

## **MINUTES - COMMITTEE OF THE WHOLE**

### **MEETING HELD THURSDAY, MARCH 6, 2003, AT 9:00 A.M.**

**PRESENT:** Mayor Lowe, in the Chair, and Councillors Coleman, Fleming, Fortin, Holland, Hughes, Madoff, and Thornton-Joe.

**ABSENT:** Councillor Savoie

Mr. Joe Martignago, City Manager, attended for the entire meeting and Messrs. Barber, Basey, Carlsen, Dowdall, Koch, Scoones, Sikstrom, Wiffen, and Woodland, Ms. Chase, Ms. Fowler, Ms. Zink, and Fire Chief Thoresen attended for portions of the meeting.  
Recording Secretary: Linda Johnson

### **DELEGATIONS**

#### **COMMUNITY SOCIAL PLANNING COUNCIL OF GREATER VICTORIA**

03/199

Ms. Mabel Jean Rawlins Brannan, Executive Director, and Mr. John Briggs, Treasurer, Community Social Planning Council of Greater Victoria presented a proposal for a formal relationship with the 4 core municipalities through a Multi-Year Service Contract. The proposal would incrementally increase fees for service from the 4 core municipalities to the Community Council.

Committee agreed that the request would be referred to 2003 Budget discussions.

### **ZONTA AWARD**

03/198

Members of the local chapter of ZONTA presented Councillor Helen Hughes with their Woman of the Year award in recognition of her leadership in public affairs and as a role model for young women.

### **GREATER VICTORIA PUBLIC LIBRARY BOARD**

03/197

Mr. John Barton, Chair, Greater Victoria Public Library Board; Ms. Sandra Anderson, Chief Executive Officer; and Mr. Glynn Jones, Comptroller, presented their annual budget to Committee of the Whole. The budget reflected an average increase of 5.3% to municipal contributions. The largest portion of the increase, 4.5%, is due to salaries and benefits. The materials budget accounts for another .6%.

The Library system passed the four million mark in circulation for the first time in 2002. Internet use was up 50%.

The Board has established a Central Library Task Force and welcomes the opportunity to work with the City on relocation strategies, including the possibility of relocation to The Bay building.

**ACTION:** Councillor Hughes moved that the Greater Victoria Public Library Board 2003 Budget be received, and referred to the City's 2003 budget process.

## **PLANNING & DEVELOPMENT**

### **REZONING APPLICATION #02-29** **21 DALLAS ROAD**

03/196

Committee received a memorandum dated February 14, 2003 from the Economic Development Planner regarding Rezoning Application #02-29 for 21 Dallas Road. The proposal is to expand the current zoning to permit approximately 400m<sup>2</sup> of non marine retail and 800m<sup>2</sup> of general office. The proposal also includes deleting the requirement that at least one person must live in the live/work units.

The 1997 rezoning application for this development (Shoal Point) included marine commercial, high tech, and restaurant use, but did not include retail and office use. The success of the marine commercial component was predicated on the integration of Shoal Point with the adjacent parking lot and Fisherman's Wharf, now owned by the Greater Victoria Harbour Authority (GVHA). Representatives of Shoal Point and the GVHA have been unable to come to terms regarding access across the parking lot.

**ACTION:** Councillor Madoff moved that consideration of Rezoning Application #02-29 for 21 Dallas Road be tabled for up to 28 days to provide time for the applicant and the Greater Victoria Harbour Authority to come to an agreement regarding the adjacent parking lot. If they are not able to negotiate an agreement, it is recommended that they enter into a formal resolution dispute process. The Director of Planning & Development is requested to provide a report to Committee of the Whole on the outcome of these negotiations.

Councillor Madoff advised that she has a personal association with the next application, and because of this potential conflict of interest she left the meeting at 10:38 a.m.

### **DEVELOPMENT PERMIT APPLICATION #02-35B** **105 WILSON STREET**

03/195

Victoria City Council, at its meeting on February 27, 2003, referred consideration of Development Permit Application #02-35B for 105 Wilson Street, back to Committee of the Whole.

Committee received copies of revised plans for the project dated March 2003.

- ACTION:** Councillor Holland moved that the revised plans for Development Permit Application #02-35B for 105 Wilson Street:
- 1) be referred to Planning Division staff for review and report back to Committee of the Whole.
  - 2) be referred to the Advisory Design Panel for its consideration.

Councillor Madoff returned to the meeting at 10:40 a.m.

**DEVELOPMENT PERMIT #03-04**  
**330 WATERFRONT CRESCENT**

03/194

Committee received a memorandum dated February 27, 2002 from the Head, Urban Design regarding Development Permit #03-04 for 330 Waterfront Crescent. The application is to develop a residential complex of 35 condominium units and 8 townhouses. The units are grouped into 2 blocks: a 4 storey L-shaped block for the condominiums on the northern portion of the site just south of Selkirk Green; and, a 2 storey linear arrangement along Waterfront Crescent on the southern portion of the site.

The Advisory Design Panel reviewed the proposal on February 26, 2003 and recommended approval.

- ACTION:** Councillor Madoff moved that it be recommended to Council that a Development Permit be issued in accordance with:
- 1) Plans stamped "Development Permit #03-04" dated February 5, 2003.
  - 2) Development meeting all bylaw requirements with the following variances:

Section 12.1.5(b)	Site coverage relaxed from 50% to 56%
Section 12.1.5(g)(ii)	Setback from internal property line relaxed from 3.6m (1.4 of building height) to 2.5m (1/6 of building height)
Section 12.1.5(h)(i)	Setback from a park relaxed from 10.5m to 6.2m
  - 3) Review with Crime Prevention Through Environment Design Officer for safety and security issues.
  - 4) Final plans to be in accordance with plans identified above with the incorporation of responses to Advisory Design Panel's recommendations to the satisfaction of the Director of Planning & Development.

**DEVELOPMENT VARIANCE PERMIT #03-02**  
**224 SUPERIOR STREET**

03/193

Committee received a memorandum dated February 28, 2003 from the Senior Planner regarding Development Variance Permit #03-02 for 224 Superior Street. The application is for an additional bed and breakfast bedroom without adding an additional parking stall on the property. No exterior changes to the building are proposed.



**ACTION:** Councillor Madoff moved that it be recommended to Council that the report dated February 27, 2003 from the Planning Division regarding Licensee Liquor Retail Stores Rezoning Criteria, be received for information and the attached criteria be adopted as Council policy for the evaluation of rezoning applications for Licensee Retail Stores.

**HERITAGE ALTERATION PERMIT APPLICATION #99**  
**642 JOHNSON STREET**

03/190

Committee received a memorandum dated February 26, 2003 from the Heritage Planner regarding Heritage Alteration Permit Application #99 for 642 Johnson Street. The application is to install new aluminum windows and air conditioner screen covers in all existing openings for the Carlton Plaza Hotel, a Heritage Registry building. The applicant has met twice with the Heritage Advisory Committee and the Heritage Planner in order to arrive at a solution that respects the historic character of the façade and also meets the hotel's needs for new windows and air conditioning units that provide better sound insulation for guest rooms.

**ACTION:** Councillor Madoff moved that it be recommended to Council that Heritage Alteration Permit #99 be issued in accordance with:

- 1) Plans for "Option C" dated February 25, 2003.
- 2) Windows to be dark brown colour.
- 3) Applicant to provide detailed, scaled working drawings of the proposed window to the satisfaction of the Heritage Planner.
- 4) Applicant to provide elevation drawings to show distribution of unit types on the new and old façades of the hotel.

**HERITAGE ALTERATION PERMIT APPLICATION #111**  
**1001 GOVERNMENT STREET**

03/189

Committee received a memorandum dated February 26, 2003 from the Heritage Planner regarding Heritage Alteration Permit Application #111 for 1001 Government Street. The proposal is to restore the original appearance of the corner entry doors and adjacent storefronts of this Heritage Designated building. The application was reviewed by the Heritage Advisory Committee on February 25, 2003 and was recommended for approval.

**ACTION:** Councillor Madoff moved that it be recommended to Council that, pursuant to Heritage Designation Bylaw No. 8, Heritage Alteration Permit #111 be issued in accordance with:

- 1) Plans dated February 17, 2003.
- 2) Development meeting all bylaw requirements.
- 3) Final plans to be in accordance with plans identified above.
- 4) Final details of the storefront panels to the satisfaction of the Heritage Planner.

**WITHHOLD PERMIT FOR LIQUOR RETAIL SALES**  
**860 YATES STREET**

03/188

Committee received a memorandum dated March 4, 2003 from the Zoning Administrator advising that a building permit has been received for a Liquor Retail Sales outlet at 860 Yates Street. This application is not in compliance with a proposed bylaw to “prohibit retail sale of wine, beer, and liquor in all but existing lawful operations”. Section 929 of the *Local Government Act* provides for Council to withhold permits or licenses that conflict with proposed bylaws.

**ACTION:** Councillor Holland moved that it be recommended to Council that the permits be withheld due to a conflict of the proposed use of Retail Liquor Sales and Council’s January 23rd, 2003 instruction to prepare a bylaw limiting the location of Retail Liquor Sales use.

## **ENGINEERING**

### **PARTNERS FOR CLIMATE PROTECTION** **GREENHOUSE GAS EMISSIONS**

03/187

Committee received a memorandum dated March 3, 2003 from the Manager, Water & Environment providing information on the initiatives implemented by the City to reduce greenhouse gas emissions. These include: conversion of oil-fired furnaces to natural gas; a natural gas changeout of fleet vehicles; and, partnership in BC Hydro’s PowerSmart initiatives, such as LED traffic lights. The City’s energy usage for 2001 has been converted to carbon equivalents and the results were attached. It has been identified that Facilities and Fleet are the two areas of highest usage and it is recommended that these two areas be the focus of reduction efforts.

**ACTION:** Councillor Fortin moved that it be recommended to Council that:

- 1) The greenhouse emissions data, as attached to the report dated March 3, 2003 from the Manager, Water & Environment, be received for information.
- 2) An interdepartmental team be formed to implement a Facilities Energy Efficiency Plan to further reduce greenhouse emissions from facility energy usage.
- 3) Planning staff be encouraged to initiate a Green Buildings process and guidelines preparation as part of their 2003 workplan.
- 4) Staff be encouraged to continue their efforts to “green” the City vehicle fleet to further reduce greenhouse emissions from fleet energy usage.

## **ADMINISTRATIVE MATTERS**

### **PROCLAMATIONS**

03/186

**ACTION:** Councillor Hughes moved that the following proclamation be approved and forwarded to the appropriate Council meeting:

*Tibet Day* *March 10, 2003*

## **DISPOSITION OF COMMUNICATIONS**

Committee received a memorandum dated February 28, 2003, from the Manager, Administration, reporting that certain communications received in the Legislative Services Division have been dealt with on the date and in the manner indicated.

**ACTION:** Councillor Madoff moved that the Disposition of Communications dated February 28, 2003 from the Manager, Administration, be received for information and filed.

### **COUNCILLOR INQUIRIES**

#### **REGIONAL TRANSIT AUTHORITY**

03/184

Councillor Fleming expressed concern regarding transportation issues coming forward through the Regional Transit Authority.

Councillor Holland has recently been appointed to the Transit Commission, and she advised that she will be reporting to Council members on all upcoming issues.

### **SUPPORTING COMMUNITIES PARTNERSHIP INITIATIVE**

03/183

Councillor Coleman advised that he attended an announcement in Vancouver of federal funding where Minister Bradshaw advised that the "Supporting Communities Partnership Initiative" (SCPI) will provide \$55 million to BC communities. The SCPI brings together all levels of government, private, non-profit, labour and volunteer organizations to plan and implement local solutions to homelessness. The federal funding will be matched by provincial grants.

### **SEXUAL EXPLOITATION OF CHILDREN AND YOUTH**

03/182

Councillor Hughes advised that a panel discussion that will take place at Reynolds Secondary School on March 12, 2003, as part of "Capital Region Against Sexual Exploitation of Children and Youth Awareness Week".

### **CLOSED MEETING - 11:10 A.M.**

Councillor Hughes moved that Committee of the Whole convene a closed meeting that excludes the public under Section 10(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Section 10 (3) of the Council Bylaw.

### **SECURITY GATE AGREEMENT BROUGHTON PARKADE**

03/181

Committee received a memorandum dated February 10, 2003 from the Property Manager advising of the expiry of an agreement whereby the City of Victoria and BCBC permitted the Chateau Victoria and the Strathcona Hotel to construct and operate a gate at the Broughton Street parkade. All parties have agreed to the renewal of the agreement that helps to reduce late night noise near the hotels by closing the Courtenay Street parkade entrance between 11:00 p.m. and 6:00 a.m.

**ACTION:** Councillor Madoff moved that it be recommended to Council that approval be given to a new 5 year Agreement between the City, BCBC, Chateau Victoria and the Strathcona Hotel, commencing January 1, 2003, under the same terms and conditions as the previous Agreement dated June 2, 1992.

**CITY OF VICTORIA v.**  
**TOWNSHIP OF ESQUIMALT**

03/180

Committee received a memorandum dated February 26, 2003 from the City Solicitor requesting Council's consideration of waiving solicitor/client privilege on documents relating to litigation between the City of Victoria and the Township of Esquimalt.

**ACTION:** Councillor Hughes moved that it be recommended to Council that the documents attached to the City Solicitor's report dated February 26, 2003 be disclosed in the litigation between The Corporation of the City of Victoria and the Township of Esquimalt.

**SHIPBOARD FIREFIGHTING**

03/179

Fire Chief Thoresen provided an update on a request from Public Works Canada that the City consider provision of shipboard firefighting services to the graving docks in Esquimalt.

Committee agreed that the Fire Chief will continue to discuss the proposal with representatives of Public Works Canada.

**BUSINESS LICENSE APPLICATION**

03/178

The Senior Bylaw Officer provided information on the status of a bylaw application from the Hempology 101 Society.

The meeting adjourned at 11:55 a.m.

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Mayor Lowe, Chair