



MINUTES - COMMITTEE OF THE WHOLE

January 27, 2022, 9:04 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:** Councillor Alto in the Chair, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young
- ABSENT:** Mayor Helps, Councillor Dubow
- STAFF PRESENT:** J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, T. Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, J. Jensen - Director, People and Culture, K. Hoese - Director of Sustainable Planning and Community Development, A. Hudson - Assistant Director of Community Planning, L. Van Den Dolder - Assistant City Solicitor, J. O'Connor - Deputy Director of Finance, K. Moore - Head of Business and Community Relations, C. Mycroft - Manager of Executive Operations, J. Handy - Senior Planner, P. Bellefontaine - Director of Engineering & Public Works, J. Biem, D. Atkinson - Acting Fire Chief, C. Wain - Senior Planner, A. Cusack – Senior Planner for Housing Policy, D. Newman – Assistant Director of Facilities and Construction Management, J. O'Reilly - Senior Heritage Planner, P. Rantucci - Head of Strategic Real Estate, R. Stever - Planner for Tenant Assistance, P. Angelblazer - Committee Secretary
- GUESTS:** Yvonne Morrison – Governance Review Consultant from MNP, and Kathryn Graham – Governance Review Consultant from MNP

A. APPROVAL OF AGENDA

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That the agenda be approve as amended.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

That the following items be added to the consent agenda:

H.3. Council Member Motion: Guaranteed Liveable Basic Income Advocacy to AVICC

H.5. Council Member Motion: Advocacy for Liveable Income Support Programs – AVICC & UBCM Advocacy Resolutions

H.6. Council Member Motion: Advocacy for Partnerships for Fare-Free Public Transit – AVICC & UBCM Advocacy Resolutions

CARRIED UNANIMOUSLY

On the motion as amended:

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That the following items be approved without further debate

C.1 Minutes from the Special Committee of the Whole meeting held January 10, 2022

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That the minutes from the Special Committee of the Whole meeting held January 10, 2022 are approved

CARRIED UNANIMOUSLY

C.2 Minutes from the meeting held January 13, 2022

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That the minutes from the meeting held January 13, 2022 are approved

CARRIED UNANIMOUSLY

F.2 Bylaw Officer Appointments

Council received a report dated January 20, 2022 from the Head of Bylaw Services requesting formal approval of the new Bylaw Officer hires.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

1. That Council approve the appointment of Lauren Carr, Jimmy Arauz, Tyson Walters, Robert Halkett and Megan Vande Burgt
 1. As a Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061); and
 2. As a Business Licence Inspector for the City of Victoria.
2. That this motion be forwarded to the January 27, 2022 Council meeting for ratification.

CARRIED UNANIMOUSLY

H.3 Council Member Motion: Guaranteed Liveable Basic Income Advocacy to AVICC

Committee received a Council Member Motion dated January 22, 2022 from Councillor Alto and Councillor Loveday regarding a proposed resolution to send to the Association of Vancouver Island and Coastal Communities Convention regarding a federally funded Guaranteed Livable Basic Income program.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council endorse the following Resolution, and forward the same to the Association of Vancouver Island and Coastal Communities (AVICC) for consideration at its annual convention in April 2022.

That this resolution be forwarded to the January 27, 2022 Council to follow Committee of the Whole meeting for ratification.

Whereas municipalities are at the front line in dealing with community impacts when people are unable to support their own wellbeing,

And whereas poverty has a downstream effect on municipalities, putting unsustainable pressure on their limited resources to deliver necessary public services and social supports as they struggle to keep up with downloaded responsibilities,

And whereas the Covid-19 pandemic has exacerbated municipal constraints, leaving them to deal with exposed gaps in our social safety net resulting from growing economic, racial and health inequalities,

And whereas basic income addresses key social determinants of health, such as income and housing, it can alleviate pressures on municipalities to address poverty and fill gaps in social supports, such as shelter, housing, food security and mental health,

And whereas evidence from basic income research and pilots shows that when people have a sufficient and secure income their mental and physical health improves; they have the capacity to secure more affordable, suitable, and safe housing, childcare, healthy food, and transportation; and poverty rates decrease thereby helping to alleviate the downloaded pressure on municipalities to support the wellbeing of their residents,

And whereas the provision of a guaranteed livable basic income would benefit individuals, families and communities and protect the most vulnerable in society, it would also support community resilience by facilitating the transition to a local economy that responds to the climate crisis and other major challenges,

And whereas evidence shows that a federally funded basic income that improves people's financial stability is possible, as successful income transfer programs already exist in Canada for seniors (Old Age Security and the Guaranteed Income Supplement) and parents (Canada Child Benefit (CCB),

Therefore be it resolved that AVICC calls on the Government of Canada to implement a Guaranteed Livable Basic Income, ensuring everyone has sufficient income to meet their needs, which would go a long way towards eradicating poverty and homelessness, alleviating the pressure on municipalities to use their limited resources to fill gaps in our failing social safe net,

And be it further resolved that AVICC endorse this Resolution, and forward the same to the Union of British Columbia Municipalities (UBCM) for consideration at its annual convention in September 2022.

CARRIED UNANIMOUSLY

H.5 Council Member Motion: Advocacy for Liveable Income Support Programs – AVICC & UBCM Advocacy Resolutions

Council received a report from Councillor Isitt and Councillor Loveday dated January 25, 2022 regarding advocacy for liveable income support programs.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council endorse the following resolution and direct staff to forward electronic copies to the Association of Vancouver Island and Coastal Communities, the Union of BC Municipalities and member local governments, requesting favourable consideration and resolutions of support:

Resolution: Advocacy for Liveable Income Support Programs

WHEREAS adequate incomes are essential for the wellbeing of community members and families;

AND WHEREAS the current level of Income Assistance is not sufficient to cover the cost of the necessities of life, a problem made worse by sharp increases in the cost of housing, food, transportation and other human needs;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia revise provincial Income Assistance programs to provide a liveable income for seniors, people with disabilities, and community members living in poverty.

CARRIED UNANIMOUSLY

H.6 Council Member Motion: Advocacy for Partnerships for Fare-Free Public Transit – AVICC & UBCM Advocacy Resolutions

Council received a report from Councillor Isitt and Councillor Loveday dated January 25, 2022 regarding advocacy for partnerships for fare-free public transit.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Council endorse the following resolution and direct staff to forward electronic copies to the Association of Vancouver Island and Coastal Communities, the Union of BC Municipalities and member local governments, requesting favourable consideration and resolutions of support:

Resolution: Partnerships for Fare-Free Public Transit

WHEREAS equitable access to mobility is fundamental to full and meaningful participation in local communities, including access to education, employment, services, recreation, culture and community life;

AND WHEREAS the Province of British Columbia has shown leadership by eliminating use-fee barriers to public transit ridership for people 12 years of age and under;

AND WHEREAS emissions from transportation generate a majority of community-based emissions in many communities, meaning that changes in transportation options have the potential to have a substantial impact in reducing green-house gas emissions;

AND WHEREAS forward-looking jurisdictions around the world from Kingston, Ontario to Kansas City, Missouri, to Luxembourg and Estonia are eliminating user-fee barriers to public transit ridership, with residents paying for transit services through the tax system rather than at the fare box;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with local governments to introduce bold investments in sustainable transportation networks, including fare-free public transit services in communities that support the elimination of user-fee barriers to public transit ridership.

CARRIED UNANIMOUSLY

D. UNFINISHED BUSINESS

D.1 Tenant Assistant Policy - Review of Proposed Changes to the Right of First Refusal (Verbal)

Council received a verbal presentation from the Assistant Director of Sustainable Planning and Community Development on the proposed revisions to the Tenant Assistance Policy(TAP).

Committee discussed the following:

- *Appropriate level of rent to be offered to current tenants upon return to the redeveloped building*
- *Recommendation from the Renters' Advisory Committee*
- *Right of first refusal rental rates in other jurisdictions*
- *Outlook for future amendments to the Tenant Assistance Policy*
- *Adjusted economic incentives for landlords as a result of the amended TAP*
- *Threat of vacant units due to a tenant assistance policy*
- *Advice of property managers*

Councillor Isitt withdrew from the meeting due to a non-pecuniary conflict of interest at 9:14 a.m.

Councillor Loveday withdrew from the meeting due to a non-pecuniary conflict of interest at 9:14 a.m.

Moved By Councillor Alto
Seconded By Councillor Loveday

That Council direct staff to:

1. Amend the Tenant Assistance Policy to increase the Right of First Refusal (ROFR) to 20% below market rates;
2. Apply the Tenant Assistance Policy change to new rezoning applications received after the date of Council approval;
3. Consider a RoFR at the previous rent rates as part of the Rental Incentives Project using economic analysis.

FOR (6): Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (6 to 1)

Amendment:

Moved By Councillor Thornton-Joe
Seconded By Councillor Loveday

That Council direct staff to:

1. Amend the Tenant Assistance Policy to increase the Right of First Refusal (ROFR) to 20% below market rates;
2. Apply the Tenant Assistance Policy change to new rezoning applications received after the date of Council approval;
3. Consider a RoFR at the previous rent rates as part of the Rental Incentives Project using economic analysis.
4. **That the City of Victoria write to all municipalities in the CRD encouraging consideration of similar policies.**

Amendment to the amendment:

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council direct staff to:

1. Amend the Tenant Assistance Policy to increase the Right of First Refusal (ROFR) to 20% below market rates;
2. Apply the Tenant Assistance Policy change to new rezoning applications received after the date of Council approval;
3. Consider a RoFR at the previous rent rates as part of the Rental Incentives Project using economic analysis.
4. **That the City of Victoria write to all municipalities in the CRD sharing this policy and encouraging consideration of similar policies.**

CARRIED UNANIMOUSLY

On the amendment as amended:

FOR (6): Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (6 to 1)

On the main motion as amended:

That Council direct staff to:

1. Amend the Tenant Assistance Policy to increase the Right of First Refusal (ROFR) to 20% below market rates;
2. Apply the Tenant Assistance Policy change to new rezoning applications received after the date of Council approval;

3. Consider a RoFR at the previous rent rates as part of the Rental Incentives Project using economic analysis.
4. That the City of Victoria write to all municipalities in the CRD sharing this policy and encouraging consideration of similar policies.

FOR (6): Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (6 to 1)

Councillor Isitt rejoined the meeting at 10:19 p.m.

Councillor Loveday rejoined the meeting at 10:19 p.m.

Committee recessed at 10:19 a.m., and reconvened at 10:26 a.m.

F. STAFF REPORTS

F.1 Governance Review - Phase 1

Council received a report from the City Clerk dated January 18, 2022, informing Council of the outcome of Phase 1 of the Governance Review and to seek Council approval of the final scope of the Governance Review process.

Committee discussed the following:

- *Possible timelines for when the results of the review will return before Council*
- *Scope of the governance review*
- *Minimizing political considerations during an election year*
- *The length of the internal review process for the first draft of the report*
- *Level of staff input in the report created by the Governance Review*
- *The latest date at which recommendations may be considered*
- *Previous iterations of governance changes at the City of Victoria*
- *Possible outcomes due to findings on Councillor remuneration and time commitment*

Moved By Councillor Loveday

Seconded By Councillor Potts

That Council approve the final scope of the Governance Review, and proposed additions to stakeholder engagement activity for Phase 2.

Amendment:

Moved By Councillor Isitt

That Council approve the final scope of the Governance Review, and proposed additions to stakeholder engagement activity for Phase 2.

The consultants' recommendations be considered by Council no later than June 2022.

Failed to proceed due to no seconder.

Amendment:

Moved By Councillor Isitt

That Council approve the final scope of the Governance Review, and proposed additions to stakeholder engagement activity for Phase 2.

That the consultants recommendations be considered no later than July 14, 2022.

Failed to proceed due to no seconder.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

1. That Council approve the final scope of the Governance Review, and proposed additions to stakeholder engagement activity for Phase 2.
2. **That the consultant's recommendations be considered by the Committee of the Whole no later than July 21st, 2022.**

CARRIED UNANIMOUSLY

On the main motion as amended:

FOR (6): Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (6 to 1)

Committee recessed at 11:45 a.m., and reconvened at 11:51 a.m.

E. LAND USE MATTERS

E.1 1124 Vancouver Street, 841 and 953 View Street: Rezoning Application No. 00718 and Development Permit with Variances Application No. 00133

Council received a report dated January 14, 2022 from the Director of Sustainable Planning and Community Development regarding information for a Rezoning and Development Permit with Variances application for the property located at 1124 Vancouver Street, 841 and 953 View St. The report recommends advancing the application to a public hearing.

Moved By Councillor Thornton-Joe
Seconded By Councillor Andrew

That the application proceed to a Public Hearing on February 10, 2022, as scheduled and that Council forward the resolution to the January 27, 2022 Council to Follow agenda for immediate approval.

CARRIED UNANIMOUSLY

E.2 700 Government Street: Heritage Alteration Permit Application No. 00249

Committee received a report dated January 14, 2022 from the Director of Sustainable Planning and Community Development regarding information for a Heritage Alteration Permit Application for the removal of a granite pedestal with attached bronze interpretive plaques from private property owned by the GVHA, located in the Inner Harbour Causeway area and repairs to the area to match the existing sidewalk material and pattern, and recommending it be approved.

Committee discussed the following:

- *Dismay towards acts of vandalism*
- *General history of Captain Cook*

Moved By Councillor Thornton-Joe
Seconded By Councillor Andrew

That Council authorize the issuance of Heritage Alteration Permit No. 00249 for 700 Government Street in accordance with:

1. Authorization for the Greater Victoria Harbour Authority to reinstall the "Parade of Ships" plaque in a location on the property, to the satisfaction of the Director of Sustainable Planning and Community Development;
2. The owner providing the City with a cost estimate and landscape security deposit for the entire cost of repairing the area beneath the statue to match the surrounding walkway material and pattern and blended with existing grade;
3. Heritage Alteration Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

H. NEW BUSINESS

H.1 Council Member Motion: Renters' Advisory Committee – AVICC & UBCM Advocacy Resolutions

Committee received a Council Member Motion dated January 20, 2022 from Councillor Potts regarding resolutions from the Renters' Advisory Committee that are recommended for passage by City council in order to advocate for the interests of Renters across the Province.

Committee discussed the following:

- *Provincial actions which may reduce the rising costs of rental units; and*
- *Impacts of previous vacancy control policies in British Columbia; and*
- *Jurisdictional overview of rent control policies; and*
- *Consideration of various policies which have incentivized and disincentivized purpose-built rental housing; and*
- *Efficacy of the Residential Tenancy Branch*
- *Supports for renters and for landlords*

Councillor Isitt requested that the motions be considered separately

Moved By Councillor Potts

Seconded By Councillor Loveday

That Council endorse the following resolutions and submit them for consideration at the Association of Vancouver Island Coastal Communities and the Union of BC Municipalities:

1. WHEREAS vacancy control does not apply to new construction and developers will still have incentive to build new units;

WHEREAS in B.C. there are mechanisms through which a landlord may apply to the Residential Tenancy Branch for an additional rent increase if they have incurred eligible capital expenditures or expenses to the residential property in which the rental unit is located;

WHEREAS rents continue to rise faster than inflation and the provincially allowable rent increases and the loss of stable rental housing stock and displaced renters adversely affects local economy, community, and ability to maintain health and essential services;

THEREFORE BE IT RESOLVED that for the health of our local economies, AVICC and UBCM advocate that the Provincial Government explore a vacancy control policy that would limit rent increases between tenancies.

FOR (6): Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (6 to 1)

Councillor Isitt withdrew from the meeting at 12:20 p.m. due to a non-pecuniary conflict of interest.

Councillor Loveday withdrew from the meeting at 12:22 p.m. due to a potential pecuniary conflict of interest.

Moved By Councillor Potts

Seconded By Councillor Loveday

2. WHEREAS to expand the supply of community and affordable housing, experts tasked with delivering the final report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability recommend that:

The federal and provincial governments independently or jointly create an acquisition fund to enable non-profit housing organizations to acquire currently affordable housing properties at risk of being repriced or redeveloped into more expensive units. Conditions should be attached to this funding that will prevent forced displacement of existing tenants when a building is acquired. The B.C. government should exempt non-profit organizations from the property transfer tax for building acquisitions that will be used to provide affordable housing.

THEREFORE BE IT RESOLVED that AVICC and UBCM advocate that the Provincial Government support the recommendation of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, to develop a provincial acquisition strategy and grant program that would allow non-profit housing providers to purchase and repair aging rental stock for the purposes of maintaining existing affordable housing

CARRIED UNANIMOUSLY

Moved By Councillor Potts

Seconded By Councillor Alto

3. WHEREAS the Provincial Government has pledged to, alleviate the rental housing crisis, strengthen tenant protections, and expand the efficacy of the Residential Tenancy Branch;

WHEREAS B.C. is in the midst of a housing crisis which has pushed many tenants into vulnerable living situations and legal aid funding for tenancy issues would provide tenants with a fair opportunity to participate in the adjudication of their tenancy issues;

THEREFORE BE IT RESOLVED that AVICC and UBCM advocate that the Provincial Government reinstate the funding of poverty law legal aid for tenancy issues.

CARRIED UNANIMOUSLY

Councillor Isitt rejoined the meeting at 12:32 p.m.

Councillor Loveday rejoined the meeting at 12:32 p.m.

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

H.2 **Council Member Motion: Creating a Safe Crossing at Douglas Street and Kings Road**

Committee received a Council Member Motion dated January 27, 2022 from Councillor Isitt regarding the installation of a safe crossing for pedestrians and cyclists in the vicinity of Douglas Street and Kings Road.

Committee discussed the following:

- *Overview of organizations which support the installation of a crossing at Douglas St & Kings Rd; and*
- *Priority listing of intersection implementation*

Moved By Councillor Isitt

Seconded By Councillor Loveday

That Council:

1. Approve in principle the installation of a safe crossing for pedestrians and cyclists in the vicinity of Douglas Street and Kings Road.
2. Direct staff to report back prior to final adoption of the 2022 Financial Plan on the implications of proceeding with design of this crossing in 2022.

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

That Council:

1. Approve in principle the installation of a safe crossing for pedestrians and cyclists in the vicinity of Douglas Street and Kings Road.
2. Direct staff to report back **report back in the 2023 financial planning process** prior to final adoption of the 2022 Financial Plan on the implications of proceeding with design of this crossing in 2022.

CARRIED UNANIMOUSLY

On the main motion as amended:

CARRIED UNANIMOUSLY

H.4 Council Member Motion: Support for Non-Profit Arts & Culture

Council received a report from Councillor Loveday dated January 26, 2022 proposing grants for non-profit art venues and performance spaces.

Motion to refer:

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That the matter is referred to the 2022 budget discussions.

CARRIED UNANIMOUSLY

I. ADJOURNMENT

The meeting adjourned at 1:51 p.m. by unanimous consent of the Committee.

CITY CLERK

MAYOR