

**Minutes of the Special Committee of the Whole Meeting of The City of Victoria
Monday, February 16, 2004**

Committee Present: Mayor Lowe, in the Chair; and Councillors Coleman, Fleming, Holland, Hughes, Madoff, and Savoie, and Thornton-Joe

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; D. Carlsen – Economic Development; K. Fowler – Manager, Regulatory and Development Services; C. Higgins – Co-ordinator, Corporate Communications; D. Koch – Manager, Planning Division; M. McCliggott – Comptroller; and R. Woodland – Corporate Administrator

1. CALL TO ORDER

The Mayor called the meeting to order at 8:10 a.m.

2. DRAFT DEVELOPMENT CONCEPT FOR THE DOCKSIDE LANDS

The Manager, Regulatory and Development Services, reviewed the history of the Dockside Lands noting that the City purchased the land from the Province in 1989 for one dollar, plus servicing costs. The land area is approximately 12 acres and is comprised of four distinct lots bordered by the Point Ellice Bridge, Johnson Street Bridge, Tyee Road, and Harbour Road. The business case, which was approved and released in November 2002, considered environmental contamination, remediation options and approaches, geotechnical constraints, market demand and land use, initial pro forma results and recommendations.

Phase One of the project included public consultation to propose the vision, planning principles, land use, density, public amenities and design elements consistent with the results of the business case. An Advisory Committee, comprised of members from the business community, and City and adjacent neighbourhood residents drafted the Vision and Planning Principles. Two public open houses and three workshops were also held.

The project focuses on a balance of social, economic and environmental issues.

Committee reviewed the planning principles, proposed land uses and urban design guidelines.

Discussion between Committee members and staff included:

- (a) clarification of floor/space ratios;
- (b) population projections;
- (c) possible congestion along the Galloping Goose Trail;
- (d) the need for a vision along the busy Tyee Road corridor;
- (e) landscaping guidelines;

- (f) the need for both on and off-street parking;
- (g) affordable housing;
- (h) the need for affordable artist space;
- (i) the blending of different land uses;
- (j) parks and open space; and
- (k) the best method to deal with contaminated soil, i.e., removal, risk management, or capping the site.

The next steps will include the second phase of public consultation to review the Development Concept; formal approval of the Development Concept by Council, including a Public Hearing; the City's marketing of the land through a Request for Proposal process; and site rezoning.

3. CLOSED MEETING - 9:35 A.M.

Action: Councillor Savoie 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 item deals with matters specified in Section 10 (3) of the Council Bylaw.

CARRIED. 04/113

S. Anderson, Chief Executive Officer, Greater Victoria Public Library, joined the meeting at 9:35 a.m. for discussion of the following item.

3.1 Legal/Land – Central Library

The Corporate Administrator updated the Committee regarding on-going negotiations with R.G. Properties Limited.

4. ADJOURNMENT

The meeting adjourned at 10:10 a.m.

Mayor Lowe, Chair