

**Minutes of the Committee of the Whole Meeting of the City of Victoria
held Thursday, June 17, 2004**

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

Staff Present: J. Martignago – City Manager

Staff Present for a Portion of the Meeting: D. Atkinson – Director, Parks, Recreation and Community Development; S. Barber – Heritage Planner; R. Cape – Manager, Human Resources; L. Chase – Planner; W. Clark – Manager, Business Support; R. Couch – Fire Chief; R. Dennis – Director, Human Resources; K. Fowler – Manager, Regulatory and Development Services; W. Hile – Human Resources Assistant; D. Koch – Manager, Planning Division; M.B. MacKenzie – Committee Secretary; S. Masters – Manager, Administration; J. Matanowitsch – Planner; A. Meyer – Planner; S. Parhar – Human Resources Advisor; A. Robb – Manager, OH&S Officer; T. Scott – Human Resources Advisor; B. Sikstrom – Senior Planner; E. Smith – Human Resources Assistant; and N. Taylor – Executive Assistant to Mayor

1. CALL TO ORDER

The Mayor called the meeting to order at 8:07 a.m.

2. WORKSHOP

2.1 Departmental Strategic Plan Response, 2004

The City Manager and Director of Human Resources reviewed the Human Resources Departmental Strategic Plan Response, 2004, with members of the Committee.

3. ADOPTION OF MINUTES – COMMITTEE OF THE WHOLE, JUNE 10, 2004

Action: Councillor Thornton-Joe moved that the minutes of the Committee of the Whole meeting held June 10, 2004, be adopted.

CARRIED. 04/437

4. PARKS, RECREATION AND COMMUNITY DEVELOPMENT

**4.1 Reconsideration of May 27, 2004 Motion -
Beacon Hill Little League – Concession**

At its May 27, 2004 meeting, Committee of the Whole considered a request from the Beacon Hill Little League to operate a small concession at Gonzales Beach for two weekends in July to raise funds for the 2004 Canadian Softball Championships. With an even number of Committee members present at that meeting, a decision regarding the proposal could not be reached.

In a memorandum dated June 15, 2004, Mayor Lowe advised that the League revised its original proposal to create a community beach clean-up day, and requested reconsideration of the request.

Action: Councillor Coleman moved that the revised application by the Beacon Hill Little League to conduct a community beach clean-up event in conjunction with a small concession at Gonzales Beach for two weekend afternoons in July be approved, subject to:

1. Securing any necessary approvals from the Vancouver Island Health Authority related to the operation of the concession; and
2. Obtaining a park permit and abiding by conditions set out by Parks staff with respect to location, site maintenance and supervision.

CARRIED. 04/436

5. **PLANNING AND DEVELOPMENT**

5.1 **Rezoning Application No. 04-8 – 1852 Crescent Road**

The Committee reviewed a report dated June 8, 2004 from the Planner outlining a rezoning application for property located at 1852 Crescent Road. If approved, the property will be subdivided, and the newly created Lot B will be rezoned to R1-G2 (Gonzales Small Lot Zone). The applicant proposes to construct a new single family dwelling on Lot B. The existing dwelling on Lot A, will be rezoned to R1G (Single Family Dwelling [Gonzales] District), with several non-compliance issues with the R1-G Zone. To accommodate the new lot, a garage on Lot A will be removed.

Although the proposed rezoning is supportable under the General Residential Policies of the Official Community Plan, Gonzales Neighbourhood Plan and in accordance with most of the provisions of the Small Lot Rezoning Policy and Design Guidelines, the neighbourhood support level is only 40% - less than the 75% support required.

Committee members agreed that even though neighbourhood support is low, the proposal should proceed to a Public Hearing.

Action: Councillor Thornton-Joe moved that:

1. Rezoning Application No. 04-8, 1852 Crescent Road, be forwarded for consideration at a Public Hearing; and
2. The City Solicitor be instructed to prepare the draft Zoning Bylaw amendments to rezone Lot B to the R1-G2 Zone and Lot A to a special R1-G Zone, subject to a the receipt of a fully dimensioned parking/access plan, to the satisfaction of the Director of Engineering, prior to the Public Hearing.

CARRIED. 04/435

5.2 Development Permit Application No. 04-25 – 1222 Douglas Street

The Heritage Planner highlighted the report from the Head, Urban Design, dated June 9, 2004, regarding Development Permit Application No. 04-25 to upgrade the exterior facades of Shoppers Drug Mart located at 1222 Douglas Street. Key components of the improvement proposed by the applicant include:

- replacement of the existing quarter barrel awning with a smaller signage canopy;
- replacement of the existing glazed storefront with double-glazed storefront; and
- addition of insulated stucco over the existing wall surfaces including brick work on the upper floor.

Action: Councillor Thornton-Joe moved that Council authorize the issuance of a Development Permit in accordance with plans stamped “Development Permit No. 04-25” dated May 11, 2004 subject to:

1. Development meeting all bylaw requirements;
2. Retention of the existing brick work on the second floor level as indicated in the Option 2 elevations drawing dated March 10, 2004; and
3. Final plans to be in accordance with plans identified above to the satisfaction of the Director of Planning and Development.

CARRIED. 04/434

5.3 Rezoning Application No. 04-9 – 225 Menzies Street

In her report dated June 10, 2004, the Planner reviewed an application to rezone 225 Menzies Street from C-SS Zone (Special Service Station), to a new zone to facilitate the development of a five storey mixed use building with roof top access. The proposed building includes commercial use at ground level, one storey of 18 dedicated seniors units, and three storeys of market rate residential units with surface and underground parking.

Responding to a question from the Committee, staff advised that requirements of the draft Bonus Density Policy cannot be implemented until the policy is approved by Council. Committee members discussed:

- the impact of the new building and reduced setbacks on adjacent properties;
- the need for affordable senior’s housing; and
- traffic concerns including speed zones, traffic calming, a mid-block crosswalk, streetscaping, and intersection improvements

Action: Councillor Thornton-Joe moved that:

1. Rezoning Application No. 04-9 for 225 Menzies Street be forwarded for consideration at a Public Hearing; and

2. The City Solicitor be instructed to prepare the necessary Zoning Bylaw based on the draft zone, subject to:
 - (a) the conditions outlined in Appendix 1; and
 - (b) securing community amenities including 18 seniors independent living units, and other community amenities valued at \$40,000.00 or more and
 - (c) review by the Advisory Design Panel, Advisory Transportation Committee and Advisory Planning Commission, and a subsequent report to Committee of the Whole.

CARRIED. 04/433

5.4 Heritage Alteration Permit No. 133B – 906 Pemberton Road

The Committee reviewed a report dated June 10, 2004, from the Heritage Planner, regarding an application to construct a new stairway and handrail on the flat roof of a new townhouse at the rear of the recently rehabilitated Grierson Mansion, 906 Pemberton Road.

Action: Councillor Thornton-Joe moved that, pursuant to Heritage Designation Bylaw No. 467, Heritage Alteration Permit No. 133B, 906 Pemberton Road, be approved in accordance with:

1. Plans dated May 19, 2004;
2. Development meeting all bylaw requirements; and
3. Final plans to be in accordance with plans identified above.

CARRIED. 04/432

5.5 Land Use Contract Amendment No. 04-13 – 1175 Cook Street

The Committee reviewed a report dated June 11, 2004 from the Planner, outlining a proposed amendment to the Land Use Contract for property located at 1175 Cook Street, to allow for the removal of a concrete screening feature and to infill the existing balconies with windows and spandrels. The additional 345m² resulting from filling in the balconies triggers the need for a Land Use Contract Amendment.

Action: Councillor Holland moved that the City Solicitor be instructed to prepare the necessary Land Use Contract Amendment Bylaw for 1175 Cook Street to amend the existing Land Use Contract to:

1. Reflect the changes illustrated in the Data Table attached to the report dated June 11, 2004 from the Planner, and in Rezoning Plans No. 04-13 and date stamped May 12, 2004; and
2. Require a minimum of 64 parking stalls, bicycle storage and showers/change rooms for use by building employees.

5.6 Development Permit Application No. 04-24 – 1269 Grant Street

In a report dated June 10, 2004, the Head, Urban Design, highlighted Development Permit Application No. 04-24, to allow the construction of a new single family dwelling on a subdivided small lot which was rezoned in March 2003. As part of the rezoning approval there is an existing Development Permit No. SL60 to allow the construction of a two storey small lot house on the property. The current permit expires on March 27, 2005.

The intent of the new proposal is to provide needed storage spaces that are not available in the original design and a more usable floor plan configuration.

Action: Councillor Thornton-Joe moved that Council authorize the issuance of a Development Permit in accordance with plans stamped "Development Permit Application 04-24" dated May 27, 2004, subject to:

1. Development meeting all bylaw requirements;
2. Incorporation of siding and cedar shingles to the exterior of the building; and
3. Final plans to be in accordance with plans identified above with the incorporation of comments from staff to the satisfaction of the Director of Planning and Development.

CARRIED. 04/430

The applicant requested reconsideration of the requirement to incorporate siding and cedar shingles to the exterior of the building, noting that other houses in the area are finished with stucco. The Mayor reiterated the Committee's wishes for siding and cedar shakes.

5.7 Rezoning Application No. 04-14 – 118 Ladysmith Street

The Senior Planner outlined his report dated June 11, 2004, regarding a rezoning application at 118 Ladysmith Street. If approved, the flour mill will be replaced with four, 2.5 storey townhouses. Each dwelling will have a one-car parking garage, and a found floor home office and patio. Two surface parking stalls are also proposed.

One member of the Committee expressed the need for a balance of both senior's and family housing in the James Bay area.

Action: Councillor Thornton-Joe moved that Rezoning Application No. 04-14 for 118 Ladysmith Street be forwarded for consideration at a Public Hearing, and that the City Solicitor be instructed to prepare the necessary Zoning Bylaw amendments, based on the draft zone outlined in Section 3.2 of the report dated June 11, 2004, from the Senior Planner, subject to:

1. Review by the Advisory Design Panel;

2. Amendment of the Official Community Plan to include the site in Development Permit Area 3, James Bay and Outer Harbour, to regulate building form and character;
3. Concurrent consideration of Development Permit relaxations for front and side yard as well as landscaping relaxations;
4. An amended fully dimensioned parking/access plan provided to the satisfaction of the Director of Engineering.

CARRIED. 04/429

5.8 Owner Request for Heritage Designation – 144 Ontario Street

The Heritage Planner reviewed his report dated June 10, 2004, regarding a request from the owner of the existing Heritage Registry house at 144 Ontario Street, to designate the house as a Municipal Heritage Site.

Action: Councillor Thornton-Joe moved that, whereas the house at 144 Ontario Street is worthy of heritage designation, City Council designate it as a Municipal Heritage Site.

CARRIED. 04/428

6. FINANCE

6.1 Tender No. 04-021 – Storm Water Rehabilitation Unit, Fisherman’s Wharf

The Committee reviewed a report dated June 7, 2004, from the Senior Buyer, providing information on the tender process for Tender No. 04-021 – Storm Water Rehabilitation Unit – Fisherman’s Wharf. Of the fifteen packages issued, three responses were received.

Action: Councillor Fleming moved that Tender No. 04-021 – Storm Water Rehabilitation Unit – Fisherman’s Wharf, be awarded to G & E Equipment Rentals Ltd., for a total cost of \$523,765.00, based on being the overall lowest tender.

CARRIED. 04/427

7. ADVISORY COMMITTEES

7.1 Environment and Shoreline Advisory Committee - Signage for City of Victoria Restoration and/or Remediation Projects

At its May 19, 2004 meeting, the Environment and Shoreline Advisory Committee emphasized that the City of Victoria should be recognized for the many initiatives it has undertaken in restoration and remediation projects. By identifying and providing interpretive signage at project locations, citizens and visitors will:

- recognize the City's commitment to strong communities that are socially and environmentally responsible;
- recognize the City's commitment to an open, responsive government in so far as initiatives are typically undertaken in consultation with local groups; and
- appreciate and learn more about the significance of restoration and remediation projects

Action: Councillor Savoie moved that, as recommended by the Environment and Shoreline Advisory Committee, whenever possible, the City of Victoria support interpretive signage at the locations of its restoration and remediation projects.

CARRIED. 04/426

8. ADMINISTRATIVE MATTERS

8.1 Disposition of Communications

Committee received a memorandum dated June 14, 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 Hughes moved that the Disposition of Communications dated June 14, 2004 from the Manager, Administration, be received for information and filed.

CARRIED. 04/425

8.2 Proclamation

Action: Councillor Holland moved that July 12-19, 2004, be proclaimed "Courtnall Mental Health Awareness Week" in the City of Victoria, British Columbia.

CARRIED. 04/424

9. COUNCILLOR INFORMATION SHARING

9.1 Norwegian Cruise Line – Presentation

Councillor Thornton-Joe advised that she recently boarded the Norwegian Star to welcome the Captain and crew to Victoria. She presented Mayor Lowe with a plaque

from the Captain, officers and crew of the Norwegian Star, with its appreciation and best regards.

9.2 Esquimalt Buccaneer Day Parade

Councillor Thornton-Joe extended her thanks to Engineering and Parks for the use of a car and flower baskets as the City's entry in Esquimalt's Buccaneer Day Parade. The City was given a First Prize Ribbon for its entry.

9.3 Leadership of Victoria – 2004 Graduating Class

Councillor Holland recently attended the 2004 Graduation of Leadership Victoria and noted presentations by groups featuring volunteers from:

1. Family Caregivers Network;
2. Random Acts of Kindness;
3. Elementary School students for the writing and publishing of books; and
4. StreetLink for decorating and renovating.

10. CLOSED MEETING - 10:22 A.M.

Committee Present: Mayor Lowe; and Councillors Coleman, Fleming, Fortin, Holland, Hughes, Savoie and Thornton-Joe

Staff Present: D. Atkinson – Director, Parks, Recreation & Community Development; M.B. MacKenzie - Committee Secretary; S. Masters – Manager, Administration; J. Martignago – City Manager; N. Taylor – Executive Assistant to Mayor; and B. Wiffen – Property Manager

Action: Councillor Fortin moved that Committee of the Whole convene a closed meeting that excludes the public under Section 11(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Section 11 (3) and/or (4) of the Council Bylaw.

CARRIED. 04/423

10.1 Thetis Nursery Update

The Property Manager provided an update on the Thetis Nursery.

Action: Councillor Fleming moved that the City counter the offer to purchase the Mill Hill property from Unity Development Ltd, for the sum of \$250,000, subject to:

1. Registration of covenant, dedicating the parcel as park;
2. Completion of the sale on the nursery property, failing which the transaction is declared null and void; and
3. Vesting title to the subject Mill Hill parkland, in the name of the Capital Regional District.

CARRIED. 04/422

10.2 Personnel

Action: Councillor Hughes moved that the City Manager's contract be renewed for an additional three-year term, commencing October 1, 2005, with an option for a two-year extension.

CARRIED. 04/421

11. ADJOURNMENT OF CLOSED MEETING

The meeting adjourned at 11:40 a.m.

Mayor Lowe, Chair