



MINUTES - COMMITTEE OF THE WHOLE

May 16, 2024, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees Nation and Esquimalt Nation

PRESENT: Mayor Alto in the Chair, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, Councillor Thompson

PRESENT ELECTRONICALLY: Councillor Hammond

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, T. Soulliere - Deputy City Manager, C. Kingsley - City Clerk, C. Anderson - Deputy City Clerk, K. Hoese - Director of Sustainable Planning and Community Development, W. Doyle – Acting Director of Engineering and Public Works, R. Kenny – Assistant Director of Transportation, T. Hewitt – Senior Transportation Planner, L. Klose – Manager of Community Planning, P. Rantucci - Director of Strategic Real Estate, A. Johnston - Assistant Director of Development Services, S. Johnson - Director of Communications and Engagement, T. Zworski - City Solicitor, K. Moore - Head of Business and Community Relations, A. Heimburger - Legislative Coordinator

GUESTS: J. Wadsworth - Manager, Infrastructure Planning - BC Transit, C. Mossey - Senior Manager, Government Relations - BC Transit

The Mayor acknowledged Moose Hide Campaign Day held on May 16th and provided an overview of the significance of the national campaign in addressing violence toward indigenous women, girls and families across Canada.

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. Council reflected on the tradition of Indigenous peoples in British Columbia to consider the impacts of their decisions on the next seven generations to come and the importance of applying that tradition to decision making in Victoria's Council Chambers. Council thanked the Nations for allowing us to live, work and play on their lands.

C. APPROVAL OF AGENDA

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Moved and Seconded:

That the following Consent Agenda items be approved:

F.1 320 Cook Street and 1075 Pendergast Street: Rezoning Application No. 00854 and Development Variance Permit Application No. 00288 (Fairfield)

Committee received a report from the Director of Sustainable Planning and Community Development dated May 2, 2024 regarding the property located at 320 Cook Street and 1075 Pendergast Street to amend the zoning for the portion of the lot that is currently zoned CR-3M, Commercial Residential Apartment Modified District, to allow for the continuation of office, service commercial, retail and professional uses on the second floor of the existing building and rezone the portion of the lot that is zoned R1-B, Single Family Dwelling District, to the amended CR-3M zone and recommending that this application proceed to bylaw readings.

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 May 2, 2024 for 320 Cook Street and 1075 Pendergast Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council.
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. Secure the following Transportation Demand Management measures to offset the proposed parking variance, with terms to the satisfaction of the Director of Engineering and Public Works:
 - i. one BC Transit EcoPass for every two-stall shortfall provided for a minimum of a five year term and assigned to any employee or volunteer working on the property at no cost to the employee.
4. That adoption of the zoning bylaw amendment will not take place until all the required legal agreements that are registrable in the

Land Title Office have been so registered to the satisfaction of the City Solicitor.

5. 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.
6. That Council advance this motion to the daytime Council following Committee of the Whole Meeting of May 16, 2024.

Development Variance Permit Application

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

1. That subject to the adoption of Zoning Regulation Bylaw, Council authorize the issuance of Development Variance Permit No.00288 for 320 Cook Street and 1075 Pendergast Street, in accordance with plans submitted to the Planning department and date stamped by Planning on September 18, 2023, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. decreasing the vehicle parking from 33 stalls to 19 stalls.
2. That the Development Variance Permit, if issued, lapses two years from the date of this resolution.”

That Council advance this motion to the daytime Council following Committee of the Whole Meeting of May 16, 2024.

G.3 Proposed Capital Regional District Bylaw No. 4588 - Regional Parks Loan Authorization Bylaw No. 1, 2024

Committee received a report from the City Clerk dated April 19, 2024 seeking Council consent for the proposed Capital Regional District Bylaw No. 4588 - Regional Parks Loan Authorization Bylaw No. 1, 2024 in order to authorize the borrowing of \$50,000,000 for the purpose of financing the CRD's Regional Trestles Renewal, Trails Widening and Lighting Project.

That Council:

1. Consent to the adoption of Capital Regional District Bylaw 4588, “Regional Parks Loan Authorization Bylaw No. 1, 2024.

CARRIED UNANIMOUSLY

E. PRESENTATIONS

E.1 BC Transit - Update on Regional Transit

Committee received a presentation from J. Wadsworth and C. Mossey from BC Transit regarding the Regional Transit System.

Committee discussed the following:

- *Opportunity to explore rail and rapid transit options within the Victoria Region Transit Future Plan*
- *Potential for bike rental options at mobility hubs and availability of bike storage, including usage, capacity and accessibility of bike racks on buses*
- *Considerations for transit service expansions to the Peninsula, Victoria International Airport and Swartz Bay BC Ferries Terminal*

Committee recessed at 10:15 a.m. and reconvened at 10:25 a.m.

G. STAFF REPORTS

G.1 Douglas Street Downtown Dedicated Bus Lane Update

Committee received a report from the Acting Director of Engineering and Public Works dated May 3, 2024 seeking Council's direction on proposed changes to upgrade the Douglas Street corridor to accommodate dedicated transit lanes as proposed in BC Transit's *RapidBus Implementation Strategy*.

Committee discussed the following:

- *Land use, legislation and service delivery considerations associated with relocating existing Transit Oriented Areas*
- *Safety and functionality impacts to cyclists by shifting focus on Douglas Street to prioritize bus lanes, requiring bus lane mode share along the corridor*
- *Opportunities and considerations required to begin preparation for future light rail and other rapid transit options along the Douglas and Blanshard Street corridors*
- *Potential to explore the establishment of a new parkade on Douglas Street, north of the downtown core area*

Moved and Seconded:

That Council direct staff to:

1. Transition the current time-limited dedicated bus lanes between Hillside Avenue and Herald Street to be in effect 24 hours a day, 7 days a week starting in 2025 (Segment A as described in this report).
2. Commence detailed design for dedicated bus lanes and other complete street improvements on Douglas Street, between Hillside Avenue and Belleville Street (Segments B and C - Option F as described in this report).
3. Report back by Q1 of 2026 following the outcomes of detailed design and provide associated recommendations on next steps for project implementation.

Amendment:

Moved and Seconded:

That Council direct staff to:

1. Transition the current time-limited dedicated bus lanes between Hillside Avenue and Herald Street to be in effect 24 hours a day, 7 days a week **starting in 2025** (Segment A as described in this report) **starting as soon as resources permit, but in any event no later than the end of 2024.**
2. Commence detailed design for dedicated bus lanes and other complete street improvements on Douglas Street, between Hillside Avenue and Belleville Street (Segments B and C - Option F as described in this report).
3. Report back by Q1 of 2026 following the outcomes of detailed design and provide associated recommendations on next steps for project implementation.

OPPOSED (4): Councillor Coleman, Councillor Dell, Councillor Gardiner, and Councillor Hammond

CARRIED (5 to 4)

Amendment:

Moved and Seconded:

That Council direct staff to:

1. Transition the current time-limited dedicated bus lanes between Hillside Avenue and Herald Street to be in effect 24 hours a day, 7 days a week (Segment A as described in this report) starting as soon as resources permit, but in any event no later than the end of 2024.
2. Commence detailed design for dedicated bus lanes and other complete street improvements on Douglas Street, between Hillside Avenue and Belleville Street (Segments B and C - Option F as described in this report).
3. Report back by Q1 of 2026 following the outcomes of detailed design and provide associated recommendations on next steps for project implementation.
4. **Consider ways of including safe access for cycling, micromobility, and mobility scooters as part of the overall Douglas redevelopment project.**

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

On the main motion as amended:

Moved and Seconded:

That Council direct staff to:

1. Transition the current time-limited dedicated bus lanes between Hillside Avenue and Herald Street to be in effect 24 hours a day, 7 days a week (Segment A as described in this report) starting as soon as resources permit, but in any event no later than the end of 2024.

2. Commence detailed design for dedicated bus lanes and other complete street improvements on Douglas Street, between Hillside Avenue and Belleville Street (Segments B and C - Option F as described in this report).
3. Report back by Q1 of 2026 following the outcomes of detailed design and provide associated recommendations on next steps for project implementation.
4. Consider ways of including safe access for cycling, micromobility, and mobility scooters as part of the overall Douglas redevelopment project.

CARRIED UNANIMOUSLY

Committee recessed at 12:05 p.m. and reconvened at 1:15 p.m.

G.2 Downtown Victoria Business Association - Business Improvement Area Renewal Request

Committee received a report from the City Clerk dated May 4, 2024 seeking Council direction on the Downtown Victoria Business Association's (DVBA) request for a ten-year renewal of the Business Improvement Area that the DVBA manages.

Committee discussed the following:

- *Timeline constraints and risks to the DVBA of proceeding with the petition for service process*
- *Standard of triple net leases? look up*

Moved and Seconded:

That Council proceed on Council Initiative, Subject to Land Owner Petition Against

Amendment:

Moved and Seconded:

That Council proceed on Council Initiative, Subject to Land Owner Petition Against **for a contract renewal of ten years.**

DEFEATED UNANIMOUSLY

On the main motion:

Moved and Seconded:

That Council proceed on Council Initiative, Subject to Land Owner Petition Against

DEFEATED UNANIMOUSLY

Moved and Seconded:

That Council proceed with the DVBA's request for a ten-year renewal of the Business Improvement Area by way of land owner petition for service.

Amendment:

Moved and Seconded:

That Council proceed with the DVBA's request for a ten-year renewal of the Business Improvement Area by way of **Council Initiative, Subject to Land Owner Petition Against ~~land owner petition for service.~~**

OPPOSED (2): Councillor Hammond, and Councillor Kim

CARRIED (7 to 2)

Committee discussed the following:

- *Request by the DVBA for a ten-year term and potential risks to organizational stability due to a reduced bylaw term of five years*

Amendment:

Moved and Seconded:

That Council proceed with the DVBA's request for a ~~ten-year~~ **five-year** renewal of the Business Improvement Area by way of Council Initiative, Subject to Land Owner Petition Against.

OPPOSED (4): Councillor Caradonna, Councillor Coleman, Councillor Dell, and Councillor Loughton

CARRIED (5 to 4)

On the main motion as amended:

Moved and Seconded:

That Council proceed with the DVBA's request for a five-year renewal of the Business Improvement Area by way of Council Initiative, Subject to Land Owner Petition Against.

CARRIED UNANIMOUSLY

Motion arising:

Moved and Seconded:

That Council direct staff to propose to the BIA that it considered cost-effective ways to assess & report on the level of business support for the BIA renewal.

The motion arising was withdrawn.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 2:00 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT