



MINUTES - COMMITTEE OF THE WHOLE

July 25, 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 Loughton, Councillor Thompson

PRESENT ELECTRONICALLY: Councillor Kim

STAFF PRESENT: J. Jenkyns - City Manager, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, T. Zworski - City Solicitor, P. Rantucci - Director of Strategic Real Estate, T. Soulliere - Deputy City Manager, A. Bronee – Manager of Communications and Engagement, D. Newman – Director of Parks, Recreation and Facilities, W. Doyle – Acting Director of Engineering and Public Works, K. Hoese – Director of Sustainable Development and Community Planning, K. Stevenot – Senior Planner - Heritage, M. Betanzo – Senior Planner - Urban Design, C. Mycroft - Manager of Intergovernmental & Media Relations, B. Roder - Senior Legislative Coordinator, A. Heimburger - Legislative Coordinator

The Mayor noted her attendance at the Pacific NorthWest Economic Region Annual Summit held July 21-25 in Whistler, noting the array of remarkable people working to maximize economic opportunities which exist for the region.

A. TERRITORIAL ACKNOWLEDGEMENT

Council acknowledged that the City of Victoria is located on the homelands of the Songhees First Nation and Xwsepsum First Nation communities, noting the Nations' continued efforts to work with us and offer meaningful ways to collaborate as we consider our needs collectively and individually and thanked them for allowing us to live, work and play on their lands.

B. INTRODUCTION OF LATE ITEMS

There were no late items.

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:

E.1 515 and 519 Rithet Street: Rezoning Application No.00868 and Development Permit with Variances Application No. 00267 (James Bay)

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 July 11, 2024 for 515 and 519 Rithet 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 Regulation Bylaw amendment, 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. Provision of a cash contribution of \$31,100.00 towards the City's Housing Reserve Fund, to be provided at the time of building permit issuance.
 - b. Provision of transportation demand management measures including:
 - i. two secure cargo bicycle parking spaces
 - ii. ten percent of bicycle parking dedicated to cargo bikes and fifty percent of all bicycle parking with access to an electric outlet
 - iii. a car share membership for all residential units
 - iv. one electric cargo bicycle purchased by the developer for residents' use.
4. 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.
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.

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 authorize the issuance of Development Permit with Variances No. 00267 for 515 and 519 Rithet Street, in accordance with plans submitted to the Planning department and date stamped by Planning on May 31, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the required rear-yard setback from 8.0m to 3.73m
 - ii. reduce the east side yard setback from 3.0m to 2.21m
 - iii. reduce the required number of vehicle parking stalls from twenty-four to ten.
 - b. Plan changes to identify the on-site visitor vehicle parking stall.
 - c. Plan changes to the bicycle parking area to include a bicycle and mobility scooter maintenance and wash area, space for the shared bicycle, and
 - d. Plan changes to provide for a greater proportion of horizontal bicycle parking stalls.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution."

F.1 Council Meetings Calendar

Committee received a report from the City Clerk dated July 4, 2024 regarding the frequency of public hearings across municipalities in the Capital Regional District and to outline their practices and recommending that the Council Meetings Calendar report be received for information.

That Council receive the Council Meetings Calendar report for information.

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

Committee received a Council Member Motion from Councillor Loughton dated July 18, 2024 requesting reimbursement for the associated costs for travel and attendance at the Union of BC Municipalities Convention, September 16-20, 2024 in Vancouver.

That Council approve this motion for same-day consideration due to the deadline for early bird fees.

That Council authorize the attendance and associated costs for Councillor Krista Loughton to attend the Union of BC Municipalities 2024 Convention to be held in Vancouver, BC, in September 2024.

The approximate cost per person for attending is:

Conference Registration Fee	\$600.00
Conference Session Fees	\$250.00
Travel to/from Vancouver	\$408.00

Food & Incidentals	\$1,700.00
Carbon Tax (0.03 x \$150 per tonne)	\$4.50
TOTAL	\$3,062.50

H.3 Council Member Motion: Support for 2024 Truth and Reconciliation Day Ceremonial Event

Committee received a Council Member Motion from Mayor Alto dated July 18, 2024 requesting Royal Athletic Park for the use of the event, allow a financial contribution from the city of up to \$50,000 plus in-kind contributions, and request the mayor to invite contributions from other south island municipalities.

1. That Council approve up to \$50,000 to support an event to mark Truth and Reconciliation Day 2024, including in-kind support and the waiving of fees for use of the Royal Athletic Park on September 30, 2024, to be funded through remaining 2024 contingency funds and/or the Protocol budget, as needed and available.
2. That Council request the mayor contact mayors from other south island municipalities to invite other municipal financial contributions to support this event.
3. That Council forward this Motion for consideration at a daytime Council meeting before August 2, 2024.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.2 1314-1318 Wharf Street: Tax Incentive Program Application No. 00037 (Downtown)

Committee received a report from the Director of Sustainable Planning and Community Development regarding an application for a tax exemption under the City's Heritage Tax Incentive Program for non-residential buildings to assist in the seismic upgrading, rehabilitation and restoration of the heritage-designated buildings at 1314-1318 Wharf Street (Northern Junk), and recommending that it be approved.

Committee discussed the following:

- *Extents of tax exemption and impacts on future taxation*
- *Current eligibility criteria of the Tax Incentive Program and need to re-evaluate to improve access for future applications*

Moved and Seconded:

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare a heritage tax exemption bylaw to exempt 957.2 square meters (10,303 SF) of retail space on the main and lower levels of the assessed value of the property at 1314-1318 Wharf Street for a period of ten years if the conditions of the tax exemption are fulfilled.

2. That Council authorize an exemption agreement with contents to the satisfaction of the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor that contains the following conditions:
 - a. the final costs of seismic upgrading must be verified by a third-party consultant to the satisfaction of the Director of Sustainable Planning and Community Development; and
3. 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 (1): Councillor Kim

CARRIED (8 to 1)

F. STAFF REPORTS

F.1 Council Meetings Calendar

This item was added to the Consent Agenda.

G. NOTICE OF MOTIONS

There were no notice of motions.

H. NEW BUSINESS

H.2 Council Member Motion: Best Use of Evening Council Meetings in Post-Public Hearing Governance

Committee received a Council Member Motion from Mayor Alto dated July 18, 2024 requesting amendments to applicable procedural and/or other Council policies for better use of evening Council meetings in post-public hearing governance.

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of three minutes per person.
2. Once each year, on the third Thursday of January, an evening where Council hosts a "Town Hall" where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the third Thursday of June, an evening where Council hosts an "Open House", at which information will be shared by staff on a current topic of city action, policy, project or program, at which members

of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.

Amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of three minutes per person.
2. Once each year, on the ~~third~~ **fourth** Thursday of January, an evening where Council hosts a “Town Hall” where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the ~~third~~ **fourth** Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.

CARRIED UNANIMOUSLY

Amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of ~~three~~ **five** minutes per person.
2. Once each year, on the fourth Thursday of January, an evening where Council hosts a “Town Hall” where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the fourth Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.

OPPOSED (1): Councillor Kim

CARRIED (8 to 1)

Amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the fourth Thursday of January, an evening where Council hosts a "Town Hall" where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the fourth Thursday of June, an evening where Council hosts an "Open House", at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. **Once each year, on the fourth Thursday of November, an evening where Council hosts an "Open House" exclusively for presentations, of up to 10 minutes, from organizations or entities that receive \$25,000 or more in City funds, to report back on the use and community benefits of those funds.**

Committee discussed the following:

- *Transparency, and value of sharing the community impacts made by grant recipients using public funds*

Amendment to the amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the fourth Thursday of January, an evening where Council hosts a "Town Hall" where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the fourth Thursday of June, an evening where Council hosts an "Open House", at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. **Once each year, on the fourth Thursday of November, an evening where Council hosts an "Open House" exclusively for presentations, of up to 10 minutes for up to two hours, from**

organizations or entities that receive \$25,000 or more in City funds, to report back on the use and community benefits of those funds.

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the fourth Thursday of January, an evening where Council hosts a “Town Hall” where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the fourth Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. **Once each year, on the fourth Thursday of November, an evening where Council hosts an “Open House” exclusively for the opportunity for presentations, of up to 10 minutes for up to two hours, from organizations or entities that receive \$25,000 or more in City funds, to report back on the use and community benefits of those funds.**

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the fourth Thursday of January, an evening where Council hosts a “Town Hall” where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the fourth Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which

members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.

4. **Once each year, on the ~~fourth~~ second Thursday of November, an evening where Council hosts an “Open House” exclusively for the opportunity for presentations, of up to 10 minutes for up to two hours, from organizations or entities that received \$25,000 or more in City funds, to report back on the use and community benefits of those funds.**

OPPOSED (3): Councillor Coleman, Councillor Gardiner, and Councillor Hammond

CARRIED (6 to 3)

Committee discussed the following:

- *Ensuring accessibility of scheduling to encourage maximum public attendance*
- *Eligibility and selection of grant recipient presenters*

Amendment to the amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the ~~fourth~~ second Thursday of January, an evening where Council hosts a “Town Hall” where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the ~~fourth~~ second Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. **Once each year, on the second Thursday of November, an evening where Council hosts an “Open House” exclusively for the opportunity for presentations, of up to 10 minutes for up to two hours, from organizations or entities that received \$25,000 or more in City funds, to report back on the use and community benefits of those funds.**

OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CARRIED (7 to 2)

Motion to refer:

Moved and Seconded:

That Council refer decision on the number 4 to the City Manager.

OPPOSED (5): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Kim, and Councillor Thompson

DEFEATED (4 to 5)

On the amendment as amended:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the second Thursday of January, an evening where Council hosts a "Town Hall" where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the second Thursday of June, an evening where Council hosts an "Open House", at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. **Once each year, on the second Thursday of November, an evening where Council hosts an "Open House" exclusively for the opportunity for presentations, of up to 10 minutes for up to two hours, from organizations or entities that received \$25,000 or more in City funds, to report back on the use and community benefits of those funds.**

CARRIED UNANIMOUSLY

Committee recessed at 10:35 a.m. and returned at 10:48 a.m.

Amendment:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the second Thursday of **January March**, an evening where Council hosts a "Town Hall" where, for up to two hours, members

of the public may address Council on any topic for a maximum of 5 minutes per person.

3. Once each year, on the second Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. Once each year, on the second Thursday of November, an evening where Council hosts an “Open House” exclusively for the opportunity for presentations, of up to 10 minutes for up to two hours, from organizations or entities that received \$25,000 or more in City funds, to report back on the use and community benefits of those funds.

CARRIED UNANIMOUSLY

On the main motion as amended:

Moved and Seconded:

That, Council amend the applicable procedural and/or other Council policies to accommodate a Council meeting calendar with:

1. Only one evening Council meeting each month on the second Thursday of the month, at which up to 15 members of the public may address Council on any topic for a maximum of five minutes per person.
2. Once each year, on the second Thursday of March, an evening where Council hosts a “Town Hall” where, for up to two hours, members of the public may address Council on any topic for a maximum of 5 minutes per person.
3. Once each year, on the second Thursday of June, an evening where Council hosts an “Open House”, at which information will be shared by staff on a current topic of city action, policy, project or program, at which members of the public can ask questions and offer feedback, and where Council members are expected to attend and learn.
4. Once each year, on the second Thursday of November, an evening where Council hosts an “Open House” exclusively for the opportunity for presentations, of up to 10 minutes for up to two hours, from organizations or entities that received \$25,000 or more in City funds, to report back on the use and community benefits of those funds.

CARRIED UNANIMOUSLY

H.4 Council Member Motion: Urgent Action Required to Support Unsheltered Victorians

Committee received a Council Member Motion from Councillor Loughton dated July 19, 2024 requesting urgent action to support unsheltered Victorians.

Committee discussed the following:

- *Desire to address supportive housing regionally and extending responsibility to the Capital Regional District*
- *Value of completing a local and regional sheltering needs assessment and analysis of sheltering numbers*

Moved and Seconded:

1. That Council directs staff to report back at the next Committee of the Whole meeting on August 1, 2024, with an update on the status of efforts to support unsheltered persons and people in encampments through the HEART program, the number of people experiencing unsheltered homelessness in Victoria, and the projected number of shelter spaces, transitional housing, supportive housing, and shelter rate units coming online through HEARTH programs.
2. That this motion be forwarded to the July 25, 2024 daytime meeting of Council for consideration.

CARRIED UNANIMOUSLY

I. CLOSED MEETING, IF REQUIRED

There was no closed meeting.

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Moved and Seconded:

That the Committee of the Whole Meeting be adjourned at 11:10 a.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR