



MINUTES - COMMITTEE OF THE WHOLE

April 11, 2024, 9:02 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

**The City of Victoria is located on the homelands of the Songhees and Esquimalt Nations
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 Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, 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. Klus - Legislative Coordinator

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Esquimalt First Nation communities and thanked them for their stewardship over the lands and waters we call home; preserving their culture and make room for other cultures as well.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Mayor Alto requested that item E.1 - 1005 Chamberlain: Rezoning Application No. 00834 and Development Permit with Variances Application No. 00236 (Gonzales) be removed from the consent agenda.

Moved and Seconded:

That the following Consent Agenda items be approved:

H.1 Council Member Motion: Commemorating a Local Hero – Hudlin memorial Way

Committee received a Council Member Motion commemorating Doug Hudlin, a long serving employee of the City of Victoria, who dedicated many years to the sport of baseball, and seeking to honour that service by creating and installing three commemorative street signs to recognize his contributions to the city and community.

1. That Council direct staff to create and install three commemorative street signs, on existing poles below existing street signs along Higgins Street between Hillside Avenue and Cook Street, to recognize Doug Hudlin's contributions to the city and community, and,
2. That such action is undertaken within the existing budget of the Parks department or from the Parks Capital Infrastructure Program which is used to make repairs and minor upgrades to sport facilities, to a maximum of \$1,000, the design, fabrication, and installation undertaken to the satisfaction of the Director of Parks, Recreation and Facilities.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 1005 Chamberlain: Rezoning Application No. 00834 and Development Permit with Variances Application No. 00236 (Gonzales)

Committee received a report dated March 28, 2024 from the Director of Sustainable Planning and Community Development regarding the property located at 1005 Chamberlain in order to rezone a portion of the subject site from the R1-G zone, Gonzales Single Family Dwelling District, to a site specific zone and recommending that it proceed to introductory bylaw readings.

Councillor Thompson recused himself from the meeting due to his proximity to the property and the perception of bias.

Committee discussed the following:

- *Concern for loss of greenway, bylaw protected trees*
- *Parking variances*

Moved and Seconded:

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated March 28, 2024, for 1005 Chamberlain Street.
2. That, pursuant to section 30 of the *Land Use Procedures Bylaw*, Council waives the requirement for the holding of a public hearing.
3. That, after publication of notification in accordance with section 467 of the *Local Government Act*, first, second, and third reading of the zoning

bylaw amendment be considered by Council once the following conditions are met:

- a. preparation and execution of a Housing Agreement for a term of five years to secure the two-family dwelling (duplex) building as rental, on terms to the satisfaction of the Director of Sustainable Planning and Community Development.
4. That following third reading of the Zoning Regulation Bylaw amendment, the applicant prepare and execute a legal agreement to secure a 3.0m wide right-of-way for pipes and access for sanitary sewer purposes, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw.
5. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
6. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment Council authorizes the issuance of Development Permit with Variances No. 00236 for 1005 Chamberlain Street, in accordance with plans submitted to the Planning department and date stamped by Planning on February 22, 2024, subject to:
 - a. securing the provision of **four** car share memberships including car share credits for each membership with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor.
 - b. proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the minimum front yard setback from 7.50m to 7.43m
 - ii. reduce the minimum rear yard setback from 10.47m to 6.70m
 - iii. reduce the minimum side yard setback (south) from 3.00m to 2.23m
 - iv. reduce the minimum side yard setback (north) from 1.50m to 0.75m
 - v. reduce the minimum number of residential parking spaces from 2 space to 0 spaces
 - vi. increase the maximum projection for stairs into the front yard setback from 2.50m to 4.46m
 - vii. increase the maximum projection for porches and ramps into the front yard setback from 2.50m to 2.78m
 - viii. increase the maximum number of storeys from two storeys to three storeys
 - ix. increase the maximum height of a building from 7.60m to 8.02m
 - x. allow for roof decks.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

CONFLICT (1): Councillor Thompson

CARRIED (8 to 0)

Councillor Thompson rejoined the meeting at 9:29 a.m.

F. STAFF REPORTS

F.1 Future of Victoria's Employment Lands – Key Considerations

Committee received a report dated March 28, 2024 from the Director of Sustainable Planning and Community Development regarding key findings and information related to the current and forecasted economic health of the city's employment lands. These findings are being used to inform the development of emerging land use and economic policy directions for the Industry, Arts and Innovation District Action Plan and will help guide the 10-year update of the City's Official Community Plan (OCP).

Committee discussed the following:

- *Impact reliance project has on employment lands*
- *Dedication of lands to family-sustaining industrial jobs versus part-time art sector jobs*
- *Risk of taxing industry out of the city*
- *Regional conversations about land use, housing, and employment*
- *Opportunities for light industrial spaces*

Moved and Seconded:

That Council receive the findings outlined in the Future of Victoria's Employment Lands – Key Considerations report for information.

CARRIED UNANIMOUSLY

Committee recessed at 10:25 a.m. and reconvened at 10:38 a.m.

F.2 Revenue and Tax Policy Benchmark Monitoring and 2024 Tax Rates

Committee received a report dated March 27, 2024 from the Deputy Director of Finance regarding a report providing updated benchmark measures related to the City's Revenue and Tax Policy and seeking direction on the 2024 property tax rates.

Committee discussed the following:

- *Assessment appeals by property class*
- *Exemptions or subsidies for First Nations-held lands*

Moved and Seconded:

That Council:

1. Approve the following changes to the Revenue and Tax Policy:
 - a. Policy 2.1 Tax rates for light and major industrial tax classes will not exceed the business tax rate to support the City's desire to retain industrial businesses.
 - b. Policy 3.2 Revitalization property tax exemptions are governed by revitalization property tax exemption program bylaws adopted for specific purposes.
2. Approve 2024 tax rates in alignment with the amended Revenue and Tax Policy as follows:

Residential	3.0569
Utility	36.7426
Major Industrial	10.3154
Light Industrial	11.0279
Business	11.2419
Rec/Non Profit	6.6667

3. Direct staff to bring forward Tax Bylaw, 2024 for introductory readings to the daytime Council meeting on April 18, 2024.
4. That this recommendation be forwarded to today's daytime Council meeting.

OPPOSED: Councillor Gardiner

CARRIED (8 to 1)

F. STAFF REPORTS

F.3 Climate Leadership Program Update

Committee received a report dated March 27, 2024 from the Acting Director, Engineering and Public Works regarding the City's Climate Leadership Plan (CLP) and recommending that the CLP be updated to align 2050 community greenhouse gas emissions reduction targets with the Province's commitment to net zero by 2050.

Committee recessed for lunch at 12:00 p.m. and reconvened at 1:04 p.m.

Committee discussed the following:

- *Heat pump rebate top-up and cost to convert oil tanks to heat pumps*
- *Low carbon building materials*
- *Interest for Committee to receive a presentation from BC Hydro in the future*

Motion to extend:

Moved and Seconded:

Motion to extend the meeting to 2:45 p.m.

CARRIED UNANIMOUSLY

Moved and Seconded:

That Council direct staff to update Victoria's 2050 community greenhouse gas emissions reduction targets to align with province's commitment to net zero by 2050.

CARRIED UNANIMOUSLY

G. NOTICE OF MOTIONS

Notice of Motion from Councillor Gardiner:

That Council direct staff to:

1. Instruct the City Solicitor to bring forward bylaw amendments necessary to prohibit overnight sheltering at all times in Irving Park as of June 1, 2024

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 2:16 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR