom and one two-bedroom unit secured as affordable for a minimum of ten years and allocated to median income households (or lower) as defined in the Victoria Housing Strategy.
 - d. Restrict strata titling of the building.
2. Preparation of legal agreements executed by the applicant to secure the following to the Satisfaction of the Director of Engineering and Public Works and City Solicitor:
 - a. A Statutory Right-of-Way of 2.745m on Fort Street, including encroachment of cantilever bay windows.
 - b. Secure the purchase of one fully electric car share vehicle, one electric vehicle charging station and one on-site parking stall for the car share vehicle all to the satisfaction and specifications of the car share organization, and public access to the parking stall, car share memberships for each of the dwelling units including a \$100 car share credit for each unit.
 - c. Purchase of 32 BC Transit EcoPasses for a minimum of a three years term for future residents of the building.
 - d. Secure the provision of one electric vehicle charging station (in addition to the car share charging station).
 - e. Secure the provision of electric charging for 50% of the long-term bicycle stalls, one cargo bike stall, and a bicycle repair station.
 - f. Secure the provision of one accessible on-site parking stall.

3. Preparation of legal agreements executed by the applicant to secure the following works and services to the Satisfaction of the Director of Engineering and Public Works and City Solicitor, to be designed and constructed at the time of Building Permit:
 - a. Cycling facilities associated with the All Ages and Abilities network along Fort Street;
 - b. Frontage improvements on all fronting streets;
 - c. Sewage attenuation as necessary, if required.
4. Preparation of legal agreements executed by the applicant to secure the following to the Satisfaction of the Director of Parks and Director of Engineering and Public Works and City Solicitor:
 - a. Secure the rooftop amenity space programming as per the landscape plans, including landscaping and trees, two barbeques, seating areas and tables.
 - b. Secure the provision, and installation of the proposed boulevard rain gardens and plantings, and design to be determined at Building Permit stage.
5. Revisions to the plans to include a note that final details of the rain garden design will be reviewed and approved at Building Permit.
6. That Council determine, pursuant to section 475(1) of the Local Government Act that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
 - a. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
 - b. That Council specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - c. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - d. 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.
 - e. That Council give second reading to the Official Community Plan Amendment Bylaw.

- f. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00175

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. 00766, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit with Variance Application No. 00766 for 1693-1699 Fort Street, in accordance with:
 - a. Plans date stamped June 6, 2022.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the maximum height from 18.50m to 20.20m;
 - ii. decrease the front yard setback from 13.50m to 0.70m (cantilevered bay window over entry);
 - iii. decrease the front yard setback from 13.50m to 2.745 (building);
 - iv. decrease the front yard setback from 13.50m to 2.20m (bay windows);
 - v. decrease the canopy setback from 4.50m to 1.25m (on North East corner);
 - vi. decrease the rear yard setback from 10.09m to 3.25m;
 - vii. decrease the side yard setback (east) from 13.50m to 3.0m;
 - viii. decrease the side yard setback (west) from 10.09m to 1.80m;
 - ix. increase the site coverage from 20% to 61.20%;
 - x. reduce the number of residential vehicle parking spaces 36 to 9;
 - xi. increase the distance between the entrance and the short term bike parking from 15m to 25m.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

That Council request that the applicant provide a right of first refusal to any existing tenants for a unit at the existing rent level accounting for RTA increases.

That the applicant complete a Land Lift Analysis to determine community amenity contribution to the satisfaction of the Director of Sustainable Planning and Community Development prior to a public hearing.

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

CARRIED (8 TO 1)

F.1.c.h

Council Member Motion: Becoming a National Leader in the Circular Economy

Moved By Councillor Loveday
Seconded By Mayor Helps

That Council endorse the following recommendations in principle and direct staff to report back on their inclusion as additions to the Victoria 3.0 economic development strategy, including a suggested year, “Lead” and “Support” for implementation of each proposed action:

1. Add a new section within the Reinvention and Resilience: Building a Strong and Resilient Local Economy chapter entitled “Become a National Leader in the Circular Economy”
2. That the following actions be included under the “Become a National Leader in the Circular Economy” heading:

Access To Space

- a. Ensure access to appropriately zoned space for circular businesses to operate, including light industrial zoned land and smaller units appropriate for startups. Include this zoning in the city-initiated rezoning of the Arts and Innovation District.
- b. Develop policies to preserve industrial and light industrial land to encourage sustainable innovation and living wage jobs.
- c. Support the creation of a circular economy hub, to enable the benefits of colocation, including the sharing of space, equipment, and knowledge, and enabling opportunities for circular economy activities such as repair clinics and maker-spaces.

Convening and Championing

- d. Host and support training and information sessions for city staff, local entrepreneurs, and existing businesses on the benefits and opportunities of adopting circular practices and lighter footprint living, including improved information on the 9R principles and what is recyclable.
- e. Consolidate resources for sustainable and circular entrepreneurship on the new City website.

Supporting Innovation

- f. Support economic development initiatives that encourage repair, sharing and exchange, reuse and waste diversion.
- g. Explore possibilities and partnerships for the creation of a Zero Waste Demonstration Site in the CRD, to encourage circular innovation, and enable clean technology, zero waste, and diversion-based companies and social ventures.
- h. Launch a circular innovation grant fund to support projects that focus on sustainable waste diversion and related activities that support the development of a circular economy

Procurement

- i. Evaluate and amend procurement and pre-procurement processes (including consideration of reverse tradeshows and ‘challenge pitches’) to add a circular economy principles lens over procurement practices, including purchase of equipment (e.g., computers, furniture, etc.), vehicles, and buildings / infrastructure.
- j. Explore opportunities for public bodies to drive demand and expand markets for circular products through collaborative procurement.

Internal City Actions

- k. Review key policy and planning documents to ensure circularity principles are applied to urban planning, as well as infrastructure and asset management (e.g., buildings and road construction).
 - l. Ensure circular businesses, non-profits, and social ventures receive city support through regulatory and permitting processes
3. That the City of Victoria’s high-level targets for waste and carbon emissions reduction be added as additional guiding principles to Victoria 3.0.

Amendment:

Moved By Councillor Andrew

Seconded By Councillor Loveday

- a. Ensure access to appropriately zoned space for circular businesses **and not for profit organizations** to operate, including light industrial zoned land and smaller units appropriate for startups. Include this zoning in the city-initiated rezoning of the Arts and Innovation District.

CARRIED UNANIMOUSLY

On the main motion as amended:

That Council endorse the following recommendations in principle and direct staff to report back on their inclusion as additions to the Victoria 3.0 economic development strategy, including a suggested year, “Lead” and “Support” for implementation of each proposed action:

- 1. Add a new section within the Reinvention and Resilience: Building a Strong and Resilient Local Economy chapter entitled “Become a National Leader in the Circular Economy”
- 2. That the following actions be included under the “Become a National Leader in the Circular Economy” heading:

Access To Space

- a. Ensure access to appropriately zoned space for circular businesses and not for profit organizations to operate, including light industrial zoned land and smaller units appropriate for startups. Include this zoning in the city-initiated rezoning of the Arts and Innovation District.
- b. Develop policies to preserve industrial and light industrial land to encourage sustainable innovation and living wage jobs.

- c. Support the creation of a circular economy hub, to enable the benefits of colocation, including the sharing of space, equipment, and knowledge, and enabling opportunities for circular economy activities such as repair clinics and maker-spaces.

Convening and Championing

- d. Host and support training and information sessions for city staff, local entrepreneurs, and existing businesses on the benefits and opportunities of adopting circular practices and lighter footprint living, including improved information on the 9R principles and what is recyclable.
- e. Consolidate resources for sustainable and circular entrepreneurship on the new City website.

Supporting Innovation

- f. Support economic development initiatives that encourage repair, sharing and exchange, reuse and waste diversion.
- g. Explore possibilities and partnerships for the creation of a Zero Waste Demonstration Site in the CRD, to encourage circular innovation, and enable clean technology, zero waste, and diversion-based companies and social ventures.
- h. Launch a circular innovation grant fund to support projects that focus on sustainable waste diversion and related activities that support the development of a circular economy

Procurement

- i. Evaluate and amend procurement and pre-procurement processes (including consideration of reverse tradeshow and 'challenge pitches') to add a circular economy principles lens over procurement practices, including purchase of equipment (e.g., computers, furniture, etc.), vehicles, and buildings / infrastructure.
- j. Explore opportunities for public bodies to drive demand and expand markets for circular products through collaborative procurement.

Internal City Actions

- k. Review key policy and planning documents to ensure circularity principles are applied to urban planning, as well as infrastructure and asset management (e.g., buildings and road construction).
 - l. Ensure circular businesses, non-profits, and social ventures receive city support through regulatory and permitting processes
3. That the City of Victoria's high-level targets for waste and carbon emissions reduction be added as additional guiding principles to Victoria 3.0.

CARRIED UNANIMOUSLY

G. BYLAWS

G.1 Bylaw for 1120-1126 Hillside Avenue: Rezoning Application No. 00757

Moved By Councillor Potts
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1282) No. 22-069

CARRIED UNANIMOUSLY

G.2 Bylaw for Streets and Traffic, Amendment Bylaw

Moved By Councillor Isitt
Seconded By Councillor Loveday

That the following bylaw **be given first, second and third readings:**

1. Streets and Traffic Bylaw, Amendment Bylaw (No. 12) No. 22-028

CARRIED UNANIMOUSLY

H. CLOSED MEETING

Moved By Councillor Andrew
Seconded By Councillor Young

MOTION TO CLOSE THE AUGUST 4, 2022 COUNCIL MEETING TO THE PUBLIC

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

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

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

Section 90(1)(g) litigation or potential litigation affecting the municipality; and

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

CARRIED UNANIMOUSLY

The Daytime Council meeting closed to the public at 12:24 p.m.

Council recessed at 12:24 p.m. and reconvened in a closed meeting at 1:30 p.m.

I. APPROVAL OF CLOSED AGENDA

Moved By Councillor Andrew

Seconded By Councillor Thornton-Joe

That the closed agenda be approved.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Andrew

That item **M.3 - Law Enforcement, Potential Litigation & Legal Advice - Community Charter Sections 90(1)(f)(g)(i)** be added to the agenda.

CARRIED UNANIMOUSLY

On the agenda as amended:

CARRIED UNANIMOUSLY

M. NEW BUSINESS

M.1. Land - Community Charter Section 90(1)(e)

Council discussed a land use matter. The motion was recorded and kept confidential.

M.3. Law Enforcement, Potential Litigation & Legal Advice - Community Charter Sections 90(1)(f)(g)(i)

Council discussed a Law Enforcement, Potential Litigation & Legal matter. The motion was recorded and kept confidential.

The Daytime Council meeting reopened to the public at 2:00 p.m.

*Councillor Thornton-Joe recused herself at 2:05 p.m. in order to avoid a conflict of interest as she is a Board member on the Aboriginal Coalition to End Homelessness. **PUBLIC AND STATUTORY HEARINGS***

E.1 822 Catherine Street: Rezoning Application No. 00782, and Development Permit with Variances Application No. 00173

Zoning Regulation Bylaw, Amendment Bylaw (No. 1283) - No. 22-070:

To rezone the land known as 822 Catherine Street and 304 Langford Street from the R-2 Zone, Two Family Dwelling District, to the C1-C3 Zone, Catherine Commercial District, to permit a three and one half storey mixed-use

development with approximately two commercial units and thirty-one residential rental units.

