

**Minutes of the Committee of the Whole Meeting of the City of Victoria
held Thursday, November 18, 2004**

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

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

Staff Present for a Portion of the Meeting: D. Atkinson – Director, Parks, Recreation and Community Development; S. Barber – Heritage Planner; J. Basey – Director of Planning and Development/City Solicitor; L. Chase – Planner; K. Dowdall – Director of Finance; K. Fowler – Manager, Regulatory and Development Services; K. Hennessey – Senior Buyer; D. Koch – Manager, Planning Division; M. Lam – Head, Urban Design; M. Leskiw – Manager, Parks Division; M.B. MacKenzie - Committee Secretary; M. Mayhew – Executive Assistant to Mayor; J. Martignago – City Manager; S. Masters – Manager, Administration; M. McCliggott – Comptroller; A. Meyer – Planner; G. Oberg – Manager, Supply Management Services; B. Sikstrom – Senior Planner; N. Taylor – Project Manager, Victoria Agreement; B. Wiffen – Property Manager; and R. Woodland – Corporate Administrator

1. CALL TO ORDER

The Mayor called the meeting to order at 8:20 a.m.

2. CLOSED MEETING - 8:20 A.M.

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

Staff Present: J. Basey – Director of Planning and Development/City Solicitor; D. Koch – Manager, Planning Division; B. Wiffen – Property Manager; and R. Woodland – Corporate Administrator

Action: Councillor Hughes 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. 04/761

2.1 Legal – Land Development

The City Solicitor provided legal advice to the Committee on a land development matter.

2.2 Land – Dockside Lands

The City Manager advised that this item has been deferred to the November 25, 2004 Committee of the Whole meeting.

2.3 Land /Lease – Point Hope Shipyard

Action: Councillor Fortin moved that the Property Manager's report dated November 1, 2004, regarding the lease for Point Hope Shipyard, be postponed, pending further consideration of the applicant's use of the property in conjunction with the Dockside rezoning and development process.

CARRIED. 04/760

2.4 Land – Acquisition

Action: Councillor Madoff moved that the recommendations in the Property Manager's report dated November 3, 2004, regarding the acquisition of land for the Royal Oak Burial Park, be approved.

CARRIED. 04/759

2.5 Land/Lease – Carmanah Technologies

Action: Councillor Coleman moved that the recommendations in the Property Manager's report dated November 1, 2004, regarding a new lease for Carmanah Technologies, be approved.

CARRIED. 04/758

2.6 Land – Sale of Property – Thetis Nursery

Action: Councillor Hughes moved that the recommendations in the Property Manager's report dated November 15, 2004, regarding the Thetis Lake Nursery sale, be approved.

CARRIED. 04/757

2.7 Police Board Member Reappointment

Action: Councillor Hughes moved that Maureen Meikle be reappointed as a member of the Police Board, for the term ending December 31, 2008.

CARRIED. 04/756

3. ADJOURNMENT OF CLOSED MEETING

The Closed meeting adjourned at 9:00 a.m.

4. CALL TO ORDER – REGULAR COMMITTEE OF THE WHOLE MEETING

The Mayor called the Regular Committee of the Whole meeting to order at 9:00 a.m.

**5. ADOPTION OF MINUTES -
COMMITTEE OF THE WHOLE, NOVEMBER 4, 2004**

Action: Councillor Hughes moved that the minutes of the Committee of the Whole meeting held November 4, 2004, be adopted.

CARRIED. 04/755

6. DELEGATION

6.1 Dogs in Parks Steering Committee

The Director of Parks, Recreation and Community Development provided a brief update on the Dogs in Parks Steering Committee's accomplishments to date including an interim report to Council on August 26, 2004, and the public consultation process.

Joan Yates, Indaba Communications, summarized key stakeholder feedback including:

- identification of most used parks by park user preference;
- park uses;
- off-leash activity in parks; and
- convenience of park hours for off-leash uses.

Sue Tam, a member of the Dogs in Parks Steering Committee, reviewed the following final recommendations of the Dogs in Parks Steering Committee:

1. That the parks and hours listed in Table 1 (Appendix A) in the document entitled "*Dogs in Parks Steering Committee – Recommendations for Leash Optional Areas in the City of Victoria*", dated August 26, 2004 and revised November 10, 2004, be incorporated for leash optional areas.
2. That as part of a one year pilot, Oaklands, Pemberton, Central, Brooke Street and Fisherman's Wharf parks are used for leash optional areas, provided that there is a group of residents who will agree to take a level of responsibility for the park.
3. That Ross Bay Cemetery, Pioneer Square, and the area known as Circle C in Beacon Hill Park not be accessible for any dog activity. The Committee also recommends that parameters for no dog activity be clearly established for consideration with future implementation of leash optional areas.
4. That all dogs be restricted to a minimum of 10 metres away from areas with children's playground equipment, except if there is already some form of closer demarcation in place, such as fencing, that would keep dogs clear of such areas.

5. That proposed changes to incorporate leash optional areas be reflected in municipal bylaws and that the City advocate to the Province of BC for changes to the current fine structure.
6. That the Dogs in Parks Committee undertake monitoring and evaluation of the implementation of leash optional areas and provide a further report to Council with its findings within a year of implementation.
7. That the City undertakes a communication and education strategy that informs the community of the changes to parks and highlights what constitutes responsible dog ownership in a park setting.
8. That Stevenson Park be incorporated as a leash optional area at a later date, to be confirmed by parks staff once the grass growth and landscaping is better established to sustain this. In the meantime, the Committee recommends that the City pursue options for an alternative space to Stevenson Park
9. That Program Implementation takes place in two phases. Phase One includes Topaz Park, Oswald Park, Arbutus Park, Vic West Park, Banfield Park and Redfern Park. Phase Two includes the parks requiring volunteer group support (Fisherman's Wharf Park, Oaklands Park, Central Park, Pemberton Park and Brooke Street) as well as Stevenson Park (or, alternative).

Members of the Committee thanked the facilitator, members of the Dogs in Parks Steering Committee and staff for their hard work in trying to find a balance for all park users. A staff report will be placed on the December 2, 2004 Committee of the Whole agenda.

7. PARKS, RECREATION AND COMMUNITY DEVELOPMENT

7.1 South Park School – Request from B.C. Transit

In a report dated November 5, 2004, the Manager, Parks Division, reviewed a request from B.C. Transit to construct a small washroom facility at South Park School located at Toronto Street and Huntington Place. This is a layover terminus for a number of buses and washroom facilities are needed for B.C. Transit employees. The proposed six feet by eight feet structure would be locked and available only for employees of B.C. Transit. All costs associated with construction, including landscaping, maintenance and liability insurance would be the sole responsibility of B.C. Transit. The James Bay Community Association, Greater Victoria School District, and four neighbours in the area, support the construction of the washroom facility.

Members of the Committee were hesitant to approve the location of the washroom facility until alternative options had been explored.

Action: Councillor Savoie moved that the report dated November 5, 2004, from the Manager, Parks Division, be postponed, pending the exploration of alternative options for B.C. Transit washroom facilities.

CARRIED. 04/754

8. FINANCE

8.1 Housekeeping Services – Victoria Conference Centre – Tender No. 04-018

The Senior Buyer highlighted his report dated November 5, 2004 regarding the tender process for Tender No. 04-018, Housekeeping Services – Victoria Conference Centre.

Action: Councillor Madoff moved that Tender No. 04-018 – Housekeeping Services, Victoria Conference Centre, be awarded to Dynex Facility Services Inc., for a three-year period ending November 30, 2007, at an estimated total cost of \$377,000.00 based on being the overall lowest tender. This tender has a two-year extension option, allowing for a maximum of five-year award.

CARRIED. 04/753

8.2 2004 Budget Status Report – September 30, 2004

A budget review is undertaken periodically each year to highlight variances and recommend necessary adjustments to the annual budget.

In his report dated October 28, 2004, the Comptroller advised that the contingency account is currently \$1,879,298.00, and recommended changes in the amount of \$620,807.00, reducing the balance in the contingency account to \$1,258,491.00.

Action: Councillor Coleman moved that Council receive the report dated October 28, 2004, from the Comptroller for information, and approve the following adjustments to the Operating and Capital Budget Bylaws:

1. The Civic Services Budgets be increased by \$55,300.00 to cover the increased costs of disposing of street sweepings;
2. The Parks Revenue and Expenditure Budgets each be increased by \$112,000.00 to properly account for new maintenance contracts secured this year; and
3. The transfer of \$565,507.00 from the contingency account to the Fire Department Budget to fund recent wage settlements.

CARRIED. 04/752

8.3 Corrections to Assessment Rolls

In a report dated November 10, 2004, the Co-ordinator, Accounts Receivable, recommended approval of adjustments to taxes based on Supplementary Roll Nos. 4, 5 and 6 for 2004; 15 and 16 for 2003; and 19 and 20 for 2002, prepared under the provisions of the Assessment Act. The 2004 budgeted amount for taxes uncollectable was \$250,000.00. The amount spent to September 30, 2004 is \$206,483.70, leaving a balance of \$43,516.30

Action: Councillor Savoie moved that the adjustments to taxes based on the revised assessments, as outlined in the report dated November 10, 2004 from the Co-ordinator, Accounts Receivable, be approved.

CARRIED. 04/751

9. PLANNING AND DEVELOPMENT

9.1 Rezoning Application No. 04-23 – 1850 Oak Bay Avenue

The Committee reviewed a report dated November 5, 2004, from the Planner, regarding Rezoning Application No. 04-23 for 1850 Oak Bay Avenue. The subject property is currently split-zoned with approximately 12 feet of the rear yard zoned R1-B and the remaining front portion zoned CR-3. The applicant proposes rezoning the R1-B portion of the lot to CR-3 to enable parking for uses allowed in the CR-3 Zone. A Development Permit will be considered concurrently with the rezoning application and will deal with the relocation of the existing building and variance requests.

Action: Councillor Madoff moved that Rezoning Application No. 04-23 for 1850 Oak Bay Avenue, be forwarded for consideration at a Public Hearing, and that the City Solicitor be instructed to prepare the necessary bylaw amendments.

CARRIED. 04/750

9.2 Rezoning Application No. 04-18 – 2020 Richmond Road

The Planner highlighted her report dated November 4, 2004, and an application to remove a Land Use Contract at 2020 Richmond Road and amend the C1-M zoning to allow for a wider range of office uses. The Land Use Contract presently limits office use to those related to medical professions, and the applicant proposes to extend the permitted uses to allow a variety of professions to utilize the office space.

Action: Councillor Madoff moved that the City Solicitor be instructed to prepare the necessary Zoning Bylaw amendments to remove the Land Use Contract on the property located at 2020 Richmond Avenue, and amend the underlying zoning to allow for office use.

CARRIED. 04/749

9.3 Rezoning Application No. 04-27 – 1833 Cook Street

In a report dated November 5, 2004, the Planner reviewed an application to rezone 1833 Cook Street from the R-2 Zone (Attached Dwelling District) to the CR-4 Zone (Upper Cook Commercial – Residential District) to permit use as a music school, retail sales and rental. This site has been used as a church for the past 54 years.

Action: Councillor Madoff moved that:

1. Rezoning Application No. 04-27, for 1833 Cook Street, be forwarded for consideration at a Public Hearing and that the City Solicitor be instructed to prepare the necessary Zoning Bylaw amendment; and

2. A Development Variance Permit be issued concurrently with the rezoning to relax the parking requirements from one parking space for each 37.5m² to nil in accordance with Rezoning Plans No. 04-27 dated October 15, 2004.

CARRIED. 04/748

9.4 Rezoning Application No. 04-35 – 858-860 Yates Street

The Committee reviewed a report dated November 9, 2004, from the Manager, Planning Division, outlining a second application to rezone property at 858-860 Yates Street. The original application, rejected by Council following the May 27, 2004 Public Hearing, was for a liquor retail store without floor area limits occupying the entire ground floor with a liquor-primary billiards lounge above. This application reduces the size of the liquor retail store and sites it beside a liquor-primary lounge on the first floor, with a wellness centre above.

Action: Councillor Madoff moved that the City Solicitor be instructed to prepare the necessary Zoning Bylaw amendments to add “liquor retail store” as a permitted use, and that the application be forwarded for consideration at a Public Hearing subject to the following conditions:

1. A restrictive covenant (that would run with the property title and could only be amended or discharged with the approval of City Council), in favour of the City shall be registered on the property, and secured in a form satisfactory to the Director of Planning and Development prior to the Public Hearing, with the following restrictions:
 - (a) “liquor retail store” shall not occupy more than 91 sq. metres of merchandise display area;
 - (b) “liquor primary” use on the property is restricted to:
 - (i) a lounge-type operation not exceeding 139 seats, operating 11:00 a.m. to midnight, seven days per week; and
 - (ii) no cabaret, dance floor nor live entertainment.

DEFEATED. 04/747

Opposed: Councillors Fortin, Madoff, Savoie and Thornton-Joe.

9.5 Rezoning Application No. 04-16 – 3180 Douglas Street

In his report dated November 4, 2004, the Senior Planner reviewed a revised application to rezone the lot at the southwest corner of Douglas Street and Alpha Street to permit a drive-thru coffee establishment. The original proposal to build an 800 m² retail store was tabled at the August 12, 2004 Committee of the Whole meeting, pending a further review by the applicant to create a more intensive, mixed use of the site and review the site planning and streetscape to create a more pedestrian friendly development.

Although the current proposal is more “people-friendly” with more of a street presence on Douglas Street, the intensity and use of the site has not altered. The car-oriented, free-standing food sales outlet aspect of this commercial use and the density are not in keeping with the more intensive commercial use permitted under the existing zoning for this site. Staff recommends that the application be declined.

Members of the Committee expressed a need for a more pedestrian-friendly environment at this intersection and a stronger presence that could be accomplished by alternative siting, design and greening.

Action: Councillor Madoff moved that the City Solicitor be instructed to prepare the necessary Zoning Bylaw amendments to rezone the property to a new zone, based on the draft zone outline in Section 3.3, and the application be forwarded for consideration at a Public Hearing subject to:

1. Review of the design by the Advisory Design Panel with particular attention to site planning, patio design and landscaping;
2. That a covenant limiting seating to a maximum of 40 be secured to the satisfaction of the City Solicitor;
3. A comprehensive site servicing plan is to be provided either prior to or at the building permit stage;
4. The recommendations contained in the arborists report with respect to the City trees located in both frontages be considered as part of the development permit process.

CARRIED. 04/746

9.6 Development Permit Application No. 04-46 – 425 Simcoe Street

The Committee reviewed Development Permit Application No. 04-46 to relax the parking requirements for the location of a 203m² fitness centre as well as a 40-seat coffee shop in James Bay Square, 425 Simcoe Street. The applicant proposes a standard of 11 parking spaces rather than 27 spaces required for these uses under the Zoning Bylaw. The applicant has submitted a parking study indicating the existing 108 parking spaces provided for commercial tenants is adequate based on the centre catering to neighbourhood residents.

Committee members discussed the “uninviting” entrance of the building, noting that improvements to this area may improve tenant occupancy. Parking and traffic congestion in the area were also discussed. Deane Strongitharm, agent for the applicant, advised that the owner of the building was aware of the need to improve the appearance of the entrance of the building, but could not offer assurances that the work would be done.

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

1. Plans stamped “Development Permit No. 04-46” dated October 22, 2004;

2. Development meeting all bylaw requirements with the following relaxation:

Schedule "C", Section B (3 Fitness Instruction 183.2m ²)	Relaxation of parking requirement from 1 parking stall per 9.5m ² (19 stalls) to 1 parking stall per 36.6m ² (5 stalls);
Schedule "C", Section C (12 [Restaurant – 40 seats])	Relaxation of parking requirement from 1 parking stall per 5 seats (8 parking spaces) to 1 parking space per 7 seats (6 parking spaces); and

3. Final plans to be in accordance with plans identified above to the satisfaction of the Director of Planning and Development.

CARRIED. 04/745

9.7 Heritage Alteration Permit – 1529 Amelia Street

The Heritage Planner reviewed his report dated November 12, 2004, outlining an application to construct a two-storey new addition on the side of the existing Heritage Registry house located at the corner of Amelia and Cormorant Streets. A second floor addition is also proposed above the rear one-storey wing of the existing house.

Action: Councillor Madoff moved that City Council authorize the issuance of Heritage Alteration Permit No. 132A in accordance with:

1. Plans dated October 22, 2004;
2. Development meeting all bylaw requirements;
3. Consideration of alternative, distinctive brick coursing pattern for the second floor addition at the rear of the existing house to provide a clearer distinction between the new addition and the original historic fabric;
4. Consider slightly more brick on the Amelia Street elevation;
5. Reconsider the triangular dormer over the recessed windows bay on the Cormorant Street side;
6. Reconsider the pattern of window lites in the link to make it more transparent; and
7. Final review by the Heritage Advisory Committee prior to Building Permit, including colours.

CARRIED. 04/744

9.8 Owner Request for Heritage Designation – 604 Broughton Street

In his report dated November 12, 2004, the Heritage Planner reviewed an owner request to designate a Heritage Registry building at 604 Broughton Street as a Municipal Heritage Site. The building is a good example of a turn-of-the-century commercial office building with an unusual Art Nouveau-style mosaic on the front façade. Named after A.W. Bridgeman, who had his real estate and financial office in

the connecting building at 1007 Government Street, the building is associated with the rapid expansion of Victoria's commercial business core with its construction in 1885. The existing façade, dating from a 1910 alteration by James and James Architects, is unique in the City for using Art Nouveau motifs in the ornamentation.

Action: Councillor Madoff moved that, whereas the building at 604 Broughton Street is of heritage significance, the City of Victoria designate it as a Municipal Heritage Site.

CARRIED. 04/743

9.9 Official Community Plan Amendments

The Manager, Planning Division, highlighted his report dated November 9, 2004, noting the need to clarify the reference to the Victoria Harbour Plan adopted by Council in 2001. A reference to the Victoria Harbour Plan and Design Guidelines in the Official Community Plan is appropriate to ensure the goals and objectives of the Victoria Harbour Plan are secured.

Action: Councillor Madoff moved that the following amendments to the Official Community Plan be forwarded for consideration at the Public Hearing and that the City Solicitor be instructed to prepare the necessary bylaw amendments:

1. The Victoria Harbour Plan 2001 be included as Design Guidelines within Schedule B of the Official Community Plan;
2. Development Permit Area 2, Inner Harbour and Lower Douglas, be amended to include reference to the Ship Point / Ocean Cement Design Guidelines and the Bastion Site Guidelines;
3. Development Permit Area 1, Old Town and China Town, be amended to include reference to the Johnson Street Bridge to Discovery Street Design Guidelines.

CARRIED. 04/742

10. LIQUOR LICENSING

10.1 Business Licence Bylaw Amendments for Liquor-Licensed Businesses

The Corporate Administrator reviewed his report dated November 12, 2004, proposing:

- a business licence monitoring and enforcement program;
- establishment of a minimum retail drink price for alcoholic beverages in food-primary and liquor-primary businesses; and
- an increase in business licence fees for food-primary and liquor-primary businesses

Members of the Committee discussed:

- the need to set the minimum retail drink price at \$3.00 per serving;

- whether a mechanism exists to recover policing costs for problems relating to liquor establishments; and
- treating all businesses serving alcohol fairly.

Action: Councillor Savoie moved that Council:

1. Endorse the proposed business licence monitoring and enforcement program outlined in the Corporate Administrator's report dated November 12, 2004, subject to the provision of funding in the 2005 budget;
2. Instructs the City Solicitor to amend the Business Licence Bylaw to add provisions that:
 - (a) establish a \$3.00 per serving minimum retail drink price for alcoholic beverages sold in food-primary and liquor-primary businesses licensed by the City of Victoria; and
 - (b) increase the business licence fees for food-primary and liquor-primary businesses licensed by the City of Victoria in accordance with the fee schedule set out in Schedules A and B of the Corporate Administrator's report dated November 12, 2004; and
3. Gives notice to businesses affected by the proposed bylaw amendments and invites their input at a public hearing to be held November 30, 2004, at 2:30 p.m., prior to Council's final consideration of the bylaw amendments.

CARRIED. 04/741

11. ADMINISTRATIVE MATTERS

11.1 Dispositions of Communications

Committee reviewed reports dated November 5 and November 12, 2004, from the Manager, Administration, reporting that certain communications received in the Legislative Services Division were dealt with on the date and in the manner indicated.

Action: Councillor Savoie moved that the Dispositions of Communications dated November 5 and November 12, 2004 from the Manager, Administration, be received for information and filed.

CARRIED. 04/740

11.2 Proclamation

Action: Councillor Savoie moved that December 1-24, 2004, be proclaimed "Spirit of Giving Season" in The City of Victoria, Capital City of the Province of British Columbia.

CARRIED. 04/739

**11.3 Bill 73 –
Freedom of Information and Protection of Privacy Amendment Act, 2004**

The Committee reviewed Bill 73 – Freedom of Information and Protection of Privacy Act, 2004, noting the legislation does not provide the Federal and Provincial Governments with the necessary tools to ensure complete privacy of personal information.

Action: Councillor Savoie moved that the Mayor send a letter to the Provincial and Federal Governments requesting legislation to better protect Canadians' personal information from being accessed by foreign governments.

CARRIED. 04/738

12. COUNCILLOR INQUIRIES / INFORMATION SHARING

12.1 Gifts for Life Brochure

Councillor Coleman distributed a brochure entitled "Gifts for Life" requesting approval to include the brochure with City's utility bills for mailing. The Parks and Recreation Foundation of Victoria brochure outlines opportunities to acknowledge and remember a loved one through a tax deductible donation that will help to enhance green spaces and leisure facilities in the community.

Committee members discussed the need for a policy to set guidelines for the inclusion of brochures with City utility bills.

Action: Councillor Coleman moved that:

1. The "Gifts for Life" brochure be included with the City's next utility bill mail-out; and
2. The Finance Committee consider the development of a policy for determining which brochures are to be included with future City billings, in order of priority.

CARRIED. 04/737

12.2 James Bay Area Planning

Councillor Savoie discussed the need for a workshop to review planning issues in the James Bay Area such as bonus density, building height, setbacks and village centre guidelines. It was noted that the James Bay Neighbourhood Association is unsure of the City's vision, and is creating its own vision which it will submit to the City.

Members of the Committee suggested:

- continuing with the normal process of requesting Community Association approval of applications;

- possible inclusion of neighbourhood planning as a Corporate Strategic Plan initiative; and
- waiting until the James Bay Neighbourhood Association submits its vision to the City.

12.3 Seminar – The Myth about Meth

Councillor Hughes asked for assistance in distributing brochures regarding a free community seminar entitled “The Myth about Meth”, to be held at 7:00 p.m., Thursday, December 9, 2004, at S.J. Willis School, 923 Topaz Avenue, Victoria, B.C.

12.4 Presentation of Gift from Tibetan Delegation

Councillor Savoie presented Mayor Lowe with a framed picture of a Tibetan monastery, which was received from the recent Tibetan delegation in appreciation for the November 10, 2004 Roundtable Discussion hosted by the City of Victoria. The workshop included members of the community who discussed community participation in planning and implementing social and economic development.

Mayor Lowe left the meeting at 11:18 a.m., and Councillor Fortin assumed the Chair.

13. CLOSED MEETING - 11:18 A.M.

Committee Present: Mayor Alan Lowe in the Chair (part), and Councillors Coleman, Fortin, Hughes, Madoff, Savoie and Thornton-Joe

Staff Present: M.B. MacKenzie - Committee Secretary; M. Mayhew – Assistant to the Mayor; J. Martignago – City Manager; K. Stratford – Research Analyst; N. Taylor – Project Manager; B. Wiffen – Property Manager; and R. Woodland – Corporate Administrator

Action: Councillor Coleman 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. 04/736

13.1 Corporate Strategic Plan Documents

The City Manager distributed documents entitled “Summary of Recommendations” and “City of Victoria Departmental Strategic Plan Responses, 2004”, to be discussed at the Corporate Strategic Plan Workshop at 9:00 a.m., Monday, November 29, 2004.

13.2 Legal - Contract

Nancy Taylor, Project Manager, provided a contract update.

13.2 Legal – Pacific National Investments Decision

The Mayor advised that the Supreme Court of Canada will announce its decision on Pacific National Investments (PNI) v. City of Victoria at 6:45 a.m., November 19, 2004.

14. ADJOURNMENT

The meeting adjourned at 12:05 p.m.

Mayor Lowe, Chair