



MINUTES - COMMITTEE OF THE WHOLE

August 4, 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 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

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, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Stoltz - Committee Secretary

A. APPROVAL OF AGENDA

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That the agenda be approved.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Loveday

Seconded By Councillor Alto

That the following items be approved without further debate

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.3 2659 Douglas Street (Scott Building): Development Permit No. 000609 (Burnside)

Committee received a report dated July 21, 2022 from the Director of Sustainable Planning and Community Development regarding a Development Permit application for the property located at 2659 Douglas Street in order to permit form and character changes to a recently approved six-storey, multi-unit residential building and minor changes to an approved addition to the heritage-designated Scott Building.

Moved By Councillor Loveday
Seconded By Councillor Alto

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.
2. That Council advance this matter for ratification and issuance at the August 4, 2022 daytime Council meeting.

CARRIED UNANIMOUSLY

G. STAFF REPORTS

G.1 UBCM Grant Application - Extreme Heat Vulnerability Mapping

Committee received a report dated July 21, 2022 from the Acting Fire Chief and the Director of Engineering and Public Works seeking a Council resolution to support a regional application submitted by the Capital Regional District to the Community Emergency Preparedness Fund under the Extreme Heat Risk Mapping, Assessment, and Planning stream, which will serve multiple priorities related to emergency programs and climate adaptation teams across the region.

Moved By Councillor Loveday
Seconded By Councillor Alto

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.
4. Forward this motion to the August 4, 2022 daytime Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.3 Proclamation - Lung Cancer Awareness Month

Committee received a report dated July 27, 2022 from the City Clerk regarding a proclamation for Lung Cancer Awareness Month, November 2022.

Moved By Councillor Loveday

Seconded By Councillor Alto

That the Lung Cancer Awareness Month Proclamation be forwarded to the September 8th, 2022, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

G.4 Proclamation - Azadi Ka Amrit Mahotsav Day

Committee received a report dated July 28, 2022 from the City Clerk regarding a proclamation for Azadi Ka Amrit Mahotsav Day, August 15th, 2022.

Moved By Councillor Loveday

Seconded By Councillor Alto

That the Azadi Ka Amrit Mahotsav Day Proclamation be forwarded to the August 4th, 2022, Council meeting for Council's consideration.

CARRIED UNANIMOUSLY

I. NEW BUSINESS

I.2 Council Member Motion: Approval for Travel Expenses for Mayor Helps – UBCM Conference Whistler September 12 – 16

Committee received a Council Member Motion dated August 4, 2022 from Mayor Helps regarding approval for travel expenses for Mayor Helps for the UBCM Conference in Whistler from September 12 - 16.

Moved By Councillor Loveday

Seconded By Councillor Alto

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

That this motion be forwarded to the Daytime Council meeting of August 4, 2022.

CARRIED UNANIMOUSLY

I.3 Council Member Motion: Becoming a National Leader in the Circular Economy

Committee received a Council Member Motion dated July 23, 2022 from Councillor Loveday regarding the City of Victoria becoming a national leader in the circular economy and supporting circular economy entrepreneurship in Victoria.

Moved By Councillor Loveday
Seconded By Councillor Alto

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 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.

That this motion be forwarded to the Daytime Council meeting of August 4, 2022.

CARRIED UNANIMOUSLY

I.4 Council Member Motion: Approval for Travel Expenses for Councillor Potts – UBCM Conference Whistler September 12 – 16

Committee received a Council Member Motion dated August 4, 2022 from Councillor Potts regarding approval for travel expenses for Councillor Potts for the UBCM Conference in Whistler from September 12 - 16.

Moved By Councillor Loveday
Seconded By Councillor Alto

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

That this resolution be forwarded to the Daytime Council meeting of August 4, 2022.

CARRIED UNANIMOUSLY

D. Presentations

D.1 Victoria Police Department - Q2 Update

Deputy Police Chief Watson provided an overview of the Victoria Police Department Quarter 2 update.

Councillor Dubow joined the meeting at 9:24 a.m.

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That Council receive the Victoria Police Department Quarter 2 update for information.

Committee discussed the following:

- *Recent high-profile offenses and updates on recent cases that have taken place in the City of Victoria*
- *Information and statistics regarding crime rates in the city*
- *Police staffing statistics and concerns*

CARRIED UNANIMOUSLY

Committee recessed at 9:55 a.m. and reconvened at 10:00 a.m.

F. LAND USE MATTERS

F.1 1030 Fort Street: Rezoning Application No. 00793 and Associated Development Permit with Variances Application No. 00182 (Harris Green)

Committee received a report dated July 21, 2022 from the Director of Sustainable Planning and Community Development regarding a Rezoning Application and Development Permit with Variances Application for the property located at 1030 Fort Street in order to rezone from the CA-42 Zone, Harris Green Commercial District to a new zone in order to construct a six-storey mixed-use building with one commercial on the ground floor and approximately 30 residential rental units above.

Committee discussed the following:

- *Heritage characteristics and considerations*
- *Materials used in the design and how they align with the building guidelines*
- *Support for development in the area*

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. 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.
3. That Council advance this matter for ratification and issuance at the August 4, 2022 daytime Council meeting.

CARRIED UNANIMOUSLY

F.2 1693-1699 Fort Street: Rezoning Application and Official Community Plan Amendment No. 00766 and Development Permit with Variances Application No. 00175 (South Jubilee)

Committee received a report dated July 21, 2022 from the Director of Sustainable Planning and Community Development regarding an Official Community Plan amendment, Rezoning and Development Permit Variance applications for the property located at 1693-1699 Fort Street in order to rezone from the R3-2 Zone, Multiple Dwelling District, to a site-specific zone in order to construct a new six-storey building with approximately 34 rental units and a ground floor commercial space.

Committee recessed at 10:45 a.m. and reconvened at 10:51 a.m.

Moved By Mayor Helps
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 advance this matter for ratification and issuance at the August 4, 2022 daytime Council meeting.

Committee discussed the following:

- *The amount of housing being lost and replaced at affordable rental rates as a result of this application*
- *Density considerations for the area*
- *The process regarding the right of first refusal for tenants and concerns regarding tenant displacement*

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

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.

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)

Amendment:

Moved By Councillor Thornton-Joe

Seconded By Councillor Andrew

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 public hearing.

FOR (6): Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, Councillor Young

OPPOSED (3): Mayor Helps, Councillor Alto, Councillor Loveday

CARRIED (6 TO 3)

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)

G. STAFF REPORTS

G.2 Permissive Tax Exemptions

Committee received a report dated July 21, 2022 from the Deputy Director of Finance report outlining applications from non-profit organizations requesting permissive property tax exemptions for 2023 to 2025 for Council's consideration.

Councillor Loveday stated that he no longer has a conflict of interest with this item and would therefore remain in the meeting for deliberation.

Moved By Councillor Andrew

Seconded By Councillor Loveday

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)
2. Forward these recommendations to the August 4, 2022 daytime Council meeting

Amendment:

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

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

On the main motion as amended:

CARRIED UNANIMOUSLY

I. NEW BUSINESS

I.1 Council Member Motion: International Decade of People of African Descent Youth Grant Program

Committee received a Council Member Motion dated July 25, 2022 from Mayor Helps and Councillor Dubow regarding the International Decade of People of African Descent Youth Grant Program.

Moved By Mayor Helps

Seconded By Councillor Dubow

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.
3. That Council forward these recommendations forward for consideration at the daytime Council meeting of August 4th.

CARRIED UNANIMOUSLY

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved By Councillor Loveday

Seconded By Councillor Andrew

That the Committee of the Whole Meeting be adjourned at 11:56 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR