

**MINUTES OF THE**  
**COMMITTEE OF THE WHOLE MEETING**  
**HELD THURSDAY, AUGUST 10, 2017, 9:00 A.M.**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 9:00 A.M.**

**Committee Members Present:** Mayor Helps (Chair), Councillors Coleman, Lucas, Madoff, Thornton-Joe, and Young

**Absent:** Councillors Alto, Isitt, and Loveday

**Staff Present:** S. Thompson – Acting City Manager; C. Coates – City Clerk; T. Zworski – City Solicitor; C. Havelka – Deputy City Clerk; P. Bruce – Fire Chief; J. Jenson – Head of Human Resources; J. Tinney – Director of Sustainable Planning & Community Development; T. Soulliere – Director of Parks, Recreation, & Facilities; F. Work – Director of Engineering & Public Works; N. Sidhu – Assistant Director of Parks, Recreation, & Facilities; A. Meyer – Assistant Director of Development Services; N. Johnston – Manager of Bylaw; J. Potter – Manager of Engagement; C. Mycroft – Manager of Executive Operations; M. Angrove – Planner; A. M. Ferguson – Recording Secretary

**Guests:** Mr. R. Neilson - Principal and Director of Sustainability, Colliers Project Leaders; Ms. H. Hartman – Regional Director of Operations Vancouver Island, BC Housing

**2. APPROVAL OF AGENDA**

**Motion:** It was moved by Councillor Coleman, seconded by Councillor Lucas, that the Agenda of the August 10, 2017, Committee of the Whole meeting be approved.

**Amendment:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that the Agenda of the August 10, 2017, Committee of the Whole meeting be amended as follows:

**Consent Agenda:**

**Item No. 1 - Minutes from the meeting held July 27, 2017**

**Item No. 3 - Rezoning Application No. 00574 for 543 Herald Street**

**Item No. 6 - Development Variance Permit No. 00191 for 1501 Haultain Street**

**Item No. 10 - Proclamation: "International Overdose Awareness Day"  
August 31, 2017**

On the amendment:  
CARRIED UNANIMOUSLY 17/COTW

**Main motion as amended:**

That the amended Agenda of the August 10, 2017, Committee of the Whole Meeting be approved with the following amendments:

**Consent Agenda:**

**Item No. 1 - Minutes from the meeting held July 27, 2017**

**Item No. 3 - Rezoning Application No. 00574 for 543 Herald Street**

**Item No. 6 - Development Variance Permit No. 00191 for 1501 Haultain Street**

**Item No. 10 - Proclamation: "International Overdose Awareness Day"  
August 31, 2017**

On the main motion as amended:  
CARRIED UNANIMOUSLY 17/COTW

**3. CONSENT AGENDA**

**Motion:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that the following items be approved without further debate:

**3.1 Minutes from the meeting held July 27, 2017**

**Motion:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that the Minutes of the meeting held July 27, 2017, be adopted.

CARRIED UNANIMOUSLY 17/COTW

**3.2 Rezoning Application No. 00574 for 543 Herald Street**

Committee received a report dated July 27, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the retail sale of cannabis.

**Motion:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council decline Rezoning Application No. 00574 for the property located at 543 Herald Street.

CARRIED UNANIMOUSLY 17/COTW

### **3.3 Development Variance Permit No. 00191 for 1501 Haultain Street**

Committee received a report dated July 27, 2017, from the Director of Sustainable Planning and Community Development regarding an application to reduce the required number of parking spaces from 12 to five in order to permit a restaurant.

- Motion:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:  
"That Council authorize the issuance of Development Variance Permit Application No. 00191 for 1501 Haultain Street, in accordance with:
1. Plans date stamped July 13, 2017.
  2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
    - i. reduce the required number of parking spaces from 12 to 5.
  3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
  4. Recreation vehicles shall not be stored on the subject property.
  5. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW

### **3.4 Proclamation: "International Overdose Awareness Day" August 31, 2017**

Committee received a report dated August 4, 2017, from the City Clerk providing information regarding a proclamation for International Overdose Awareness Day on August 31, 2017.

- Motion:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that the International Overdose Awareness Day Proclamation be forwarded to the August 10, 2017 Council meeting for Council's consideration.

CARRIED UNANIMOUSLY 17/COTW

## **4. Workshop**

### **4.1 Risk Management Approach Crystal Pool and Wellness Centre Replacement Project**

Committee received a report dated July 21, 2017, from the Director of Parks, Recreation, and Facilities regarding risk management for the Crystal Pool and Wellness Centre Replacement Project.

Committee discussed the market conditions, competition, labour availability, and cost escalation risk.

Committee discussed the risk associated with funding and spending requirements.

Committee discussed the risk associated with the site conditions.

Committee discussed the risk associated with traffic, parking, and community impacts.

Committee discussed the risk associated with the operation of the existing facility.

- Receiving information on the annual budget relating to maintenance and repair of the Crystal Pool over the last ten years.

**Motion:** It was moved by Mayor Helps, seconded by Councillor Coleman, that Council:

1. Approve the Risk Management Approach for the Crystal Pool and Wellness Centre Replacement Project;
2. Accept the key risks and mitigation strategies outlined for the project.

Committee discussed:

- Providing information to the public supporting the need for various amenities as well as the evidence supporting the idea of increased usage with a new facility.
- Timelines for the project and concerns about the effects of the construction market.
- The process to discuss the naming of the new facility.

CARRIED UNANIMOUSLY 17/COTW

**Motion:** It was moved by Councillor Coleman, seconded by Councillor Lucas, that the Agenda of the August 10, 2017, Committee of the Whole meeting be amended as follows:

Item No. 8 – Sheltering Data, be discussed as the next item.

CARRIED UNANIMOUSLY 17/COTW

## **5. STAFF REPORTS**

### **5.1 Sheltering Data**

Committee received a report dated August 3, 2017, from the City Clerk regarding sheltering activity in the City.

Committee discussed:

- Operations of the various shelters and feedback from the neighbourhoods.
- Concerns about potential entrenchment in various parks.
- Desire for increased shelter mats until housing is available and options for individuals with various needs such as couples not wanting separation, persons with pets, and persons attempting to overcome addictions.
- Involvement of Victoria Police and Island Health with the Act Team.

**Motion:** It was moved by Councillor Lucas, seconded by Councillor Thornton-Joe, that Council receive the report for information.

Committee discussed:

- Communicating to the neighbourhoods the approach being taken to housing and sheltering.

*Mayor Helps excused herself from the meeting at 10:39 a.m. Councillor Young assumed the Chair in her absence.*

*Mayor Helps returned at 10:41 a.m. and assumed the Chair.*

*Councillor Lucas withdrew at 10:41 a.m. and returned at 10:43 p.m.*

Committee discussed:

- Achieving adequate housing supply to prohibit sheltering in parks.
- Concerns and enforcement for tourists camping in parks.

CARRIED UNANIMOUSLY 17/COTW

*Committee recessed at 10:51 a.m. and returned at 10:57 a.m.*

*The Korean Kids Choir with the Korea Child Song Global Association performed for Council members.*

## **6. LAND USE MATTERS**

### **6.1 Rezoning Application No. 00584 for 818-826 Johnson Street**

Committee received a report dated July 28, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the retail sale of cannabis.

**Motion:** It was moved by Councillor Thornton-Joe, seconded by Mayor Helps, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00584 for 818- 826 Johnson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Committee discussed:

- Commercial cannabis retailers vs. compassion clubs.
- Providing information at the public hearing on the average square footage of dispensaries that have been approved.
- Council's legal obligation to consider the land use rather than the service provider.
- The potential effects of federal legislation on the application.

CARRIED 17/COTW

**For:** Mayor Helps, Councillors Coleman, Madoff, and Thornton-Joe  
**Against:** Councillors Lucas and Young

## **6.2 409-411 Government Street**

Committee received a report dated July 28, 2017, from the Director of Sustainable Planning and Community Development regarding a tenant plan for a strata duplex application.

- Motion:** It was moved by Councillor Coleman, seconded by Councillor Madoff:
1. That Council approve the proposed tenant plan provided with the strata conversion application for 409 - 411 Government Street, subject to one of the existing rental units be secured for a five (5) year period.
  2. That Council instruct staff to prepare the necessary Housing Agreement in order to secure one of the proposed strata units as rental for five (5) years.

CARRIED UNANIMOUSLY 17/COTW

## **7. STAFF REPORTS Continued...**

### **7.1 Advisory Bodies to Council**

Committee received a report dated January 9, 2016, from the City Clerk regarding a draft policy for advisory bodies to Council.

Committee discussed:

- Inclusion of the advisory design and heritage advisory panels under the policy.

- Motion:** It was moved by Councillor Thornton-Joe, seconded by Mayor Helps, that Council refer the proposed policy to the advisory committees to receive their input.

CARRIED UNANIMOUSLY 17/COTW

## **8. ADJOURNMENT**

- Motion:** It was moved by Councillor Madoff, seconded by Councillor Coleman, that the Committee of the Whole meeting of August 10, 2017, be adjourned at 12:02 p.m.

CARRIED UNANIMOUSLY 17/COTW

CERTIFIED CORRECT:

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CITY CLERK

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MAYOR