

**Minutes of the Committee of the Whole Meeting of The City of Victoria  
Thursday, February 5, 2004**

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Committee Present: Acting Mayor C. Thornton-Joe - Chair; and Councillors Coleman, Fleming, Fortin, Holland, Hughes, Madoff, and Savoie

Staff Present: J. Martignago – City Manager; and M.B. MacKenzie - Recording Secretary

Staff Present for a Portion of the Meeting: D. Atkinson – Director, Parks, Recreation & Community Development; S. Barber – Heritage Planner; J. Basey – City Solicitor/Director, Planning and Development; H. Furtado – Manager, Streets; T. Galavan – Manager, Transportation; D. Koch – Manager, Planning Division; C. Higgins – Coordinator, Corporate Communications; J. Matanowitsch - Planner; S. Masters – Manager, Administration; M. McCliggott – Comptroller; P. O'Reilly - Director of Engineering; K. Ramsay – Community Development Planner; D. Scoones – Senior Bylaw Officer; B. Sikstrom – Planner; T. Snow – Manager, Civic Services; B. Spencer – Planner; N. Taylor – Executive Assistant to Mayor; and B. Wiffen – Property Manager

**1. CALL TO ORDER**

The Acting Mayor called the meeting to order at 9:01 a.m.

**2. ADOPTION OF MINUTES – COMMITTEE OF THE WHOLE, JANUARY 29, 2004**

Action: Councillor Coleman moved that the minutes of the Committee of the Whole meeting held January 29, 2004, be adopted.

CARRIED. 04/92

**3. PLANNING AND DEVELOPMENT**

**3.1 Gonzales Neighbourhood Community Plan Implementation – Gonzales Small Lot Zone (S.C. 10-02)**

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The Committee reviewed a report dated January 30, 2004 from the Planner, outlining the Gonzales Neighbourhood Community Plan (GNCP) adopted by Council in March 2002. One of the recommendations in the GNCP was to create a new small lot zone specific to Gonzales.

Action: Councillor Madoff moved that Council direct the City Solicitor to prepare the necessary Zoning Bylaw amendment for the Gonzales Small Lot Zone according to the draft zone attached to the report dated January 30, 2004, from the Planner.

CARRIED. 04/91

### **3.2 Rezoning Application #02-22 - 902/920/926 Caledonia Street and 1911 Quadra Street**

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The Committee reviewed a report dated October 10, 2003, providing a recommendation from the Advisory Planning Commission to deny Rezoning Application #02-22 due to increased density concerns.

**Action:** Councillor Madoff moved that, as recommended by the Advisory Planning Commission, Council deny Rezoning Application #02-22 for properties located at 902/920/926 Caledonia Street and 1911 Quadra Street.

CARRIED. 04/90

### **3.3 Downtown Plan Addendum (S.C. 19-02)**

In a report dated January 29, 2004, the Manager, Planning Division, reviewed maps that will be inserted in the Downtown Plan, illustrating downtown development activity and potential new development sites.

**Action:** Councillor Madoff moved that Maps A-1, A-2 and A-3 attached to the report dated January 29, 2004, from the Manager, Planning Division, illustrating downtown development activity and potential new development sites, be received for information and filed.

CARRIED. 04/89

### **3.4 Development Permit #04-02 – 1405 Douglas Street**

The Committee reviewed a report dated January 29, 2004, from the Acting Head Urban Design, advising of a Development Permit application for minor alterations to the building located at 1405 Douglas Street. If approved, three of the four arcade bays fronting Douglas Street will be enclosed to provide an expansion of the existing office space as well as eliminate a dark unusable breezeway.

**Action:** Councillor Madoff moved that Council authorize the issuance of a Development Permit in accordance with:

- (a) plans stamped "Development Permit application #04-02", dated January 28, 2004;
- (b) development meeting all bylaw requirements with the following variance:
  - Section 6.57.4 Relax first floor use shop front from retail/restaurant only to include office
- (c) final plans to be in accordance with plans identified above to the satisfaction of the Director of Planning and Development.

CARRIED. 04/88

### **3.5 Development Permit #04-01 – 1721 Quadra Street**

In a report dated January 30, 2004, the Acting Head, Urban Design reviewed an application for a Development Permit for a proposed mixed use, four storey building with commercial space on the main floor set back from Quadra Street with eight residential units above. The Advisory Design Panel endorsed the proposed design.

**Action:** Councillor Madoff moved that Council authorize the issuance of a Development Permit in accordance with:

(a) plans stamped "Development Permit application #04-02", dated February 3, 2004;

(b) development meeting all bylaw requirements with the following variances:

Section 4.1.3 Height relaxed from 12.0m to 12.9m

Section 4.1.4 Front yard setback relaxed from 6m to 2.5m

Section 4.1.6 Rear yard setback relaxed from 6m to 2.1m

Schedule "C" Section 16(a)(12)(c) Relaxation of parking required residential from 1.4 spaces per suite (11 spaces) to 1 space per suite (8 spaces)

Schedule "C" Section 16(c)(4) Relaxation of parking required commercial from 1 space per 37.5m<sup>2</sup> to nil

Schedule "C" Section 7.2(g)) Relaxation of visitor parking stall requirement of 1 space to nil.

(c) final plans to be in accordance with plans identified above, with the incorporation of responses to the Advisory Design Panel, to the satisfaction of the Director of Planning and Development.

CARRIED. 04/87

### **3.6 Dog Licensing Program**

The Committee received a report dated January 30, 2004 from the Senior Bylaw Officer, providing information on the City's dog licensing program. Delays in receiving dog licence tags from the supplier and the return of animal control records from the Capital Regional District have impacted the City's 2004 program.

Responding to a question from Committee, the Senior Bylaw Officer advised that the City is investigating the feasibility of selling dog licences at local community centers.

**Action:** Councillor Fortin moved that Council direct staff to prepare an amendment to the Animal Control Bylaw to extend the cutoff date for the 2004 licence fee surcharge to April 30, 2004.

CARRIED. 04/86

### **3.7 Draft Development Concept for the Dockside Lands**

In a report dated January 29, 2004, the Manager, Regulatory and Development Services Division, outlined Council's September 2002 approval of the Dockside Business Case, which reported on environmental contamination, remediation options and costs, land use, market demand and financial pro forma results. A draft Development Concept for the Dockside Lands has been prepared based on the results of the Business Case, public consultation process, and market risk analysis.

Committee members had many questions regarding proposed density, land use and funding, and it was suggested that a workshop be held to discuss these issues.

**Action:** Councillor Madoff moved that Council:

- (a) receive the draft Development Concept for the Dockside Lands;
- (b) approve contract amounts of \$51,000 for British Columbia Buildings Corporation and \$44,916 for Morrow Environmental Consultants;
- (c) authorize the posting of the draft Development Concept for the Dockside Lands on the City's website;
- (d) refer the draft Development Concept to the Advisory Design Panel, Advisory Planning Commission, Victoria West Community Association, Transportation Advisory Committee, Greater Victoria Harbour Authority, and Victoria-Esquimalt Harbour Society; and
- (e) request that staff organize a Council workshop February 16, 2004, from 8:00 a.m. to 10:00 a.m., to review the draft document.

CARRIED. 04/85

Staff was requested to advertise the February 16, 2004 workshop requesting the public to attend.

## **4. ADMINISTRATIVE MATTERS**

### **4.1 Disposition of Communications**

Committee received a memorandum dated January 30, 2004, 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 Coleman moved that the Disposition of Communications dated January 30, 2004 from the Manager, Administration, be received for information and filed.

CARRIED. 04/84

## **4.2 Proclamations**

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

*Heritage Week*  
*Kidney Month*

*February 16-22, 2004*  
*March 2004*

CARRIED. 04/83

## **5. COUNCILLOR INQUIRIES**

### **5.1 Special Events – Insurance Costs**

Councillor Hughes requested that staff prepare a report outlining the insurance requirements and costs for special events, including costs for not-for-profit societies.

### **5.2 Invitation to the Honourable Susan Brice**

Councillor Madoff requested that the Minister of State for Mental Health and Addiction Services be invited to attend an upcoming Committee of the Whole meeting to discuss the Ministry's policies.

### **5.3 Noise Complaint – Victoria Centre Facility**

Staff was asked to investigate complaints of evening jack-hammering at the Victoria Centre Facility construction site.

### **5.4 Codes of Practice – Inclusion in City Bylaws**

Councillor Savoie requested that staff prepare a report on the feasibility of including the Codes of Practice for automotive and parking lot operation and construction/demolition in the City's storm water bylaw.

## **6. COUNCILLOR INFORMATION SHARING**

### **6.1 Brochure – “Our Harbour, Our Home – Rock Bay”**

Councillor Fortin distributed a new brochure entitled “Our Harbour, Our Home – Rock Bay”, advising that it will be distributed to homes in the Rock Bay watershed area next week.

### **6.2 Invitations to Council – Recreation Renewal Project Team**

Councillor Coleman advised that Council has been invited to the following to learn more about the Recreation Renewal Project:

- (a) the Recreation Renewal Project Team meeting at Crystal Pool between 1:00 p.m. and 2:00 p.m. on February 17, 2004; and
- (b) an Open House at Fernwood Community Centre from 3:00 p.m. to 8:00 p.m. on March 2, 2004.

**7. CLOSED MEETING - 9:56 A.M.**

**Action:** 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.

CARRIED. 04/82

**7.1 City Advisory Committees – Appointments to Fill Vacancies**

**7.1.1 Advisory Design Panel**

**Action:** Councillor Madoff moved that Council appoint Suzanne Christensen to the Advisory Design Panel for a one-year term ending December 31, 2004.

CARRIED. 04/81

**7.1.2 Advisory Housing Committee**

**Action:** Councillor Fortin moved that Council appoint Eric Neilson, Liam Odell and Brian Siddall to the Advisory Housing Committee for a one-year term ending December 31, 2004.

CARRIED. 04/80

**7.1.3 Advisory Social Planning Committee**

**Action:** Councillor Hughes moved that Council appoint James Mitchell to the Advisory Social Planning Committee for a one-year term ending December 31, 2004.

CARRIED. 04/79

**7.1.4 Advisory Transportation Committee**

**Action:** Councillor Fleming moved that the appointment of a citizen to the Advisory Transportation Committee be tabled, pending consideration of a representative from the taxi industry.

CARRIED. 04/78

### **7.1.5. Heritage Advisory Committee**

**Action:** Councillor Madoff moved that Council appoint Bill Murphy to the Heritage Advisory Committee for a one-year term ending December 31, 2004.

CARRIED. 04/77

### **7.1.6 Parks, Recreation and Community Services Advisory Committee**

**Action:** Councillor Coleman moved that Council appoint Lister Farrar and Paul Lidgate to the Parks, Recreation and Community Services Advisory Committee for a one-year term ending December 31, 2004.

CARRIED. 04/76

## **7.2 Advisory Committee Appointments and Re-appointments – The Victoria Athletic Commission**

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**Action:** Councillor Holland moved that as recommended in the report dated January 30, 2004, from the Corporate Administrator:

- (a) Dr. Dan Buie and Tom Black be re-appointed as regular members to the Victoria Athletic Commission for a one-year term ending December 31, 2004;
- (b) George Jones be appointed as a regular member to the Victoria Athletic Commission for a one-year term ending December 31, 2004; and
- (c) Robert Bryden be re-appointed as an advisory member to the Victoria Athletic Commission for a one-year term ending December 31, 2004.

CARRIED. 04/75

## **7.3 Central Library**

**Action:** Councillor Holland moved that Council direct staff to advise R.G. Properties in writing, that the City's proposal of Monday, January 26, 2004, is open for negotiation until 12:00 noon, February 16, 2004.

CARRIED. 04/74

It was agreed that Councillor Coleman continue to act as the media liaison for the Central Library until Mayor Lowe returns.

## **7.4 Councillor Enquiries**

### **7.4.1 Legal – Land Use**

Responding to a question from the Committee, the City Solicitor provided information on land use applications.

### **7.4.2 Legal – Bylaw Enforcement – 2010 Stanley Avenue**

The City Solicitor updated the Committee on a current bylaw enforcement issue. The Committee requested that staff provide a fact sheet and background information outlining the steps staff have taken to bring the property into conformance with the Zoning Bylaw.

## **8. ADJOURNMENT**

The meeting adjourned at 11:00 a.m.

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Acting Mayor Charlayne Thornton-Joe