



MINUTES - VICTORIACITY COUNCIL

August 1, 2024, 4:21 P.M.

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

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, S. Thompson - Deputy City Manager / Chief Financial Officer, C. Kingsley - City Clerk, T. Zworski - City Solicitor, T. Soulliere - Deputy City Manager, K. Hoese - Director of Sustainable Planning and Community Development, C. Mycroft - Manager of Intergovernmental & Media Relations, B. Roder - Senior Legislative Coordinator, 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 Xwsepsum First Nation communities, 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:

MOTION TO CLOSE THE AUGUST 1, 2024 DAYTIME COUNCIL 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 relates to or is one or more of the following:

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

CARRIED UNANIMOUSLY

The Daytime Council meeting was closed to the public at 4:25 p.m.

The Daytime Council meeting was reopened to the public at 4:38 p.m.

Moved and Seconded:

That the agenda be approved.

CARRIED UNANIMOUSLY

D. CONSIDERATION OF MINUTES

D.1 Minutes from the Daytime Council meeting held July 04, 2024

Moved and Seconded:

That the minutes from the Daytime Council meeting held July 04, 2024 be approved.

CARRIED UNANIMOUSLY

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

E.1.a Report from the July 18, 2024 COTW Meeting

E.1.a.a 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street: Rezoning Application No. 00810 and associated Development Permit with Variances Application No. 000614 and Heritage Alteration Permit Application No. 00251 (Downtown)

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 July 4, 2024 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas 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 an 2.38 m wide statutory right of way along Niagara Street for highway purposes to the satisfaction of the Director of Engineering and Public Works prior to adoption of the bylaw.
4. That adoption of the zoning 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. Ensure that the TAP relocation lead time, is 12 months for all tenants and that the relocation and right of first refusal plan minimizes sudden rental increases and accounts for the needs of vulnerable residents, to the satisfaction of the Director of Planning.
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 authorize the issuance of Development Permit with Variances No. 000614 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street, in accordance with plans submitted to the Planning department and date stamped by Planning on May 21, 2024, subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. increase the maximum height from 18.50m to 23.10m
 - ii. increase the maximum site coverage from 40% to 53%
 - iii. reduce the minimum open site space from 50% to 41%
 - iv. reduce the Battery Street setback from 10.00m to 6.00m for the triplex
 - v. reduce the Battery Street setback from 10.00m to 6.50m for the building and 5.00m for the balcony of the assisted living facility
 - vi. reduce the Niagara Street setback from 4.00m to 2.50m for the port cochere of the assisted living facility

- vii. reduce the internal east setback from 6.00m to 5.00m for the balcony of the assisted living facility
 - viii. reduce the internal south setback from 6.00m to 4.70m for the balcony of the assisted living facility
 - ix. locate an accessory building in the side yard instead of the rear yard
 - x. increase the maximum height of an accessory building from 3.50m to 3.70m.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

Heritage Alteration Permit Application

That Council, consider the following motion:

- “1. That Council authorize the issuance of the Heritage Alteration Permit No. 00251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street in accordance with plans submitted to the Planning department and date stamped by Planning on May 21, 2024 (the “Plans”), subject to the proposed development meeting all City zoning bylaw requirements.
- 2. That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution.”

OPPOSED (1): Councillor Coleman

CARRIED (8 to 1)

E.1.a.b

2659 Douglas Street: Tax Incentive Program Application No. 000033 (Burnside)

Moved and Seconded:

That Council approve Tax Incentive Program Application No. 000033 for 2659 Douglas Street.

- 1. That Council instruct the Director of Sustainable Planning and Community Development to prepare a heritage tax exemption bylaw to exempt 665.89 square meters (7,168 square feet) of residential area on the second story and exempt 665.89 square meters (7,168 square feet) of residential area on the third storey of the assessed value of the property at 2659 Douglas Street for a period of ten years.
- 2. That, first, second and third readings of the heritage tax exemption bylaw be considered by Council.

3. That subject to approval of first three readings, the applicant execute an exemption agreement with contents to the satisfaction of the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor prior to adoption of the bylaw 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
 - b. the tax exemption does not apply in a calendar year during any part of which any residential dwelling unit is not used for residential purposes.
4. 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.

CARRIED UNANIMOUSLY

E.1.a.c

Recommendation for Victoria Cannabis Company Farmgate at 340 Mary Street

Moved and Seconded:

1. That Council direct staff to advise the Liquor and Cannabis Regulation Branch (LCRB):

The Council of the City of Victoria supports the application of Victoria Cannabis Company Farmgate at 340 Mary Street to receive a provincial cannabis retail store license with the following comments:

- a. The Council recommends that the Liquor and Cannabis Regulation Branch issue a license to Victoria Cannabis Company Farmgate at 340 Mary Street.
- b. Bylaw Services indicated cannabis retail would have limited community impact; however, they outlined ongoing issues with the odour of the adjacent cultivation site and that it be resolved before issuing a local government recommendation.

The Victoria Police Department did not raise any concerns about community impacts.

- c. The reasons for a positive local government recommendation include that:

- i. The location permits storefront cannabis retail.
- ii. Staff did not raise significant concerns about community impact of storefront cannabis retail at this location only the preexisting adjacent cultivation site.
- d. Residents' views were solicited through a mail-out to property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association.

The City sent 312 notices, including the Vic West Neighbourhood Association.

- 2. That Council direct staff to advise the LCRB of Council's recommendation subject to the applicant's compliance with applicable City bylaws and permits.

OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

E.1.a.d

Amendments to the Short-Term Rental Regulation Bylaw

Moved and Seconded:

That Council direct staff to report back on the implications of amending the City's *Short-Term Rental Regulation Bylaw*, and/or related bylaws, on the following topics:

- 1. Updating section 2.b.ii, or other relevant sections or related bylaws, to add language that would explicitly prohibit the use of secondary suites for short-term rentals;
- 2. Updating section 3 (2), or other relevant sections or related bylaws, to add language that would place a cap on the maximum number of nights that a principal residence could be rented out as a short-term rental within a calendar year, for instance, for 120, 150, or 180 nights in total.

In addition, for staff to report back on the following related items:

- 1. On the viability of creating a sliding licensing fee based on the frequency with which a host rents out a short-term rental. For instance, a system in which hosts who rent out a short-term rental for 1-14 nights per year pay a certain amount, hosts who rent out a short-term rental for 14-60 nights pay a higher

amount, and hosts who rent out a short-term rental for 61 nights or more pay the highest amount. Staff to focus on enforceability, viability, and the ability to establish a cost-recovery licensing system for administering short-term rentals in Victoria;

2. On the viability of adding short-term rental regulations to the provincial baseline while also minimizing the City's enforcement responsibilities. Staff to focus on whether the enforcement responsibilities could be shared with the Province – and if so, how – or whether creating additional regulations means that the City alone takes responsibility for the enforcement of short-term rentals moving forward.

CARRIED UNANIMOUSLY

E.1.a.e Council Member Motion: Canadian Capital Cities Organization 2024 Conference September 2024

Moved and Seconded:

That Council authorize the attendance and associated costs for Councillor Gardiner to participate in the Canadian Capital Cities Organization 2024 Conference to be held in Winnipeg, Manitoba, on September 22-25, 2024.

The approximate cost for attending is:

Conference Registration Fee	\$ 400.00
Travel to/from Winnipeg	\$ 405.00
Taxis (Victoria and Winnipeg)	\$ 200.00
Accommodation (3 nights)	\$ 640.00
Food & Incidentals	\$ 150.00
Carbon Tax (0.76 x \$150/tonne)	\$ 114.00
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	\$ 1,909.00

Estimated Total Cost = \$1,909.00

CARRIED UNANIMOUSLY

E.1.b Report from the July 25, 2024 COTW Meeting

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

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 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.”

CARRIED UNANIMOUSLY

E.1.b.b

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

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)

E.1.b.c Council Meetings Calendar

Moved and Seconded:

That Council receive the Council Meetings Calendar report for information.

CARRIED UNANIMOUSLY

E.1.b.d Council Member Motion: Best 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 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

E.1.c Report from the August 1, 2024 COTW Meeting

E.1.c.a Council Remuneration Task Force

Moved and Seconded:

To be actioned as soon as practicable:

1. That the CPI adjustment forgone in 2021 be added to the Mayor and Councillors' compensation retroactive to January 1, 2024. This would bring current councillor remuneration to \$53,259 and the Mayor's to \$133,147.
3. The Task Force recommends that staff explore improvements to the current health and wellness benefit levels and explore the possibility and parameters of setting up a retirement allowance, matching RRSP contributions, or other retirement support options for Council members and suggests that the options not necessarily mirror staff benefits but be comparable in value and benefit.
4. Councillors be paid an additional \$1,750.00 while in the role of Acting Mayor (per month) as per examples provided in the Drive Organizational Report. (page 8)
5. Continue the yearly remuneration cost of living (CPI) adjustments pegged to the previous year's inflation rate, as per current practice.
6. We believe the easiest way to address remuneration moving forward would be to realign the Mayor's salary against Canadian capital cities and to maintain the percentage for councillors. We agree with the MNP report recommendation that the Mayor's base salary be undertaken in the last year of a term, so any changes necessary can be applied to the incoming council.
7. We recommend Mayor and Council explore solutions to broaden administrative support for councillors.
8. That Mayor and Council adopt the MNP recommendations and Rationale on Updating Council committees and related processes to comply with bylaws, and to support efficient and effective use (pages 43 to 47 in the MNP report).
9. Recommend that flat rate per diems be explored for councillors to attend committees and/or conferences.

To be implemented after the next election:

10. Recommend that councillors' remuneration be calculated at 45% of the Mayor's salary and maintain the previously adopted recommendations.

Motion to refer:

2. Councillors' annual allowance for travel, education and training be \$5,000.00 and that this amount be per councillor rather than in the global budget.

Refer #2 for consideration with receipt of the policy report on this matter to Council.

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

E.1.c.b Major Community Initiatives and Events Grant - Application for 2024/25

Councillor Hammond recused himself from the Daytime Council meeting at 4:45 p.m. due to a conflict of interest.

Moved and Seconded:

1. That Council approve the following applications:
 - a. 2024:
 - i. Music Plaza Renewal Initiative (Victoria Conservatory of Music) \$131,000
 - b. 2025:
 - i. Sonic Symphony Splash (Victoria Symphony) \$250,000
 - ii. U17 World Hockey Challenge (Victoria Hockey Legacy Society) \$250,000
 - iii. Lights of Wonder 2025 (DVBA) \$200,000
2. That Council direct staff to carry forward the remaining funding in 2024 to 2025 to cover the grant applications submitted for 2025.

CARRIED UNANIMOUSLY

Motion to refer:

Moved and Seconded:

1. That Council approve the following applications:
 - a. 2024:

- ii. Refinancing Acquisition of 716 Johnson Street
(The Other Guise Theatre Society) – \$250,000

That Council refer back to staff for further consideration of ways to protect the City's investment:

CARRIED UNANIMOUSLY

Councillor Hammond rejoined the meeting at 4:46 p.m.

E.1.c.c Council Member Motion: Sheltering in Parks and the Parks Regulation Bylaw

Moved and Seconded:

That Council direct staff to:

1. Consider and recommend an approach to sheltering in parks which suggests sanctioned parks and/or areas of parks. Such considerations to include:
 - a. parks that provide the basic necessities for those sheltering,
 - b. park sizes,
 - c. areas within parks which are separated from playground areas by 10 meters,
 - d. proximity to established service providers, and
 - e. identifying a target number of maximum sheltering sites related to park size, and positioning of any playground, within each park.

Motion to postpone:

That this matter be postponed to a Committee of the Whole meeting in early November.

OPPOSED (2): Councillor Kim, and Councillor Thompson

CARRIED (7 to 2)

Moved and Seconded:

That the following recommendations from the August 1, 2024 Committee of the Whole meeting be approved:

E.1.c.d Council Member Motion: Union of BC Municipalities 2024 Convention

1. That Council authorize the attendance and associated costs for Councillor Matt Dell 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 Fees	\$600.00
Conference Session Fees	\$250.00
Travel to/from Vancouver	\$400
Accommodation (3 Nights)	\$900
Food & Incidentals	\$200
Total	\$2300

E.1.c.e

Council Member Motion: Canadian Capital Cities Organization (CCCO) Annual Conference Travel Expenses

- That Council authorizes the attendance and associated costs for Councillor Loughton to attend the Canadian Capital Cities Organization Annual Conference in Winnipeg from September 22-25, 2024.

The estimated total cost for attending is:

Accommodation (3 nights)	\$ 640.00
Flights	\$ 500.00
Food & Incidentals	\$ 200
Ground Transportation (incl Taxis to/from airports)	\$ 250
Carbon Offset	\$ 115.80
TOTAL	\$1,705.80

E.1.c.f

Council Member Motion: Ongoing Support for the Mobile Youth Services Team (MYST)

- That Council request Mayor Alto write to Prime Minister Justin Trudeau, Arif Virani, Minister of Justice and Attorney General of Canada, Premier David Eby, Grace Lore, Minister of Children and Family Development, Mike Farnworth, Minister of Public Safety and Solicitor General, Niki Sharma, Attorney General, and all federal MPs, provincial MLA's, and Police Chiefs in the Greater Victoria region to express support and ongoing funding, resources, and expansion for the Pacific Centre Family Services Association's Mobile Youth Services Team (MYST) and its Crime Reduction and Exploitation Diversion (CRED) program.

CARRIED UNANIMOUSLY

E.1.c.g. Update Report on HEART and HEARTH Program

Moved and Seconded:

That Council receive this report on the HEART and HEARTH Program for information, and that Council directs staff to work with the Province of British Columbia, in particular the Ministry of Housing and BC Housing and other HEART and HEARTH partners, to release a high-level plan by October 1 to clarify how HEART and HEARTH will be operationalized including a schedule of key actions with timelines, with the intention of accomplishing the following by the end of 2025:

1. Crafting a public plan to find suitable sheltering and housing options for people currently sheltering in public parks, on sidewalks, and in other non sanctioned public spaces, and
2. A plan to wind down sheltering in parks and non sanctioned public places, once the above is achieved, and
3. A plan that ensures that there is no detrimental impact on Victoria residents who are in the neighbourhoods of any HEART and HEARTH facilities.

CARRIED UNANIMOUSLY

F. BYLAWS

F.1 Bylaws for 1733, 1735, 1737 Fairfield Road: Rezoning Application No. 00821 and Official Community Plan Amendment; 1964 Fairfield and 507 Foul Bay Road: Rezoning Application No. 00845, Official Community Plan Amendment and Heritage Designation Amendment

Moved and Seconded:

1. That the following bylaws **be given first and second readings:**
 - a. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 54), No. 24-055
 - b. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 55), No. 24-057
 - c. Zoning Regulation Bylaw, Amendment Bylaw (No. 1343), No. 24-056
 - d. Zoning Regulation Bylaw, Amendment Bylaw (No. 1344), No. 24-058
 - e. Heritage Designation Bylaw, Amendment Bylaw (No. 2), No. 24-051

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

Moved and Seconded:

2. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with form satisfactory to the City Solicitor prior to adoption of the bylaws:
 - a. provision of a 0.86m wide statutory right-of-way for 1733, 1735 and 1737 Fairfield Road, with terms to the satisfaction of the Director of Engineering and Public Works
 - b. provision of no less than nine two-bedroom units, six two-bedroom units with a den and one three-bedroom unit for 1733, 1735 and 1737 Fairfield Road, to the satisfaction of the Director of Sustainable Planning and Community Development
 - c. securing continued public access to the property at 1964 Fairfield Road, consistent with existing public access hours and locations and permitting temporary closures for private events, to the satisfaction of the Director of Sustainable Planning and Community Development
 - d. provision of transportation demand management measures for 1733, 1735 and 1737 Fairfield Road, to the satisfaction of the Director of Engineering and Public Works, including:
 - i. car share memberships and usage credits for all residential units;
 - ii. on-street electric car share vehicle
 - iii. on-street (Beechwood Avenue), level 2, dual head electrical charger, and all associated infrastructure and connections
 - iv. bicycle parking to accommodate oversized bicycles (10% of required long-term spaces)
 - v. bicycle parking with access to an electrical outlet (50% of required long-term spaces)
 - vi. bicycle repair and maintenance station
 - e. securing that the proposed building will be designed to achieve Step Code 4
 - f. provision of required conduits for future solar photovoltaic installation.
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 (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

F.2 Bylaw for Short-Term Rental Zoning Amendment Bylaw

Moved and Seconded:

That the following bylaw **be given first, second, and third readings:**

1. Short-Term Rental Zoning Amendment Bylaw, No. 24-060

Amendment:

Moved and Seconded:

That the Short-Term Rental Zoning Amendment Bylaw, No. 24-060 be amended by deleting the words “four times” in sections 2(d) and 3(e) and replacing them with “**120 nights**”

Amendment to the amendment:

Moved and seconded:

That the Short-Term Rental Zoning Amendment Bylaw, No. 24-060 be amended by deleting the words “four times” in sections 2(d) and 3(e) and replacing them with “**120 180 nights**”

Council, by unanimous consent, closed the Daytime meeting of Council for a Law Enforcement matter pursuant to the Community Charter, Section 90 (1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

The Daytime Council meeting was closed to the public at 5:23 p.m.

The Daytime Council meeting reconvened at 7:00 p.m.

On the amendment to the amendment:

OPPOSED (5): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Gardiner, Councillor Thompson

DEFEATED (4 to 5)

Amendment to the amendment:

Moved and Seconded:

That the Short-Term Rental Zoning Amendment Bylaw, No. 24-060 be amended by deleting the words “four times” in sections 2(d) and 3(e) and replacing them with “**120 160 nights**”

OPPOSED (4): Mayor Alto, Councillor Caradonna, Councillor Gardiner, Councillor Thompson

CARRIED (5 to 4)

On the amendment:

That the Short-Term Rental Zoning Amendment Bylaw, No. 24-060 be amended by deleting the words “four times” in sections 2(d) and 3(e) and replacing them with “**160 nights**”

OPPOSED (1): Mayor Alto

CARRIED (8 to 1)

By unanimous consent, Council approved the main motion as amended:

That the following bylaw **be given first, second, and third readings as amended:**

1. Short-Term Rental Zoning Amendment Bylaw, No. 24-060

Moved and Seconded:

That the following bylaw **be adopted** as amended:

1. Short-Term Rental Zoning Amendment Bylaw, No. 24-060

CARRIED UNANIMOUSLY

F.3 Amendment Bylaw for Short-Term Rental Regulation Bylaw

Moved and Seconded:

That the following bylaw **be adopted:**

1. Short-Term Rental Regulation Bylaw, Amendment Bylaw (No. 1), No. 24-059

CARRIED UNANIMOUSLY

F.4 Amendment Bylaw for Patio Regulation Bylaw

Moved and Seconded:

That the following bylaw **be adopted:**

1. Patio Regulation Bylaw, Amendment Bylaw (No. 3), No. 24-043

CARRIED UNANIMOUSLY

G. NEW BUSINESS

G.1 1115 Johnson Street, 1110 and 1120 Yates Street: Development Variance Permit Application No. 00286

Moved and Seconded:

1. That Council authorize the issuance of Development Variance Permit Application No. 00286 for 1115 Johnson Street, and 1110 and 1120 Yates Street, in accordance with plans submitted to the Planning department and date stamped by Planning on July 9, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the minimum percentage of long-term ground anchored bicycle parking spaces from 50% to 19% for Parcel A and from 50% to 49% for Parcel B
 - ii. reduce the minimum unobstructed height clearance for bicycle parking spaces from 2.1m to 0.0m (for stacked bicycle parking spaces)

- iii. reduce the minimum distance from the walls/structures within the building to the bicycle parking spaces from 0.45m to 0.30m (for stacked bicycle parking spaces)
 - iv. reduce the minimum bicycle parking space aisle width from 1.50m to 1.13m
 - v. reduce the total number of residential long-term bicycle parking spaces from 233 to 208
 - vi. to be relieved from providing all bicycle parking spaces permanently anchored to the ground or wall, as stacked bicycle parking spaces does not meet this requirement.
2. That the Development Variance Permit lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

G.2 Mayor’s Report to Council – Update on the Community Safety and Wellbeing Initiative

Council received a report from Mayor Alto dated July 26, 2024 regarding an update on the Community Safety and Wellbeing Initiative.

Moved and Seconded:

That Council receive the Mayor’s Report to Council – Update on the Community Safety and Wellbeing Initiative report for information.

CARRIED UNANIMOUSLY

H. NOTICE OF MOTIONS

There were no notices of motions.

I. CLOSED MEETING

Moved and Seconded:

MOTION TO CLOSE THE AUGUST 01, 2024 COUNCIL MEETING TO THE PUBLIC

That Council 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 relates to or is one or more of the following:

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

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and

Section 90(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

The Daytime Council meeting was closed to the public at 7:50 p.m.

J. APPROVAL OF CLOSED AGENDA

Moved and Seconded:

That the Closed agenda be approved.

CARRIED UNANIMOUSLY

L. NEW BUSINESS

L.1 Land - Community Charter Section 90(1)(e)

Council discussed an acquisition, disposition or expropriation of land or improvements matter. The discussion was recorded and kept confidential.

L.2 Law Enforcement - Community Charter Section 90(1)(f)

Council discussed a law enforcement matter. The discussion was recorded and kept confidential.

L.3 Services at Preliminary Stages - Community Charter Section 90(1)(k)

Council discussed a municipal service matter. The discussion was recorded and kept confidential.

L.4 Law Enforcement and Intergovernmental Relations - Community Charter Section 90(1)(f) and 90(2)(b)

Council discussed a law enforcement and intergovernmental relations matter. The discussion was recorded and kept confidential.

L.4 Employee Relations - City Manager - Check in

There were no employee relations matters discussed.

N. ADJOURNMENT

Moved and Seconded:

That the Closed Council meeting be adjourned at 10:21 p.m.

CARRIED UNANIMOUSLY

CITY CLERK

MAYOR

DRAFT