Development Permit with Variances Application No. 00173

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 822 Catherine Street, in Development Permit Area 6A: Small Urban Villages, for the purposes of approving the exterior design and finishes for the mixed-use building as well as landscaping.

The Development Permit will vary the following requirements of the Zoning Regulation Bylaw:

2. reduce the front yard setback from 3.0m to 1.5m on the first storey and 6.0 to 0m on the upper storeys
3. reduce the rear yard setback from 6.0m to 2.3m
4. increase the height from 3 storeys to 3.5 storeys
5. reduce the residential vehicle parking from 30 stalls to 10 stalls
6. reduce the commercial vehicle parking from 6 stalls to 0 stalls.

E.1.a Public Hearing & Consideration of Approval

The continuation of the Public Hearing from July 28, 2022 opened at 2:02 p.m. for the purposes of viewing pre-recorded video submissions received prior to July 28, 2022.

Irene Allen (Tyee Rd): Expressed support for the application due to the additional retail and gathering spaces the development would bring.

Jim Mayer (Tyee Rd): Expressed support for the application due to the increased retail spaces, shopping alternatives, and general suitability for the area.

Irena (Catherine St): Expressed support for the application due to the design and general suitability for the area.

Kurtis Vallee (Vic West): Expressed support for the application.

Renee Gautier (Dominion Rd): Expressed support for the application due to the increased commercial space and affordable rental housing.

Adam Gilmer (Russell St): Expressed support for the application due to the increased affordable housing and appealing concept design and materials.

Adam Leach (Hudson St): Expressed support for the application due to the increased density and affordable housing.

Adrian Mohareb (Langford St): Expressed support for the application due to the reinstitution of more commercial spaces, increased density, and general revitalization of the area.

Andrew Copetsch (Mary St): Expressed support for the application due to the general suitability for the area and it being a good addition to the neighbourhood.

Calen McNeil (Victoria): Expressed support for the application due to the need for more rental housing and suitable design for the neighbourhood.

Cristian Beardah (Vic West): Expressed support for the application due to the design and suitable fit for the neighbourhood.

Dan Strzelecki (Olsen St): Expressed support for the application due to the increased potential for stores or coffee shops, suitable fit for the design and neighbourhood, and increased rental units for the area.

Danielle Denzelle (Wilson St): Expressed support for the application due to the increased purpose-built rentals for the community and commercial spaces.

Emily Deslaurier (Vic West): Expressed support for the application due to the suitable design for the neighbourhood.

Eric Regehr (Edward St): Expressed support for the application due to the increased affordable rental housing and the desire for a village hub for the neighbourhood.

Francisco Arellano (Wilson St): Expressed support for the application due to the increased affordable rental housing and density for the neighbourhood, as well as area revitalization.

James Wadsworth (Wilson St): Expressed support for the application due to the increased density for the neighbourhood, as well as the development design.

Josh Krusell (Edward St): Expressed support for the application due to the potential for a small urban village in the area and the development design.

Kate Mcanally (Vic West): Expressed support for the application due to the increased potential for coffee shops and suitable fit for the design and neighbourhood.

Kent Verge (Central Spur): Expressed support for the application due to the increased affordable rental housing and general design aesthetic of the development.

Leah (Vic West): Expressed support for the application due to the potential for the increased vitality of the neighbourhood as well as the increase in rental housing.

Lukas Smithe (Wilson St): Expressed support for the application due to the purpose-built rental housing and general fit for the neighbourhood.

Mackenzie Wavryk (Wilson St): Expressed support for the application due to the increased density for the neighbourhood, as well as the potential for a new community centre.

Nick Van Buren (Wilson St): Expressed support for the application due to the increased potential for coffee shops and suitable fit as a community centre for the neighbourhood.

Peter Van Buren (Esquimalt): Expressed support for the application due to the increased potential for coffee shops and suitable fit as a community centre for the neighbourhood.

Ryan Breuker (Pine St): Expressed support for the application.

Sara Hyun (Vic West): Expressed support for the application due to the general fit for the neighbourhood.

Tara Skobel (Ross Terrace): Expressed support for the application due to the purpose-built rental housing and general fit for the neighbourhood.

Mayor Helps closed the Public Hearing at 2:40 p.m.

Moved By Mayor Helps
Seconded By Councillor Alto

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1283) No. 22-070

Council discussed the following:

- *Elevation and design of the development*
- *Configuration of the units within the development*
- *Concerns regarding street parking and parking pressures in the area*

Councillor Isitt left the meeting at 3:01 p.m. and rejoined the meeting at 3:06 p.m.

Council discussed the following:

- *Potential ways of mitigating pressures on the parking supply*
- *The situation regarding tenant displacement*
- *Support for the diverse rental housing included in the development*
- *Concerns regarding the transition between current homes and the development*

Motion to refer:

Moved By Councillor Isitt
Seconded By Councillor Andrew

That this matter be referred to staff to work with the applicant to provide a more sensitive transition to the properties to the West.

Council discussed the following:

- *Concerns that if the development is referred to a new Council, changes in external factors such as interest rates could lead to higher rent prices, and therefore have a negative impact on affordability*

On the motion to refer:

FOR (2): Councillor Isitt, Councillor Young

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

DEFEATED (2 TO 6)

On the main motion:

That the following bylaw **be given third reading:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1283) No. 22-070

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

OPPOSED (1): Councillor Young

CARRIED (7 TO 1)

Moved By Councillor Alto

Seconded By Councillor Potts

That the following bylaws **be adopted:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1283) No. 22-070
2. Housing agreement (822 Catherine Street) Bylaw (2022) No. 22-071

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

OPPOSED (1): Councillor Young

CARRIED (7 TO 1)

Moved By Councillor Andrew

Seconded By Councillor Potts

Development Permit with Variances Application

1. That Council authorize the issuance of Development Permit with Variances Application No. 00173 for 822 Catherine Street, in accordance with:

- a) Plans date stamped February 14, 2022.
 - b) Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - c) reduce the front yard setback from 3.0m to 1.5m on the first storey and 6.0m to 0m on the upper storeys
 - d) reduce the rear yard setback from 6.0m to 2.3m
 - e) increase the height from 3 storeys to 3.5 storeys
 - f) reduce the residential vehicle parking from 30 stalls to 10 stalls
 - g) reduce the commercial vehicle parking from 6 stalls to 0 stalls.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

CARRIED UNANIMOUSLY

Motion arising:

Moved By Councillor Andrew

Seconded By Mayor Helps

Should the hedge on the West side of the property be compromised during the development process, that the applicant be required to replace it to the satisfaction of the Director of Sustainable Planning and Community Development.

Amendment:

Moved By Councillor Andrew

Seconded By Mayor Helps

Should the hedge on the West side of the property be compromised during the development process, that the applicant be required to replace it **with reasonably mature hedging** to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY

On motion arising as amended:

Should the hedge on the West side of the property be compromised during the development process, that the applicant be required to replace it with reasonably mature hedging to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY

Motion arising:

Moved By Councillor Isitt

Seconded By Councillor Potts

That Council direct staff to examine options for increasing the availability of parking in the 800 block of Catherine Street.

CARRIED UNANIMOUSLY

H. CLOSED MEETING

Moved By Councillor Andrew

Seconded By Councillor Potts

MOTION TO CLOSE THE AUGUST 4, 2022 COUNCIL MEETING TO THE PUBLIC

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

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

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

The Daytime Council meeting was closed to the public at 4:00 p.m.

M. NEW BUSINESS

M.2. Appointment - Community Charter Section 90(1)(a)

Council discussed an appointment matter. The motion was recorded and kept confidential.

O. ADJOURNMENT

Moved By Councillor Andrew

Seconded By Councillor Alto

That the Daytime Council Meeting be adjourned at 4:02 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR