



## MINUTES - COMMITTEE OF THE WHOLE

July 6, 2023, 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 12:00 p.m. and 1:00 p.m.**

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Gardiner, Councillor Hammond, Councillor Kim

PRESENT ELECTRONICALLY: Councillor Dell, Councillor Thompson, Councillor Loughton (*joined at 10:10 a.m.*)

STAFF PRESENT: J. Jenkyns - City Manager, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere – Deputy City Manager, K. Hoese - Director of Sustainable Planning and Community Development, A. Meyer - Assistant Director of Development Services, C. Mycroft - Manager of Executive Operations, L. Klose – Senior Planner, J. Edney – Housing Planner, A. Pathania – Planning Assistant, B. Vince – Planning Assistant, B. Roder - Committee Secretary

### A. APPROVAL OF AGENDA

**Moved By** Councillor Caradonna  
**Seconded By** Councillor Coleman

That the agenda be approved.

*Councillor Gardiner requested that item **H.2 Council Member Motion: Enabling faster approvals for new housing in Victoria** be removed from the consent agenda.*

**On the agenda as amended:**

**CARRIED UNANIMOUSLY**

### B. CONSENT AGENDA

**Moved By** Councillor Caradonna  
**Seconded By** Councillor Kim

That the following items be approved without further debate:

**CARRIED UNANIMOUSLY**

**E.1 396 and 470 Belleville Street: Heritage Alteration Permit Application No. 000258 (Belleville Steamship Terminal) (James Bay)**

Committee received a report dated June 22, 2023, from the Director of Sustainable Planning and Community Development, regarding a temporary addition to the lower level of the Steamship Terminal in order to facilitate the overall redevelopment of the Belleville Terminal Site.

**Moved By** Councillor Caradonna  
**Seconded By** Councillor Kim

“That Council authorize the issuance of the Heritage Alteration Permit No. 000258 for 396 / 470 Belleville Street in accordance with plans date stamped May 30, 2023, subject to:

- a. Proposed development meeting all City zoning bylaw requirements.
- b. Execution of an Agreement, with contents satisfactory to the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor to ensure that the temporary structures described in this proposal are removed within four years and the site returned to its original condition.
- c. Final plans to be generally in accordance with plans date stamped May 30, 2023 to the satisfaction of the Director, Sustainable Planning and Community Development.
- d. That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**F.3 Earthquake Early Warning, Contribution Agreement, NRCAN Grant**

Committee received a report from the Fire Chief, seeking authorization to execute agreements, which will allow the City to lead the Regional Earthquake Early Warning (EEW) Project by issuing a tender for the EEW sensors that will be funded by a grant through Natural Resources Canada.

**Moved By** Councillor Caradonna  
**Seconded By** Councillor Kim

That Council:

Authorize the Mayor and City Clerk to execute the EEW-23-08 Contribution Agreement and EEW-23-08 Novation Agreement – CRD-Victoria 2023.06.13 generally in the form attached to this report, to the satisfaction of the City Solicitor, with contents to the satisfaction of the Fire Chief, which will allow the City of Victoria to lead the Regional Earthquake Early Warning Project that will be completed with approved grant funding from Natural Resources Canada for earthquake early warning sensors across the region in critical infrastructure facilities.

**CARRIED UNANIMOUSLY**

**F. STAFF REPORTS**

**F.1 Official Community Plan Annual Review 2022**

Committee received a report dated June 5, 2023, from the Director of Sustainable Planning and Community Development, presenting the results of the Official Community Plan Annual Review for the 2022 calendar year.

*Committee discussed the following:*

- *Rental housing vacancy rate*
- *Inclusion of public input*
- *Comparison to neighbouring municipalities*
- *Targeted growth distribution in the urban core and the village and centre areas*
- *Urban containment boundary*
- *Downtown street front vacancy rate and economic recovery*
- *Limited industrial lands*

**Moved By** Councillor Caradonna

**Seconded By** Councillor Kim

That Council receive the Official Community Plan Annual Review 2022 (Attachment A) for information and direct staff to communicate the findings and highlights to the public.

**CARRIED UNANIMOUSLY**

**F.2 Victoria Housing Strategy Annual Review 2022**

Committee received a report dated June 22, 2023, from the Director of Sustainable Planning and Community Development, regarding the Victoria Housing Strategy Annual Review 2022, which summarizes the strategy's achievements, challenges, and outcomes over the year.

*Councillor Loughton joined the meeting electronically at 10:10 a.m.*

*Committee discussed the following:*

- *Rapid deployment of affordable housing*
- *Missing Middle Housing Initiative policy applications*
- *Purpose-built rentals and garden suites*
- *Need for family housing*
- *Ageing in place and barrier-free housing*
- *Housing continuum and median annual incomes*
- *Housing assistance and funding*
- *Issuance of building permits*
- *Barriers in meeting housing targets*

**Moved By** Councillor Kim  
**Seconded By** Councillor Caradonna

That Council receive the Victoria Housing Strategy Annual Review 2022 report for information.

**CARRIED UNANIMOUSLY**

*Committee recessed at 10:39 a.m. and reconvened at 10:52 a.m.*

*Councillor Coleman left the meeting at 10:52 a.m.*

## **H. NEW BUSINESS**

### **H.1 Council Member Motion: Enhanced City Security in Certain City Neighbourhoods**

Committee received a report dated June 29, 2023, from Councillor Hammond regarding costs and sources to pay for adequate security in Victoria neighbourhoods negatively affected by crime and disorder arising from certain sheltering sites and supportive housing facilities.

*Committee discussed the following:*

- *Role of the Province through BC Housing*
- *Overlap of bylaw and police services*
- *Reduced allowance of overnight sheltering in parks*
- *Intent of adequate security*
- *Availability of funding*
- *Recently adopted Community Safety and Wellbeing Initiative*

**Moved By** Councillor Hammond  
**Seconded By** Councillor Gardiner

That Council direct staff to advise Council on costs and sources to pay for adequate security in Victoria neighbourhoods negatively affected by crime and disorder arising from certain sheltering sites and supportive housing facilities.

FOR (2): Councillor Gardiner, and Councillor Hammond

OPPOSED (6): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

Absent (1): Councillor Coleman

**DEFEATED (2 to 6)**

*Committee recessed for lunch at 12:00 p.m. and reconvened at 1:02 p.m.*

### **H.2 Council Member Motion: Enabling faster approvals for new housing in Victoria**

Committee received a Council Member Motion, dated June 23, 2023, from Councillor Dell, Councillor Caradonna and Councillor Thompson, prioritizing the continued processing of land-use applications, without sending applications to the required committees.

*Councillor Coleman rejoined the meeting at 1:10 p.m.*

*Committee discussed the following:*

- *Purpose of advisory panels*
- *Importance of advancing applications*

**Moved By** Councillor Dell

**Seconded By** Councillor Caradonna

Given Council's priority to accelerate consideration of housing applications, Council direct staff to continue processing land-use applications, without sending applications to the required committees, until such time that council appoints new members and all members have received the required onboarding.

**Amendment:**

**Moved By** Councillor Caradonna

**Seconded By** Councillor Dell

Given Council's priority to accelerate consideration of housing applications, Council direct staff to continue processing land-use applications, without sending applications to the required committees, **until August 31, 2023 or** until such time that council appoints new members and all members have received the required onboarding, **whichever comes first.**

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By** Councillor Hammond

**Seconded By** Councillor Caradonna

Given Council's priority to accelerate consideration of housing applications, Council direct staff to continue processing land-use applications, without sending applications to the ~~required committees~~ **Heritage Advisory Panel and Advisory Design Panel**, until August 31, 2023 or until such time that council appoints new members and all members have received the required onboarding, whichever comes first.

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

Given Council's priority to accelerate consideration of housing applications, Council direct staff to continue processing land-use applications, without sending applications to the Heritage Advisory Panel and Advisory Design Panel, until

August 31, 2023 or until such time that council appoints new members and all members have received the required onboarding, whichever comes first.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Gardiner

**CARRIED (8 to 1)**

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

**Moved By** Councillor Coleman

**Seconded By** Councillor Kim

That the Committee of the Whole Meeting be adjourned at 1:25 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR