



## MINUTES - COMMITTEE OF THE WHOLE

July 11, 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 Xwsepsum Nation**

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, C. Anderson - Deputy City Clerk, T. Zworski - City Solicitor, D. Newman - Director of Parks, Recreation and Facilities, S. Johnson – Director of Communications and Engagement, S. Thompson – Deputy City Manager and Chief Financial Officer, A. Johnston – Assistant Director of Development Services, R. Bateman – Senior Planner, M. Fay – Manager of Bylaw & Licencing, J. Putnik – Planner, Tenant Assistance, J. Jensen - Director, People and Culture, B. Roder - Senior Legislative Coordinator, A. Heimburger - Legislative Coordinator

### **A. TERRITORIAL ACKNOWLEDGEMENT**

Committee acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities, noting their years of time and energy spent determining how to preserve the surrounding lands and waters for the benefit of everyone and thanked them for allowing us to live, work and play on their lands.

### **B. INTRODUCTION OF LATE ITEMS**

#### **B.1 Council Member Motion: UBCM Travel Expense Reimbursement**

*This item was moved to the July 18, 2024 Committee of the Whole meeting.*

### **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 Minutes from the Committee of the Whole meeting held June 13, 2024**

That the minutes from the Committee of the Whole meeting held June 13, 2024 be approved.

**F.2 Minutes from the Committee of the Whole meeting held June 20, 2024**

That the minutes from the Committee of the Whole meeting held June 20, 2024 be approved.

**F.3 Minutes from the Committee of the Whole meeting held June 27, 2024**

That the minutes from the Committee of the Whole meeting held June 27, 2024 be approved.

**H.1 Canada Community Building Fund (CCBG) - Community Works Fund Agreement**

1. That Council authorize the Mayor and City Clerk to execute the 2024-2034 Community Works Fund Agreement between the City and the Union of BC Municipalities
2. That this recommendation be forwarded to the daytime Council meeting of July 11, 2024

**J.1 Council Member Motion: Union of BC Municipalities 2024 Convention**

That Council authorize the attendance and associated costs for Councillor Gardiner to attend the Union of BC Municipalities 2024 Convention to be held in Vancouver, BC, on September 16-20, 2024.

The approximate cost for attending is:

Conference Registration Fee	\$600.00
Conference session fees	\$250.00
Travel to/from Vancouver	\$408.00
Accommodation (5 nights)	\$2,100.00
Food & Incidentals	\$100.00
	\$3,458.00

**CARRIED UNANIMOUSLY**

**E. CLOSED MEETING**

Moved and Seconded:

**MOTION TO CLOSE THE JULY 11, 2024 COMMITTEE OF THE WHOLE MEETING TO THE PUBLIC**

That Committee convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered related to one or more of the following:

*Section 90(1)(c) labour relations or other employee relations; and*

*Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

### **CARRIED UNANIMOUSLY**

*The Committee of the Whole meeting was closed to the public at 9:10 a.m. and reopened to the public at 9:45 a.m.*

*The Committee of the Whole meeting recessed at 9:45 a.m. and reconvened at 9:55 a.m.*

## **G. LAND USE MATTERS**

### **G.1 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191 (James Bay)**

Committee received an update report from the Director of Sustainable Planning and Community Development dated June 27, 2024 regarding a Rezoning, an Official Community Plan Amendment and a Development Permit with Variances Application for the property located at 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street in order to rezone from the R-K Zone, Medium Density Attached Dwelling District to a new site-specific zone, to increase the density, add multiple dwellings and commercial as permitted uses, and allow construction of a new mixed-use development consisting of a three-storey podium with a 14-storey tower located at the corner of Quebec Street and Montreal Street and three storey townhouses fronting Kingston Street, and recommending to proceed with consultation.

*Committee discussed the following:*

- *Availability of bicycle parking to accommodate demand for bicycles, including larger cargo bikes*
- *Allocation of and rationale for decrease in Housing Reserve Fund contributions*
- *Land lift value of space against 10-year affordability of commercial rental space (daycare)*

Moved and Seconded:

### **OCP Amendment Consultation**

1. That Council instruct the Director of Sustainable Planning and Community Development to explore the possibility of amending the Official Community Plan to allow the proposed mixed-use development at this location.
2. That Council consider who is affected by proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:

- a. those within a 200 m radius of the subject property
  - b. Transport Canada
  - c. Harbour Air
3. That Council provide an opportunity for consultation pursuant to section 475 of the *Local Government Act*, and direct the Director of Sustainable Planning and Community Development to:
- a. mail a notice of the proposed OCP amendment to the persons within a 200 m radius of the subject property
  - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration
  - c. write letters to Transport Canada and Harbour Air inviting written comments to Council for their consideration.
4. That Council consider that no consultation is necessary with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Xwsepsum Nations; the School District Board; or the Provincial government or its agencies because the proposed OCP amendment does not affect them.
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.

OPPOSED (4): Mayor Alto, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

**CARRIED (5 to 4)**

## H. STAFF REPORTS

### H.2 Waiving a Public Hearing for Short-Term Rental Zoning Amendments

Committee received a report from the Director of Sustainable Planning and Community Development and the Manager of Bylaw and Licencing dated July 3, 2024 providing an update on the status of Zoning Bylaw amendments related to short-term rental regulations and seeking Council's directions to waive the requirement for the holding of a Public Hearing with respect to these amendments.

*Committee discussed the following:*

- *Role of changing Provincial legislation in extending the City's timeline for completing short-term rental Zoning Bylaw amendments*

Moved and Seconded:

1. That, pursuant to section 30 of the *Land Use Procedure Bylaw*, Council waives the requirement for the holding of a public hearing with respect of zoning amendments related to short-term rental regulations.

2. That, after the publication of notifications in accordance with section 467 of the *Local Government Act*, first, second, and third readings and adoption of zoning amendments related to short-term rental regulations be considered by Council.
3. That this matter be advanced for ratification at the July 11, 2024, daytime Council meeting.

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

**CARRIED (5 to 4)**

**I. NOTICE OF MOTIONS**

There were no notice of motions.

**J. NEW BUSINESS**

**J.1 Council Member Motion: Union of BC Municipalities 2024 Convention**

This item was added to the Consent Agenda.

**K. CLOSED MEETING, IF REQUIRED**

There was no closed meeting.

**L. ADJOURNMENT OF COMMITTEE OF THE WHOLE**

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 11:21 a.m.

**CARRIED UNANIMOUSLY**

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CITY CLERK

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MAYOR