



## MINUTES - COMMITTEE OF THE WHOLE

February 24, 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 Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

PRESENT VIA ELECTRONIC PARTICIPATION: Councillor Isitt

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, 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, A. Johnston - Planner, J. Karakas - Senior Urban Designer, S. Webb - Manager of Transportation, J. Paul - Assistant Director of Engineering, P. Bellefontaine - Director of Engineering & Public Works, D. Newman - Assistant Director of Facilities & Construction Management, P. Rantucci - Head of Strategic Real Estate, L. Berndt - Manager of Energy & Climate Action, S. Young - Climate & Environmental Sustainability Specialist, C. Moffat - Assistant City Solicitor, S. Goulden - Grant Writer & Project Coordinator, B. Stark - Manager of Urban Forestry Services, M. Hill - Community Development Coordinator, K. Stratford - Neighbourhood Liaison, G. Pemberton - Neighbourhood Liaison, P. Angelblazer - Committee Secretary

### A. APPROVAL OF AGENDA

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That the agenda be approved.

**Amendment:**

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That item D.1 – 2022 Draft Financial Plan, be considered as the last item of the agenda

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By** Councillor Alto  
**Seconded By** Councillor Potts

That item H.3.a – Accessibility Advisory Committee Extension, be added to the consent agenda.

**CARRIED UNANIMOUSLY**

**On the motion as amended:**

**CARRIED UNANIMOUSLY**

**B. CONSENT AGENDA**

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That the following items be approved without further debate

**CARRIED UNANIMOUSLY**

**C.1 Minutes from the Special COTW meeting held January 24, 2022**

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That the minutes from the Special COTW Meeting held January 24, 2022, be approved.

**CARRIED UNANIMOUSLY**

**F.4 New Community Garden Licenses of Occupation**

Council received a report dated February 9, 2022 from the Director of Parks, Recreation & Facilities seeking Council approval to execute licenses of occupation for two new community gardens.

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That Council authorize the Mayor and City Clerk to execute licences of occupation for the following community gardens, subject to the publication of notices as required by the Community Charter, with terms satisfactory to the Director of Parks, Recreation and Facilities, and in a form satisfactory to the City Solicitor.

1. Redfern Park Commons Garden, South Jubilee (1755 Redfern Street)
2. Orca Gardens in Alston Green, Vic West (190 Bay Street)
3. That these recommendations be forwarded to the daytime Council meeting of February 24, 2022 for Councils consideration

**CARRIED UNANIMOUSLY**

#### **F.5 2021 Community Garden Start-Up Grant Awards**

Council received a report dated February 10, 2022 from the Director of Parks, Recreation and Facilities presenting Council with the recommended applications received for the 2021 intake of the new Community Garden Start-Up Grant.

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

1. Approve a Community Garden Start-Up Grant for the following four organizations:
  - a. South Jubilee Neighbourhood Association - \$10,000
  - b. Canadian Orca Rescue Society - \$10,000
  - c. Fairfield Gonzales Community Association - \$5,000
  - d. James Bay New Horizons - \$4,500
2. Delegate authority to approve future Community Garden Start-Up Grants to the Director of Parks, Recreation and Facilities, to the satisfaction of the Chief Financial Officer.
3. That these recommendations be forwarded to the daytime Council meeting of February 24, 2022 for Councils consideration

**CARRIED UNANIMOUSLY**

#### **H.1 Council Member Motion: Liveable Cities Forum - In Kind Contribution from City of Victoria**

Council received a report from Mayor Helps dated February 18, 2022, requesting Council authorization for an in-kind contribution for the 2022 Liveable Cities Forum.

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

1. That Council authorize an in-kind contribution of \$47,625 at the Victoria conference centre to ICLEI Canada for the 2022 Liveable Cities Forum.

2. That this recommendation be forwarded to the daytime Council meeting of February 24 2022.

**CARRIED UNANIMOUSLY**

### H.3 Late Item

#### H.3.1 **Council Member Motion: Accessibility Advisory Committee Extension**

Council received a report dated February 23rd, 2022 from Councillor Isitt and Councillor Potts recommending that the term for the Accessibility Advisory Committee be extended until the conclusion of the Governance Review.

**Moved By** Councillor Alto  
**Seconded By** Councillor Loveday

That the Accessibility Advisory Committee AAC recommends to Council that the term of the AAC, due to expire April 2022, be extended until the Governance Review is concluded and a new Advisory Committee structure is implemented. Staff will work with AAC to update the Terms of Reference for Council approval.

**CARRIED UNANIMOUSLY**

## E. LAND USE MATTERS

### E.1 902 Foul Bay Road: Rezoning Application No. 00737, Development Permit with Variances Application No. 00192 and Heritage Alteration Permit No. 00250 (Gonzales)

Council received a report from the Director of Sustainable Planning & Community Development dated February 10, 2022 presenting Council with a Rezoning application, Development Permit with Variances application and Heritage Alteration Permit application to allow for an increase in density and for ground-oriented multiple dwellings on the site.

*Committee discussed the following:*

- *Removal of trees and tree retention*
- *Ramping for adaptable housing*
- *Current land use regulations in the local area*
- *Garden suite impact on tree coverage*
- *Expected cost of individual units*
- *Lack of existing tenants on the lot, preventing displacement of residents*
- *Moving the bike storage in order to retain more trees*

**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. 00737 for 902 Foul Bay Road, 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. Plan revisions to:
  - a. label the visitor parking stall
  - b. correct the tree retention plan, site plan and landscape plans, to the satisfaction of the Director of Parks, Recreation and Facilities
  - c. relocate the bicycle parking structure and make associated landscape changes and parking reductions if required.
2. Further analysis of the proposed tree planting plan and the viability of the proposed on-site and off-site trees, considering site servicing requirements, as well as proximity to proposed buildings on the subject property and existing buildings on the neighbouring properties, to the satisfaction of the Director of Parks, Recreation and Facilities.
3. An executed legal agreement between the owner and Capital Regional Housing Corporation or Capital Regional District to secure four dwelling units (two one-bedroom units and two three-bedroom units) to be sold at a minimum of 20% below market rate (below-market ownership units) in perpetuity, in a form and with terms to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
4. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, to secure:
  - a. 2.08m wide statutory right-of-way along the Foul Bay Road frontage, with terms to the satisfaction of the Director of Engineering and Public Works
  - b. public realm improvements to include two curb bulbs on Quamichan Street, with terms to the satisfaction of the Director of Engineering and Public Works
  - c. car share vehicle memberships and usage credits for each dwelling unit, with terms to the satisfaction of the Director of Sustainable Planning and Community Development
  - d. future strata cannot restrict the rental of units to non-owners (with the exception of the four below-market ownership units), with terms to the satisfaction of the Director of Sustainable Planning and Community Development
  - e. a minimum of 16 three-bedroom units within the development, with terms to the satisfaction of the Director of Sustainable Planning and Community Development.

### **Development Permit with Variances 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. 00737, if it is approved, consider the following motion:

1. "That Council authorize the issuance of Development Permit with Variances Application No. 00192 for 902 Foul Bay Road, in accordance with:
  - a. Plans date stamped August 6, 2021.
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
    - i. increase the building height from 10.5m to 11.54m;
    - ii. reduce the vehicle parking from 27 stalls to 16 stalls and the visitor parking from two stalls to one stall (with potential further reduction to accommodate relocated bicycle parking);
    - iii. reduce the front (Quamichan Street) setback requirement from 6m to 3.10 (to building) and 1.44m (to stairs);
    - iv. reduce the flanking street (Redfern Street) setback from 6m to 3.37m (to building) and 0.37m (to stairs);
    - v. reduce the flanking street (Foul Bay Road) setback from 6m to 3.73m;
    - vi. reduce the rear yard setback from 4m to 3m.
2. That the Development Permit lapses two years from the date of this resolution."

### **Heritage Designation Bylaw Amendment and Heritage Alteration Permit Application**

That Council,

1. Instruct staff to prepare a bylaw amending Heritage Designation (902 Foul Bay Road) Bylaw No. 495, to protect the historic stone wall that extends the full length of the property's Quamichan Street frontage and the iron gate located at the corner of Foul Bay Road and Quamichan Street and remove the other features (land, house and trees), that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set.
2. Approve the new Statement of Significance for 902 Foul Bay Road attached as Attachment I to this report recognizing the rock wall as the primary historic feature of the property.
3. After the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:
  1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00250 for 902 Foul Bay Road, in accordance with:
    - a. Plans date stamped August 6, 2021.

- b. The Rock Wall Heritage Conservation Plan by Donald Luxton and Associates Inc. dated March 2020.
- c. That the Heritage Alteration Permit lapses two years from the date of this resolution.”

**Amendment:**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Andrew

1. Plan revisions to:

**d. consider the retention of additional trees**

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Loveday

1. Plan revisions to:

**c. consider relocation of ~~relocate~~ the bicycle parking structure and make associated landscape changes and parking reductions if required, and the creation of adaptable units**

**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. 00737 for 902 Foul Bay Road, 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. Plan revisions to:
  - a. label the visitor parking stall
  - b. correct the tree retention plan, site plan and landscape plans, to the satisfaction of the Director of Parks, Recreation and Facilities
  - c. consider relocation of the bicycle parking structure and make associated landscape changes and parking reductions if required, and the creation of adaptable units.
  - d. Consider the retention of additional trees

2. Further analysis of the proposed tree planting plan and the viability of the proposed on-site and off-site trees, considering site servicing requirements, as well as proximity to proposed buildings on the subject property and existing buildings on the neighbouring properties, to the satisfaction of the Director of Parks, Recreation and Facilities.
3. An executed legal agreement between the owner and Capital Regional Housing Corporation or Capital Regional District to secure four dwelling units (two one-bedroom units and two three-bedroom units) to be sold at a minimum of 20% below market rate (below-market ownership units) in perpetuity, in a form and with terms to the satisfaction of the City Solicitor and the Director of Sustainable Planning and Community Development.
4. Preparation and execution of legal agreements, in a form satisfactory to the City Solicitor, to secure:
  - a. 2.08m wide statutory right-of-way along the Foul Bay Road frontage, with terms to the satisfaction of the Director of Engineering and Public Works
  - b. public realm improvements to include two curb bulbs on Quamichan Street, with terms to the satisfaction of the Director of Engineering and Public Works
  - c. car share vehicle memberships and usage credits for each dwelling unit, with terms to the satisfaction of the Director of Sustainable Planning and Community Development
  - d. future strata cannot restrict the rental of units to non-owners (with the exception of the four below-market ownership units), with terms to the satisfaction of the Director of Sustainable Planning and Community Development
  - e. a minimum of 16 three-bedroom units within the development, with terms to the satisfaction of the Director of Sustainable Planning and Community Development.

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1. "That Council authorize the issuance of Development Permit with Variances Application No. 00192 for 902 Foul Bay Road, in accordance with:
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- ii. reduce the vehicle parking from 27 stalls to 16 stalls and the visitor parking from two stalls to one stall (with potential further reduction to accommodate relocated bicycle parking);
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  - iv. reduce the flanking street (Redfern Street) setback from 6m to 3.37m (to building) and 0.37m (to stairs);
  - v. reduce the flanking street (Foul Bay Road) setback from 6m to 3.73m;
  - vi. reduce the rear yard setback from 4m to 3m.
2. That the Development Permit lapses two years from the date of this resolution.”

### **Heritage Designation Bylaw Amendment and Heritage Alteration Permit Application**

That Council,

1. Instruct staff to prepare a bylaw amending Heritage Designation (902 Foul Bay Road) Bylaw No. 495, to protect the historic stone wall that extends the full length of the property’s Quamichan Street frontage and the iron gate located at the corner of Foul Bay Road and Quamichan Street and remove the other features (land, house and trees), that first and second reading of the bylaw be considered by Council and that a Public Hearing date be set.
2. Approve the new Statement of Significance for 902 Foul Bay Road attached as Attachment I to this report recognizing the rock wall as the primary historic feature of the property.
3. After the Public Hearing for Rezoning Application No. 00737, if it is approved, consider the following motion:
  1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00250 for 902 Foul Bay Road, in accordance with:
    - a. Plans date stamped August 6, 2021.
    - b. The Rock Wall Heritage Conservation Plan by Donald Luxton and Associates Inc. dated March 2020.
    - c. That the Heritage Alteration Permit lapses two years from the date of this resolution.”

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

*Committee recessed at 10:21 a.m. and reconvened at 10:26 a.m.*

*Mayor Helps left the meeting at 10:26 a.m., and Councillor Andrews assumed the role of Acting Mayor.*

## **F. STAFF REPORTS**

### **F.2 Climate Action Update**

Council received a report dated February 10, 2022, from the Director of Engineering & Public Works providing an update on key Council directed climate action initiatives that have progressed in 2021 and to provide on the next steps for 2022.

*Committee discussed the following:*

- *Developing local and regional shared mobility plans for e-bikes and e-scooters*
- *Efforts to reduce corporate and community emissions*
- *Efficacy and noise of heat pumps*
- *Costs of reducing carbon emissions in the City fleet, including for emergency services*
- *Effectiveness of carbon pricing in reducing carbon emissions compared to the imposition of additional City policies and incentives*
- *Unequal distribution of incentives across the income spectrum*
- *Urgency of climate change actions*
- *Difficulty with data received from tracking emissions*
- *Safety improvements and new service delivery models to prevent theft of e-bikes*
- *Climate adaption measures, with an emphasis on shoreline assessments*

*Councillor Dubow left the meeting at 10:57 a.m., returned at 11:29 a.m.*

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

That Council:

1. Receive the climate action updates in this report for information;
2. Adopt the final version of the City's Electric Vehicle and Electric Mobility Strategy which is included in Appendix B of this report; and
3. Adopt the City of Victoria Green Fleet Plan which is included in Appendix C of this report.

*Councillor Young requested that the motions be considered separately.*

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

That Council:

1. Receive the climate action updates in this report for information;

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Loveday

**Seconded By** Councillor Thornton-Joe

That Council:

2. Adopt the final version of the City's Electric Vehicle and Electric Mobility Strategy which is included in Appendix B of this report; and
3. Adopt the City of Victoria Green Fleet Plan which is included in Appendix C of this report.

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (7 to 1)**

*Committee recessed at 11:37 a.m., and reconvened at 11:42 a.m.*

### **F.3 Neighbourhood Association Base & Coordinator Grant Report**

Council received a report dated February 4, 2022, from the Head of Business & Community Relations informing Council on the 2021 Base Grant program and 2021 Neighbourhood Coordinator Grant pilot program.

*Committee recessed at 12:21 p.m., reconvened at 1:30 p.m.*

*Councillor Isitt joined the meeting at 1:30 p.m.*

*Mayor Helps rejoined the meeting at 1:30 p.m, and assumed the role of Chair.*

*Committee discussed the following:*

- *Community-making importance of neighbourhood associations*
- *Diversity of tactics & activities planned by various community associations*

**Moved By** Mayor Helps

**Seconded By** Councillor Potts

That Council approve the attached Base Grant & Neighbourhood Coordinator Grant Policy.

**CARRIED UNANIMOUSLY**

**H. NEW BUSINESS**

**H.2 Council Member Motion: Protection of the Ivy Place Greenway in Perpetuity as a Natural Area**

Council received a report dated February 19, 2022, from Councillors' Isitt and Loveday seeking Council endorsement of designating the Ivy Place Greenway as a biologically diverse natural area and closing the greenway to vehicle traffic.

*Committee discussed the following:*

- *Preserving the local greenway*

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

That Council:

1. Endorses in principle the protection of a portion or all of the Ivy Place greenway in perpetuity as a biologically diverse natural area.
2. Directs staff to report back at the next triannual update on the advisability of providing permanent protection to a portion or all of the greenway through a road closure bylaw.

**CARRIED UNANIMOUSLY**

**D. UNFINISHED BUSINESS**

**D.1 2022 Draft Financial Plan**

**D.1.1 Homelessness Advisor**

*Councillor Thornton-Joe recused herself from the meeting at 1:56 p.m. due to a non-pecuniary conflict of interest.*

*Committee discussed the following:*

- *Possible duplication of work with other organizations*
- *Social planning staff in other municipalities and jurisdictions*
- *Longer term outlook for homelessness*
- *Lack of action by other levels of government*

**Moved By** Mayor Helps

**Seconded By** Councillor Potts

1. Council approve this position for a three year term as part of the City's efforts to achieve functional zero homelessness in the CRD
2. Direct staff to develop the job description for this position in collaboration with the Greater Victoria Coalition to End Homelessness, the Aboriginal Coalition to End Homelessness, the CRD, and BC Housing.

FOR (6): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (2): Councillor Andrew, and Councillor Young

**CARRIED (6 to 2)**

*Councillor Thornton-Joe rejoined the meeting at 2:10 p.m.*

**Moved By** Councillor Alto

**Seconded By** Councillor Potts

That the meeting time be extended until 2:35 p.m.

**CARRIED UNANIMOUSLY**

### **D.1.2 Emergency Arts Operating Grant**

*Committee discussed the following:*

- *Lack of dedicated fund for these circumstances*
- *Lack of support for non-profit art from other levels of governments, especially during the Omicron wave*
- *Stated debt figures from the Victoria Multi-Cultural Society*

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

That Council allocate \$60,000 from the 2022 Contingency Fund for the following purpose:

1. Emergency Arts Operating Grant to the Arts on View Society
2. Victoria Multi-Cultural Society.

**Amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Loveday

That Council allocate \$60,000 from the 2022 Contingency Fund for the following purpose:

1. Emergency Arts Operating Grant to the Arts on View Society -\$30,000
2. Victoria Multi-Cultural Society - **\$30,000**
3. **That this item be forwarded to the February 24<sup>th</sup>, 2022 Council to follow Committee of the Whole Meeting.**

**CARRIED UNANIMOUSLY**

*Councillor Andrew requested that the motions be considered separately.*

**On the number one as amended:**

**CARRIED UNANIMOUSLY**

**On the number two as amended:**

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Young

OPPOSED (1): Councillor Andrew

**CARRIED (7 to 1)**

**On the number three as amended:**

**CARRIED UNANIMOUSLY**

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

**Moved By** Councillor Andrew

**Seconded By** Councillor Isitt

That the Committee of the Whole Meeting be adjourned at 2:26 p.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR