



## MINUTES - COMMITTEE OF THE WHOLE

September 29, 2022, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt People  
Meeting will recess for a lunch break between 12:30 p.m. and 1:30 p.m.

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

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, T. Zworski - City Solicitor, T. Soulliere - Director of Parks, Recreation & Facilities, B. Eisenhauer - Head of Engagement, K. Hoese - Director of Sustainable Planning and Community Development, J. O'Connor - Deputy Director of Finance, C. Mycroft - Manager of Executive Operations, M. Betanzo - Senior Planner, S. Webb - Manager of Transportation, N. Reddington - Senior Cultural Planner, P. Bellefontaine - Director of Engineering & Public Works, C. Royle - Deputy Fire Chief, Kevin House - Manager, Real Estate Revenue, M. Betanzo - Senior Planner - Urban Design, K. Stevenot - Senior Heritage Planner, S. Stoltz - Committee Secretary

### A. APPROVAL OF AGENDA

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

That the late report from Councillor Andrew be added to the agenda as item **I.3 Additional Voter Mailout on Election** and the remainder of the agenda be reordered accordingly.

*Councillor Loveday joined the meeting at 9:10 a.m.*

**On the main motion:**

**CARRIED UNANIMOUSLY**

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

That the agenda be approved.

**CARRIED UNANIMOUSLY**

**B. CONSENT AGENDA**

*Councillor Young requested that item I.1 Council Member Motion: Endorsement of Victoria Declaration on Housing and Support Services be removed from the Consent Agenda.*

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

That the following items be approved without further debate.

**CARRIED UNANIMOUSLY**

**C. READING OF MINUTES**

**C.1 Minutes from the COTW meeting held September 8, 2022**

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

That the minutes from the Committee of the Whole meeting held September 8, 2022 be adopted.

**CARRIED UNANIMOUSLY**

**F. LAND USE MATTERS**

**F.3 805 Cook Street: Development Variance Permit No. 00270 (Fairfield)**

Committee received a report dated September 15, 2022 from the Director of Sustainable Planning and Community Development regarding an application for the property located at 805 Cook Street to increase the total number of suites from 21 to 24 in an existing rental apartment building.

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

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

1. That Council authorize the issuance of Development Variance Permit Application No.00270 for 805 Cook Street, in accordance with:
  - a. Plans date stamped April 11, 2022.
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
    - i. reduce the vehicle parking from 28 stalls to 11 stalls
    - ii. reduce the minimum dwelling unit size of the proposed three additional units from the required 33m2 to 21.2m2, 26.7m2 and 27.5m2.

- c. Registration of a legal agreement on the property's title to secure the provision of thirteen car share memberships for the building to the satisfaction of the Director of Engineering and Public Works and the City Solicitor.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**CARRIED UNANIMOUSLY**

**G. STAFF REPORTS**

**G.3 Regional Tsunami Portal MOU**

Committee received a report dated September 20, 2022 from the Acting Fire Chief to authorize the Mayor and City Clerk to execute an agreement (Sign an MOU) which allows City of Victoria Tsunami modelling data to appear on the public Capital Region Tsunami Information Portal hosted and managed by GeoBC.

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

That Council

1. Authorize the Mayor and City Clerk to execute an agreement which allows City of Victoria Tsunami modelling data to appear on the Capital Region Tsunami Information Portal hosted and managed by GeoBC.

**CARRIED UNANIMOUSLY**

**G.4 Proclamation - 50 Years of the Ismaili Muslim Community in Canada**

Committee received a report dated September 27th, 2022 from the City Clerk regarding the proclamation for 50 Years of the Ismaili Muslim Community in Canada.

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

That the 50 Years of the Ismaili Muslim Community in Canada Proclamation be forwarded to the October 6th, 2022, Council meeting for Council's consideration.

**CARRIED UNANIMOUSLY**

**I. NEW BUSINESS**

**I.2 Council Member Motion: Arm Street Public Dock**

Committee received a Council Member Motion dated September 26, 2022 from Councillor Ben Isitt, Councillor Jeremy Loveday and Mayor Lisa Helps regarding the potential Arm Street Public Dock.

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

That Council refer this report and the attached materials to the 2023 Financial Planning process, to allow Council to consider providing a City of Victoria financial contribution toward the capital costs of an Arm Street Public Dock.

**CARRIED UNANIMOUSLY**

**D. Presentations**

**D.1 BC Transit Rapid Bus Presentation/Delegation**

Committee received information and a presentation from staff members from BCTransit and the Director of Engineering and Public Works regarding the RapidBus implementation on Douglas Street.

**Moved By** Mayor Helps  
**Seconded By** Councillor Thornton-Joe

That Council receive the BC Transit RapidBus presentation for information.

*Committee discussed:*

- *Support for placemaking in the downtown area*
- *Potential future technology that could be used within the transit system*

**CARRIED UNANIMOUSLY**

**Motion arising:**

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

That Council direct staff to report back by the end of Q2 2023 with options and recommendations for establishing bus lanes from Discovery Street to Belleville Street.

**Amendment:**

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

That Council direct staff to report back by the end of Q2 2023 with options and recommendations for establishing bus lanes from Discovery Street to Belleville Street **and that staff present this motion to the incoming Council for information during orientation.**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

**CARRIED UNANIMOUSLY**

*Committee recessed at 10:17 a.m. and reconvened at 10:22 a.m.*

**E. LAND USE MATTERS**

**F.1 579 - 589 Johnson Street: Heritage Alteration Permit Application No. 00248 (Downtown)**

Committee received a report dated September 15, 2022 from the Director of Sustainable Planning and Community Development regarding an application to construct a five-storey mixed use, rental residential building and includes the demolition of the existing, one-storey heritage registered Shotbolt Chemist building and the heritage designation of, and cosmetic upgrades to, the existing heritage registered W.G. Cameron Building.

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Isitt

That Council refer Application No. 00248 for the property located at 579-589 Johnson Street back to staff to work with the applicant to:

1. Provide a minimum 5m rear yard setback.
2. Provide a minimum 1.2m east side-yard setback or remove the windows on the east elevation.
3. Increase the ground floor height of the proposed new building to a minimum of 4.5m.
4. Revise the ground floor frontage facing Johnson Street to be more consistent with the Old Town Design Guidelines (2019).
5. Explore options to create a larger rear-yard courtyard behind the Cameron building at 579 Johnson Street by redistributing the building massing to create a setback sixth storey on 589 Johnson.

**Amendment:**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Andrew

That Council refer Application No. 00248 for the property located at 579-589 Johnson Street back to staff to work with the applicant to:

1. Provide a minimum 5m rear yard setback.
2. Provide a minimum 1.2m east side-yard setback or remove the windows on the east elevation.
3. Increase the ground floor height of the proposed new building to a minimum of 4.5m.
4. Revise the ground floor frontage facing Johnson Street to be more consistent with the Old Town Design Guidelines (2019).

5. Explore options to create a larger rear-yard courtyard behind the Cameron building at 579 Johnson Street by redistributing the building massing to create a setback sixth storey on 589 Johnson.

**That the application go back to the Heritage Advisory Panel for consideration of how it responds to the rest of the streetscape in regards to colour and character.**

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

**CARRIED (7 TO 2)**

*Council discussed:*

- *The desire to maintain the character of the lower Johnson Street area*
- *Building code requirements and zoning in the downtown core*

**Amendment:**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Andrew

That Council refer Application No. 00248 for the property located at 579-589 Johnson Street back to staff to work with the applicant to:

1. Provide a minimum 5m rear yard setback.
2. Provide a minimum 1.2m east side-yard setback or remove the windows on the east elevation.
3. ~~Increase the ground floor height of the proposed new building to a minimum of 4.5m.~~
4. Revise the ground floor frontage facing Johnson Street to be more consistent with the Old Town Design Guidelines (2019).
5. ~~Explore options to create a larger rear-yard courtyard behind the Cameron building at 579 Johnson Street by redistributing the building massing to create a setback sixth storey on 589 Johnson.~~

**That the application go back to the Heritage Advisory Panel for consideration of how it responds to the rest of the streetscape in regards to colour and character.**

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

**CARRIED (8 TO 1)**

**On the main motion:**

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

**CARRIED (7 TO 2)**

**F.2 700 Government Street: Rezoning Application No. 00813 and Associated Development Permit Application No. 000616 (Downtown)**

Committee received a report dated September 15, 2022 from the Director of Sustainable Planning and Community Development regarding an application to moor a converted barge at an existing pier at Ship Point in Victoria's Inner Harbour, amend the current zoning and convert the barge into a floating sauna facility.

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

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00813 for 700 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit

That Council, after the Public Hearing for Rezoning Application No. 00813, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit Application No. 000616 for 700 Government Street, in accordance with:
  - a. Plans date stamped June 3, 2022
  - b. Development meeting all Zoning Regulation Bylaw requirements.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

*Committee discussed:*

- *Support for the revitalization of the Inner Harbour as one of Victoria's top tourist destinations*
- *The desire to support more family-friendly activities in Victoria*
- *CALUC jurisdiction regarding the property in question*

**Amendment:**

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

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. 00813 for 700 Government Street, that first and second

reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

#### Development Permit

That Council, after the Public Hearing for Rezoning Application No. 00813, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit Application No. 000616 for 700 Government Street, in accordance with:
  1. Plans date stamped June 3, 2022
  2. Development meeting all Zoning Regulation Bylaw requirements.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**That Council request that the applicant strongly considers inclusion of a lift to ensure accessibility to the upper floor for people who use wheelchairs.**

#### Amendment to the amendment:

**Moved By** Councillor Andrew  
**Seconded By** Councillor Young

#### 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. 00813 for 700 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

#### Development Permit

That Council, after the Public Hearing for Rezoning Application No. 00813, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit Application No. 000616 for 700 Government Street, in accordance with:
  1. Plans date stamped June 3, 2022
  2. Development meeting all Zoning Regulation Bylaw requirements.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**That Council request that the applicant strongly considers inclusion of people with mobility issues a-lift to ensure full accessibility to the structure the upper floor for people who use wheelchairs.**

**CARRIED UNANIMOUSLY**

**On the amendment:**

#### Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00813 for 700 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

#### Development Permit

That Council, after the Public Hearing for Rezoning Application No. 00813, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit Application No. 000616 for 700 Government Street, in accordance with:
  1. Plans date stamped June 3, 2022
  2. Development meeting all Zoning Regulation Bylaw requirements.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

**That Council request that the applicant strongly considers inclusion of people with mobility issues to ensure full accessibility to the structure.**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

#### Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00813 for 700 Government Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

#### Development Permit

That Council, after the Public Hearing for Rezoning Application No. 00813, if it is approved, consider the following motion:

1. That Council authorize the issuance of Development Permit Application No. 000616 for 700 Government Street, in accordance with:
  1. Plans date stamped June 3, 2022
  2. Development meeting all Zoning Regulation Bylaw requirements.
2. That the Development Permit, if issued, lapses in two years from the date of this resolution.

That Council request that the applicant strongly considers inclusion of people with mobility issues to ensure full accessibility to the structure.

**CARRIED UNANIMOUSLY**

*Committee recessed at 12:25 p.m. and reconvened at 1:30 p.m.*

*Councillor Alto and Councillor Isitt were absent when Council reconvened.*

## F. STAFF REPORTS

### G.1 Create Victoria Arts and Culture Master Plan Progress Report

A report dated September 9, 2022 from the Head of Business and Community Relations regarding the progress on the Create Victoria Arts and Culture Master Plan seeking Council's direction on extension of Create Victoria to 2027.

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

That Council:

1. Extends Create Victoria implementation to the end of 2027.

**Amendment:**

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

That Council:

1. Extends Create Victoria implementation to the end of 2027 **with light touch engagement and refresh of the plan in 2023.**

**CARRIED UNANIMOUSLY**

*Councillor Isitt joined the meeting at 1:41 p.m.*

*Councillor Alto joined the meeting at 1:49 p.m.*

**On the main motion as amended:**

That Council:

1. Extends Create Victoria implementation to the end of 2027 with light touch engagement and refresh of the plan in 2023.

**CARRIED UNANIMOUSLY**

### G.2 Engagement Framework – All Our Voices Equity Update

Committee received a report dated September 16, 2022 from the Head of Engagement regarding the proposed All Our Voices Engagement Framework.

**Moved By** Councillor Isitt  
**Seconded By** Councillor Thornton-Joe

That this matter be postponed until November 2022.

FOR (5): Councillor Andrew, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, Councillor Young

OPPOSED (4): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday

**CARRIED (5 TO 4)**

**I. NEW BUSINESS**

**I.1 Council Member Motion: Endorsement of Victoria Declaration on Housing and Support Services**

A Council member motion dated September 22, 2022, from Councillor Potts and Councillor Isitt to endorse the Victoria Declaration on Governance in Housing and Support Services.

**Moved By** Councillor Potts  
**Seconded By** Councillor Isitt

That Council:

1. Endorses the Victoria Declaration on Governance in Housing and Support Services.

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

That the meeting be extended to 3 p.m.

**CARRIED UNANIMOUSLY**

**On the main motion:**

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)**

**Moved By** Councillor Alto  
**Seconded By** Councillor Thornton-Joe

That the Committee of the Whole meeting be adjourned.

**CARRIED UNANIMOUSLY**

*The Committee of the Whole meeting temporarily adjourned at 2:02 p.m.*

*The Committee of the Whole meeting reconvened at 2:46 p.m.*

**I.4 Governance Review – Workshop**

*Councillor Dubow left the meeting at 2:51 p.m.*

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

That the Committee rules of order be suspended.

**CARRIED UNANIMOUSLY**

**Motion to refer:**

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

That this matter be referred to a Committee of the Whole meeting in November 2022.

**Amendment:**

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

That this matter be referred to a Committee of the Whole meeting in ~~November 2022~~ **February 2023 and for staff to provide advice and options to Council for implementation of the recommendations in the Governance Review.**

FOR (4): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts  
OPPOSED (4): Councillor Andrew, Councillor Isitt, Councillor Thornton-Joe, Councillor Young

**DEFEATED (4 TO 4)**

**Amendment:**

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

That this matter be referred to a Committee of the Whole meeting in **January 2023** ~~November 2022.~~

FOR (6): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Potts, Councillor Thornton-Joe, Councillor Young  
OPPOSED (2): Councillor Isitt, Councillor Loveday

**CARRIED (6 TO 2)**

**On the main motion as amended:**

That this matter be referred to a Committee of the Whole meeting in January 2023.

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

OPPOSED (1): Councillor Loveday

**CARRIED (7 TO 1)**

**I.3 Council Member Motion: Additional voter mailout on election**

Council received information from the City Clerk and the Head of Engagement regarding previous election mailouts sent to Victoria citizens for the 2022 Municipal Election.

**Moved By** Councillor Andrew

**Seconded By** Councillor Alto

1. That Council direct staff to send a non-addressed mailer to all homes in the City of Victoria to remind citizens to vote and to reaffirm voting requirements. And council assign additional sufficient budget to pay for this additional mailout.
2. If approved, this motion be forwarded to the daytime council meeting of September 29, 2022.

FOR (2): Councillor Andrew, Councillor Isitt

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

**DEFEATED (2 TO 6)**

**K. ADJOURNMENT OF COMMITTEE OF THE WHOLE**

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

That the Committee of the Whole Meeting be adjourned at 3:59 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR