

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD THURSDAY, DECEMBER 6, 2007, 8:00 a.m.

Committee Members Present: Mayor Lowe in the Chair, Councillors Coleman, Fortin, Holland, Hughes, Madoff, Thornton-Joe and Young.

On Leave: Councillor Chandler.

Staff Present: P. Ballantyne – City Manager; R. Woodland – Corporate Administrator; C. Havelka - Recording Secretary.

Staff Present for a Portion of the Meeting: V. Van den Boomen – Manager, Parking Services; P. Sparanese – Director, Engineering; I. Husu – Supervisor, Parking Services; M. Gorman – IPM Coordinator; D. Speed – General Manager, Parks; C. O’Regan – Manager, Facilities and Operations; D. Day – Director of Planning & Development; E. Robertson – Manager, Water and Environment; S. Barber – Senior Heritage Planner; S. Schopp – Manager, Regulatory and Development Services; M. Hornell – Manager, Community Planning Division; M. Lam – Senior Urban Design Planner; K. Josephson – Manager, Corporate Communications.

1. THE CHAIR CALLED THE MEETING TO ORDER AT 8:07 A.M.

2. CLOSED MEETING 8:07 a.m.

Committee Members Present: Mayor Lowe in the Chair, Councillors Coleman, Fortin, Holland, Hughes, Madoff, Thornton-Joe and Young.

On Leave: Councillor Chandler.

Staff Present: R. Woodland - Corporate Administrator; P. Ballantyne – City Manager; C. Havelka - Recording Secretary.

Staff Present for a Portion of the Meeting: B. Naughton – Interim Police Chief; Sergeant G. Hamilton – Victoria Police; Inspector B. Gehl – Victoria Police; D. Angrove – Fire Chief; N. Taylor – Senior Advisor, Intergovernmental and Strategic Initiatives; K. Josephson – Manager, Corporate Communications; S. Schopp – Manager, Development and Regulatory

Services; C. O'Regan – Manager, Facilities and Operations.

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 07/629

2.1 Minutes of the Closed Portion of the Committee of the Whole Meeting held November 15, 2007

Action: Councillor Hughes moved that the Closed Minutes from the Committee of the Whole Meeting held November 15, 2007 be adopted.

CARRIED 07/628

2.2 Legal – CREST Agreement

Committee received a report dated December 5, 2007 from Legislative and Regulatory Services with respect to the CREST Agreement.

The discussion was recorded and kept confidential

2.3 Committee Reappointments – Victoria Athletic Commission

Committee received correspondence dated November 23, 2007 from Legislative and Regulatory Services with respect to the Victoria Athletic Commission (VAC) and the reappointment of Citizen Members.

Action: Councillor Coleman moved that City Council:

1. Reappoint Dr. Dan Buie, Tom Black, and George Jones as regular members to the Victoria Athletic Commission for a one-year term, ending December 31, 2008.
2. Reappoint Robert Bryden as an advisory member to the Victoria Athletic Commission for a one-year term, ending December 31, 2008.

CARRIED 07/627

2.4 Committee Reappointments – Greater Victoria Family Court and Youth Justice Committee

Committee received a report dated November 23, 2007 from Legislative and Regulatory Services with respect to the Greater Victoria Family Court and Youth Justice Committee reappointment.

Action: Councillor Coleman moved that City Council reappoint Marlene Lavalee to the Greater Victoria Family Court and Youth Justice Committee for a one-year term, ending December 31, 2008.

2.5 Capital Regional District Board – Appointment of Alternates

Committee received correspondence dated November 9, 2007 from the CRD regarding alternate municipal directors for the CRD Board. A Committee member noted the usefulness of having a rotational list of alternates which will help the alternates keep up-to-date on issues discussed at the CRD Board.

- Action:** Councillor Young moved that:
- A) Council adopt a ranked list of alternate directors whose order would be determined by:
 - 1. The rank order of Council members elected to the position of CRD director;
 - 2. Other members of Council who volunteer to be appointed alternate director.
 - B) That the following members of Council be appointed to the position of CRD Alternate Municipal Director, who are to serve as the alternate in the following order of precedence:
 - 1. Councillor Coleman
 - 2. Councillor Chandler
 - 3. Councillor Madoff
 - 4. Councillor Holland

CARRIED 07/625

2.6 Land – New Licence of Use

Committee received a report dated November 29, 2007 from Legislative and Regulatory Services with respect to Land, New Licence of Use for the Greater Victoria Harbour Authority.

- Action:** Councillor Hughes moved that City Council approve a new Licence of Use with the Greater Victoria Harbour Authority (GVHA), as follows:
- 1. Legal Description of Lot – Lot 182, Plan 953.
 - 2. Term – one year commencing December 1, 2007.
 - 3. Consideration - \$8100.00 per year plus GST.
 - 4. 90 day Termination clause exercisable by the City of Victoria.
 - 5. Covenant making GVHA responsible for maintenance of paved surface and foreshore to high water mark.

CARRIED 07/624

2.7 Legal – Intergovernmental Negotiations

Committee received a report dated December 6, 2007 from the City Manager with respect to a Legal matter regarding Intergovernmental Negotiations.

The discussion and motion were recorded and kept confidential.

2.8 Appointments – Advisory Committees

Committee received a verbal update from the Director of Legislative and Regulatory Services with respect to the Advisory Committees.

The discussion was recorded and kept confidential.

2.9 Legal - Business Licence Appeal Hearing

The Director of Legislative and Regulatory Services updated Committee with respect to a Business Licence Appeal Hearing.

The discussion was recorded and kept confidential.

3. ADJOURNMENT OF CLOSED MEETING

Action: Councillor Thornton-Joe moved that the Closed Committee of the Whole be adjourned at 9:07 a.m.

CARRIED 07/622

4. THE CHAIR CALLED THE OPEN MEETING TO ORDER AT 9:10 a.m.

5. APPROVAL OF THE AGENDA

The Chair outlined the following changes to the December 6, 2007, Committee of the Whole agenda:

Councillor Sharing or Inquiry:

1. Councillor Fortin – one inquiry.

Action: Councillor Hughes moved that the Agenda of the December 6, 2007 Committee of the Whole meeting be approved as amended.

CARRIED 07/621

6. ADOPTION OF MINUTES

6.1 November 15, 2007 Committee of the Whole Minutes

Councillor Holland advised that the minutes on page 4, item 5.2 should be corrected to read:

Staff understands that a wider study integrated with an earlier review of recreation and community service programs and facilities would be a helpful approach to address the need for City Wide Services, including the Crystal Pool and Fitness Centre, RAP, Curling and possibly a seniors centre.

Councillor Holland also advised that the minutes on page 6, item 6.2 should be corrected to read:

The applicant, Mr. Hunt, advised Committee that the rooftop addition will not be visible from the sidewalk on the opposite side of Yates Street.

Action: Councillor Holland moved that the minutes of the November 15, 2007 Committee of the Whole meeting be adopted as corrected.

CARRIED 07/620

7. DELEGATION

7.1 Downtown Victoria Business Association (DVBA) – Downtown Parking Directional Signage

Committee received a presentation from K. Kelly, General Manager of the DVBA, regarding Downtown Parking Directional Signage. Mr. Kelly outlined for Committee a small but important proposal which is a part of the 2007 parking strategy. On street directional signage would identify public and private parkades and show the availability of parking spaces. Blanshard Street and Douglas Street were identified as corridors for signage as drivers are headed south into Victoria. The overall strategy is a central system with a data concentrator and counter. The look of signage would be subject to discussion with staff as the project moves forward. The \$60,000 project was itemized as follows:

- Central System : PGS computer and software \$10,000
- Cost per parkade (4): data concentrator \$9,000
- Traffic counters, signage control/slave, Installation of central system and four parkades \$13,000

Committee members expressed their approval of this initiative, which supports the downtown parking strategy.

Action: Councillor Thornton-Joe moved that City Council:

1. Approve in principle a downtown parking directional signage program;
2. Approve a contribution of \$10,000 toward the creation of this program and its implementation at City-owned parkades in 2008 and 2009;
3. Request that this report is forwarded to the Downtown Advisory Committee for comment.

CARRIED 07/619

8. ENGINEERING

8.1 Parking Fine Schedule

Committee received a report dated November 2, 2007 from Engineering with respect to the Parking Fine Schedule. In the Parking Strategy 2007, approved by Council June 7, 2007, a number of objectives were outlined to improve parking in the City of Victoria. One of the objectives is to ensure that the parking system is self-sustaining. To achieve this objective staff has reviewed parking fine rates and

an increase would be appropriate. This is also an opportunity to simplify and update the parking fine schedule.

Committee members and staff discussed the following :

- Higher fines for parking at fire hydrants;
- Increasing time limit in hotel zones; hotels can request a time increase;
- Some fines in proposed schedule show a decrease;
- First offence forgiveness; current technology cannot determine this at the time of ticket issuance;
- 5 minute grace at meters; parking cards; parkades; warning tickets; educating parkers on options, which staff currently do;
- A transition period while new technology is implemented is anticipated.

Action: Councillor Young moved that Council approves the new minimum penalties prescribed by the Streets and Traffic Bylaw 92-84, as outlined in Schedule B, effective January 1, 2008.

CARRIED 07/618

9. DEVELOPMENT SERVICES

9.1 Amendment to Official Community Plan (Rezoning 00143) for Revisions of Design Guidelines – 750 Pandora Avenue

Committee received a report dated November 26, 2007 from Development Services with respect to amending the *Official Community Plan* (OCP) for the revision of the design guidelines applicable to 750 Pandora Avenue, located between the Rotherham building (1520 Blanshard Street) on its east and the Royal Bank building (1501 Douglas Street) on its west. The proposed OCP amendment is being processed in parallel with a Development Permit application for the construction of 246 residential units and ground floor commercial and amenity space.

The existing design guidelines associated with the site were created in 1994 as part of the subdivision and rezoning of 750 Pandora Avenue and the Rotherham building site at that time. While office / commercial use was anticipated in the original guidelines, the applicant has put forward an application that proposes residential as the predominant use.

The following points were considered while reviewing this application:

- Residential and commercial uses are permitted under the current CA-40 zoning.
- The *Downtown Victoria Plan 1990* identifies the site for major new development opportunity such as office or residential.
- While the overall approach and intent of the proposed Design Guidelines are consistent with those of the existing, its main differences include the number of building towers, building heights and configuration of open space.

- The proposed increase in height is consistent with the *Downtown Victoria – Interim Building Height Policy 2007* as the site is located in a sector where up to an additional 35% increase over the allowable height can be considered.
- The residential proposal is also consistent with the *Developing Core Area Residential High Density – Interim Design Guidelines 2007*.
- Possible variances for massing and side yard setbacks, height of building tower and locating residential units on the ground floor are to be evaluated as part of the Development Permit application that is being processed in parallel to the OCP amendment.
- The *Downtown Residents' Association Land Use Committee* has been consulted (letter dated October 11, 2007 attached to the report).

The Director of Planning and Development advised Committee that this is an unusual circumstances where staff concluded that an OCP amendment is the procedural way to proceed.

Committee members expressed the following concerns:

- Interim Height Guidelines and the 35% possible increase; looking at individual application or overall plan and vision;
- Office versus residential; this plan has no increase in density;
- The proposal's proximity to Douglas Street and City Hall and impacts on views;
- The possibility of reversing the location of the tall building for the location of the lower building or moving the taller building further east;
- Amenities; Advisory Design Panel; Height Variances; these topics were discussed as important considerations for this OCP amendment.

Action: Councillor Holland moved that, with respect to amendment to the *Official Community Plan*, Council, having given consideration to the requirements of Section 879 and other sections of the *Local Government Act*:

1. Authorizes staff to prepare the necessary amendment bylaw to the OCP in respect to the revision of the design guidelines applicable to 750 Pandora Avenue.
2. Directs staff to seek public input through a Statutory Public Hearing.
3. Does not require consultation with the CRD Board, Councils of Oak Bay, Esquimalt and federal and provincial governments and their agencies because none of these agencies are considered to be affected by this application.
4. Directs that the revised design guidelines and the concurrent Development Permit application be reviewed by the Advisory Design Panel.

CARRIED 07/617

Councillors Fortin and Madoff voted against this motion

9.2 Development Permit Application # 000094 for 1701 Douglas Street (The Hudson)

Committee received a report dated November 27, 2007 from Development Services with respect to Development Permit Application # 000094 for 1701 Douglas Street (The Hudson). This is an application to amend the Development Permit that was approved by Council on July 12, 2007 for Phase I of the Hudson Development. The approved Development Permit included rehabilitation of the Hudson's Bay building, construction of the mid-block carriageway and development of all underground parking (that would serve all phases of the development). The applicant has requested that the underground parking be phased to correspond with future Development Permit applications rather than constructing all parking during Phase I. The rationale for this requested amendment is to accommodate a change in design direction for the east portion of the property and also for the purposes of financing.

The amendments that are proposed as part of this Development Permit application are consistent with the Bay Site Design Guidelines, 2006 document. The proposal meets the requirements of the CA-59 Zone, Hudson Bay District and there are no variances as part of this application.

Councillor Young withdrew from Council Chambers at 10:23 a.m.

Council approval of the original Development Permit for Phase I was conditional on securing an areaway encroachment agreement for portions of the underground parkade that extend under the sidewalk along Herald, Douglas and Fisgard Streets. As work towards resolution of this issue is ongoing, staff recommends that any approvals with respect to amendment of this Development Permit application continue to be conditional on fulfilment of this matter.

Councillor Young returned to Council Chambers at 10:24 a.m.

A Committee member was advised by the Applicant that the landscaping and temporary parking was provided as an option should the phases not proceed expeditiously.

- Action:** Councillor Holland moved that Council authorize the issuance of a Development Permit in accordance with:
1. Plans stamped "Development Permit 000094", dated October 5, 2007.
 2. Development meeting all Zoning Bylaw requirements.
 3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Planning and Development.
 4. Areaway encroachment agreement legally secured to the satisfaction of the Director of Engineering in consultation with the City's Solicitor prior to issuance of Development Permit.

CARRIED 07/616

9.3 Proposed Tax Incentive # 00009 for 1701 Douglas Street

Committee received a report dated December 6, 2007 from Development Services with respect to a Proposed Tax incentive # 00009 for 1701 Douglas Street (The Hudson), Heritage Designation Bylaw No. 547 (06-85).

Townline Properties, the developer of “The Hudson”, the redevelopment of the former Hudson’s Bay Department Store property into new commercial and residential space, is proposing to make an application under the City’s Tax Incentive Program. As a heritage designated building being converted to residential use on the upper floors, the building qualifies for this program. This financial assistance is an important component in assisting with the estimated \$10 million cost of seismically upgrading and rehabilitating the heritage structure. A letter to the City dated September 24, 2007 (attached to the report) from Paul Williams, Director of Residential Development for Townline Companies, outlined the difficulties in trying to recover the \$10 million seismic upgrading and heritage rehabilitation costs through the Tax Incentive Program, since the benefits are normally passed onto the future purchasers of the residential strata title units. He proposed an alternative solution to exempt the ground floor commercial space in both the heritage building and a portion of the adjacent new development, which would allow them to more directly recover these extra costs. The upper floor residential units would, therefore, not be tax exempt.

Staff have analyzed this request and are in support of this method of applying the tax incentive. It meets the City’s policy objective of assisting heritage building owners to offset the high cost of seismic upgrading to ensure the viability of converting heritage buildings to residential use. The Hudson project is a critical project for the revitalization of downtown Victoria.

A Committee member questioned staff regarding possible changes in existing tax rates affecting the ratio. Staff advised that their calculations didn’t account for rate fluctuations. Staff also advised that only a portion of the commercial floor space is being exempted.

Action: Councillor Coleman moved that the request from Townline Properties for a tax exemption to apply to the ground floor commercial space in the heritage designated Hudson’s Bay Company building, and to a portion of the new commercial floor space (equal to the value of the tax exemption for the designated heritage building) be approved in principle, subject to:

1. Confirmation by the City’s Solicitor of the appropriate legal mechanism to achieve this goal.
2. Submission of a formal application (including seismic upgrading cost estimates certified by a structural engineer) and its review by the Victoria Civic Heritage Trust.
3. Instructions to staff to prepare the required Tax Exemption Bylaw for consideration by Council.

CARRIED 07/615

9.4 Development Variance Permit # 00046 for 1234 Johnson Street

Committee received a report dated December 6, 2007 from Development Services with respect to Development Variance Permit # 00046 for 1234 Johnson Street. This application is for a Development Variance Permit to construct five, four-storey townhouses at 1234 Johnson Street, replacing a multi-suited bungalow in poor condition. While the site is zoned for an apartment building, the *Fernwood*

Neighbourhood Plan October 1994 considers the area more appropriate for townhouses.

The proposal requires variances related to definition of enclosed parking, site coverage, minimum site area, front yard and side yard setbacks, canopy setback and minimum parking number. The applicant has, by letter dated November 1, 2007, described the rationale for the variances requested. The variances are mainly the result of the size of the existing lot and the applicant's choice to develop townhouses with individual ground level entrances. These variances can be supported if further refinements are made by the applicant to satisfy staff comments prior to Building Permit stage.

As this application is for a Development Variance Permit, there is the requirement for notification, sign posting and a hearing.

Committee members noted the unique approach to the townhouses; from the front, back and middle. Also noted was the increase to five townhouses and that the boundary for notification should be increased.

A Committee member noted that this demolition precludes the redevelopment of an existing building and is a lose of rental stock.

- Action:** Councillor Holland moved that Council authorize the issuance of a Development Variance Permit in accordance with:
1. Plans stamped "Development Variance Permit #00046" dated November 8, 2007.
 2. Development meeting all Zoning Bylaw requirements, except for:
 - a. Schedule "A" definition of enclosed parking relaxed to permit partial enclosure of parking stalls.
 - b. Section 3.3.4(2) — site coverage relaxed from 40% maximum to 46.4%
 - c. Section 3.3.9 — Minimum site area relaxed from 920m² to 557m²
 - d. Section 3.3.10 — Front yard setback relaxed from 10.5m to 3.94m
 - e. Section 3.3.11 — Entrance canopy setback relaxed from 4.5m to 3.19m
 - f. Section 3.3.12 — Side yard setbacks relaxed from 5.78m to 2.7m (east) and 1.5m (west)
 - g. Schedule "C" Section C 12 (b) — Required parking relaxed from 1.4 stalls per unit (7 stalls) to 1.2 stalls per unit (6 stalls)
 3. Covenant to be registered on titles to ensure membership of the dwelling units in the Victoria Car Share Co-op to the satisfaction of the Director of Planning and Development.
 4. Final plans to be in accordance with the plans identified above with the incorporation of responses to the comments from staff to the satisfaction of the Director of Planning and Development prior to the Building Permit stage.

CARRIED 07/614

9.5 Rezoning Application # 00135 for 2650 Richmond Road

Committee received a report dated December 6, 2007 from Development Services with respect to Rezoning Application # 00135 for 2650 Richmond Road. This application is to rezone 2650 Richmond Road from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District to permit subdivision and the construction of a new single family dwelling. The existing single family dwelling would also be rezoned to a small lot. The site is located on the corner of Carrick Street and Richmond Road, south of Kings Road.

The following points were considered while reviewing this application:

- The *Official Community Plan* designates the area as “General Residential” which predominantly comprises detached, small structures on relatively small lots. Density is low and building height is low in profile. Although the site is located in the Jubilee neighbourhood, the *Oaklands Neighbourhood Plan* policies apply and supports small lot applications.
- The application is generally consistent with the *Small Lot House Rezoning Policy*.
- Variances are requested for front and rear yard setbacks for the proposed lot. For the existing lot, a rear yard setback and a minor variance for the south side setback are requested. The rationale for these variances is outlined in the analysis section of this report.
- The *North Jubilee Neighbourhood Association* has been consulted (minutes from the May 16, 2007 meeting were attached to the report).
- Both lots will automatically be included in Intensive Residential Development Permit Area #26 regulating siting, form, exterior design, finish of buildings and landscaping.

A Committee member noted that neighbours have not been supportive of development in the past. Staff advised that the Applicant made modifications to the plan to address neighbours’ concerns.

Action: Councillor Holland moved:

1. That Council forward the application for consideration at a Public Hearing, at which the proposed development permit noted in recommendation 2 shall also be considered.
2. Subject to Council’s adoption of the Zoning Bylaw Amendment, that Council authorize the issuance of a Development Permit to allow construction in accordance with the plans date stamped October 22, 2007 subject to the following relaxations to the Zoning Bylaw, Part 1.23:
 - a. Section 8(a), for the proposed new dwelling by reducing the front yard setback from 6.0m to 4.6m to the building and 3.6m to the porch;
 - b. Section 8(b), for the existing dwelling by reducing the rear yard setback (west) from 6.0m to 4.54m to the building and 1.78m to the deck, and for the proposed new dwelling a rear yard setback (north) relaxed from 6.0m to 4.5m;
 - c. Section 8(d), for the existing dwelling by reducing the lot side yard setback (flanking street) from 2.4m to 2.06m.
3. In addition to the road dedication secured through the subdivision process, a 2.4m easement on the Richmond Road frontage is to be registered prior to Public Hearing.

CARRIED 07/613

9.6 Development Permit Application # 000106 for 834 Johnson Street

Committee received a report dated November 26, 2007 from Development Services with respect to Development Permit Application # 00106 for 834 Johnson Street for a 94-unit residential building with live-work townhouses. There is a concurrent rezoning application in process. This report will focus on Council approval of exterior design, finishes and landscaping as the property lies within Development Permit Area 8, Harris Green and North Park.

The proposed urban design concept of a tower setback on a podium structure built to the street is generally consistent with the policies and urban design guidelines within the Harris Green Neighbourhood Plan and Harris Green Charette documents. However, the Plan envisions a maximum height of 37m (10 storeys) for this property and the applicant proposes to increase this to 40.8m (14 storeys). The property lies outside of the height-sensitive zone surrounding the heritage-designated skyline landmark Metropolitan Church spire, and the Plan encourages high rise towers to not be sited too close together to ensure that sunlight and views are not impacted. The location of this tower mid-block ensures views along street corridors are not impacted and shadow studies further indicate that the additional height will not create shadowing of the public sidewalks to the north during equinox. The applicant has also provided view impact analyses which consider the proposed building from six different vantage points throughout Downtown and Harris Green.

The Advisory Design Panel recommended approval of the proposed design with refinements to massing and fenestration of the upper two storeys. With respect to liveability, some balconies proposed along the south façade are smaller than recommended within planning policy and not useable. Staff recommend that this be refined at the building permit stage to ensure useability, which is important for the quality of life of residents within a dense, urban neighbourhood.

A Committee member expressed concerns about the height because the building is outside the downtown boundary. Also noted was that certain square footage was for adaptable units.

Action: Councillor Holland moved:

1. That the proposed resolution noted below be considered at the same public meeting for which a public hearing is held for the Zoning Bylaw Amendment for 834 Johnson Street, and subject to Council's adoption of the Zoning Bylaw Amendment.
2. That Council authorize the issuance of a Development Permit in accordance with:
 - a) Plans stamped "Development Permit 000106", dated November 21, 2007.
 - b) Development meeting all Zoning Bylaw requirements.
 - c) Refinement of balcony sizes for useable private outdoor space at Building Permit stage.
 - d) Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Planning and Development.

10. SOCIAL PLANNING AND HOUSING

10.1 Special Project Grants: Fall 2007 Intake Funding Recommendations

Committee received a report dated December 6, 2007 from Social Planning and Housing with respect to Special Project Grants: Fall 2007 Intake Funding. This report provides a summary of the Special Project Grant applications from the funds remaining from the Spring 2007 intake and outlines funding recommendations for consideration by Council. The report also outlines recommendations for revisions to the Special Project Grant Policy and Guidelines to address the following key issues identified in the Spring 2007 Intake report to Council:

1. a pattern of declining numbers of grant applications and,
2. unallocated funds.

Please note that the Fall 2007 intake was a one-time-only intake in order to expend \$25,737.50 of unallocated Special Project Grant funds.

The total amount requested in the Fall intake is \$100,199. There were 21 applications received in this intake, compared to 18 in Spring 2007, 23 in 2006 and 34 in 2005. Of the 21 applications, 10 are requesting seed funding and 11 are seeking demonstration funding.

As expected, the number of applications exceeds the funds available. Staff applied the standard Grant Policy & Guidelines to all projects. Several applications were reviewed with staff from Parks, Recreation & Community Development Department, Engineering Department along with Social Planning & Housing Division staff. The Summary Sheet attached to the report provides detailed information about the 2007 Fall intake of Special Project Grants and recommendations for Council. Staff recommend allocating \$25,700, leaving \$37.50 remaining.

In July, a meeting was held with past grant recipients to identify issues and possible changes for the grant program. Based on the findings of this meeting, an analysis of options and additional research, staff recommend a number of changes to the Special Project Grants Policy & Guidelines. These changes are recommended to occur in two Phases. Phase One, to be implemented by January 15, 2008, recommends changes that are easy to implement and will have no effect on eligibility or the regular grant deadlines.

Phase Two will outline opportunities for further program changes, including a possible alignment with recommendations from the Mayor's Task Force on Breaking the Cycle of Homelessness, Mental Health and Addictions, and recommendations will be presented to Council by March 2008.

A Committee member requested that Item # 6 be removed from those applications under consideration for the resolution.

Action: Councillor Holland moved that Council approve the recommended 2007 Fall Special Project Grant allocations as presented in the Summary Chart, excluding item # 6, North Park Neighbourhood Association, with the following standard grant conditions:

1. The City of Victoria's support be acknowledged in all print and promotional materials;
2. A final report be submitted upon completion of the project.

CARRIED 07/611

A Committee member outlined for Committee the North Park Neighbourhood Association's (NPNA) Community Bulletin Board request and that funding from private partners are being brought forward. The NPNA has no support staff and neighbourhood is facing many stresses. Committee members discussed the cost for the bulletin board and other businesses supporting the NPNA. A Committee member noted that the arena parking lot had been considered and requested that staff research having a bulletin board there.

Action: Councillor Fortin moved that the North Park Neighbourhood Association / North Park Community Bulletin Board application be referred back to staff for further review towards funding this project.

CARRIED 07/610

10.2 Council Resolution for UBCM Seniors Friendly Employment Project

Committee received a report dated December 6, 2007 Social Planning and Housing with respect to a Council Resolution for UBCM Seniors Friendly Employment Project. This report seeks a Council resolution to support a City of Victoria grant application to the Union of British Columbia Municipalities (UBCM) Seniors Housing & Support Initiative for a \$35,000 grant to undertake a Senior Friendly Employment Project with Silver Threads Society. Council's support is needed to forward the proposal to the final application stage.

The proposed Senior Friendly Employment Project proposal has two objectives:

1. To identify the challenges and opportunities related to the employment of seniors, in the context of a socially sustainable community.
2. To design and implement a pilot seniors employment centre that will consider the particular needs of the older worker.

The project will address an emerging need for seniors' employment opportunities and provide important knowledge for future social policy and planning efforts in the City, especially in preparation for an update of the *Official Community Plan*.

Action: Councillor Holland moved:

1. That Council endorse the City's application to the UBCM's Seniors Housing & Support Initiative for a grant of \$35,000 to support a Senior Friendly Employment Project to occur in 2008.
2. That staff work with the City's legal advisors to develop a Memorandum of Understanding between Silver Threads Society

and the City of Victoria to clearly define project-related roles and responsibilities, in the event that funding is achieved.

CARRIED 07/609

11. ENGINEERING

11.1 Water Utility Rate Increase

Committee received a report dated November 27, 2007 from Engineering with respect to Water Utility Rate Increase. The CRD has recently reviewed their bulk water rate and are increasing it to cover the cost of purchasing land at the Leech River watershed that is connected to the Sooke Reservoir. This will result in an overall increase of 24% (from \$0.3286 to \$0.4068/cu m) effective January 1, 2008.

It is proposed that the City's water consumption fee be raised from \$1.71 to \$1.98 (per unit) to cover this increase and the cost of inflation.

The impact of these changes will vary between consumers; however, a typical residential user (using 106 units of water per year) would see an increase of \$28.60, or 16%. Approximately 84% of our customers are in this category.

A Committee member asked staff to consider lowering the fixed rate charge and increasing the unit rate to promote water conservation. Staff advised that they can review how the rates are structured. A Committee member outlined for Committee the issue of abandoned properties and using a fixed charge to pay for pipe maintenance.

Action: Councillor Young moved that Council approve the water consumption fee increase from \$1.71 to \$1.98 per unit effective January 1, 2008.

CARRIED 07/608

11.2 Ministry of Transportation Regional Projects – Municipal Input

Committee received a report dated November 5, 2007 from the Advisory Transportation Committee regarding Ministry of Transportation Regional Projects — Municipal Input. At its meeting on October 16, 2007, the Advisory Transportation Committee (ATC) discussed various regional transportation projects, and ATC's ongoing support for making the Capital Regional District a regional transportation authority.

After discussing future transportation planning in the region and the potential impact to the City of Victoria's transportation network when major works are proposed in other municipalities, ATC members made the following motion:

The ATC recommends that Council write to the Minister of Transportation, to reiterate the City's support for a Regional Transportation Authority. In the

interim, the City of Victoria requests that the Province undertake a formal consultation process with the Capital Regional District, through its transportation committee and staff, on any transportation-related projects in the CRD, including the Spencer Road and McTavish Road interchange projects.

Carried

Action: Councillor Hughes moved that Council forward this request to the Ministry of Transportation for consideration.

CARRIED 07/607

11.3 Concerns Regarding the Proposed Pink Salmon Net Pen Fishery at Ogden Point

Committee received a report dated November 16, 2007 from the Environment & Shoreline Advisory Committee (ESAC). ESAC would like to inform Council of a proposal being developed by the "Amalgamated Conservation Society" (under coordination of the BC Sport Fishing Council) to install a Pink Salmon Net Pen off of Ogden Point, Victoria Harbour with the aim of developing a local pink salmon sport fishery in Victoria waters. This proposal has come to the attention of ESAC through the Gorge Waterway Initiative (GWI). Council should be aware that members of the GWI have raised a number of questions regarding the proposal to the group that is proposing the net pens, as well as to the Department of Fisheries and Oceans and BC Ministry of Environment in a letter dated August 2007. In September, the Amalgamated Conservation Society indicated that their proposal would be reviewed at a meeting in November for potential approval in the upcoming months. To date, the Gorge Waterway Initiative has not received a documented response to its questions about the feasibility of the project and potential impacts of introducing a new pink salmon run in Victoria waters.

The Environment and Shoreline Advisory Committee requests of Council that any proposal for establishment of fish net pens in the vicinity of Victoria Harbour waters be forwarded to ESAC for comment and recommendations, in advance of any decision by Council regarding the merits of the proposal.

Carried

Action: Councillor Fortin moved that this report be received for information.

CARRIED 07/606

11.4 Urban Agriculture and Zoning Bylaw Amendment

Committee received a report dated November 12, 2007 from the Environment and Shoreline Advisory Committee (ESAC) with respect to Urban Agriculture and Zoning Bylaw Amendment. At its meeting on October 17, 2007, ESAC discussed a motion which was put forward by Councillor Chandler on March 15, 2007 where she requested that Committee of the Whole (COTW) consider a resolution with respect to supporting urban agriculture within the City of Victoria.

This resolution was referred to a variety of Committees for their consideration and comment. After discussing the issue, ESAC members made the following motion:

1. *The Environment and Shoreline Committee recommends that Council investigate the harmonization of current zoning bylaws with the City's Urban Agriculture Resolution and the development of proposed by-law amendments that will permit reasoned expansion of urban food production commercially. This opportunity has important environmental, social and economic benefits.*
 2. *Staff can contact Jason Found of the ESAC committee if they require additional information.*
- Carried*

A Committee member requested that staff investigate this proposed bylaw amendment.

Action: Councillor Fortin moved that Council receive this report for information.

CARRIED 07/605

12. PARKS

12.1 Pesticide Use Reduction Bylaw

Committee received a report dated November 28, 2007 from Parks with respect to the Pesticide Use Reduction Bylaw. Staff were requested to report to Committee of the Whole with respect to the information Council received November 22, 2007 about PlantHealthBC.

Jane Stock, Executive Director, BC Landscape & Nursery Association, requested in a presentation to Council (November 22, 2007) that Council consider:

1. the feasibility of incorporating into the Bylaw a role for PlantHealthBC: Landscape professional accreditation program, and
2. participating in other landscape environment initiatives that bring together the landscape industry, governments and community groups.

PlantHealthBC program objectives include the provision of IPM/Plant Health training to the lawn care, arboriculture, landscape maintenance companies, golf courses and parks maintenance workers to encourage widespread responsible pest management in British Columbia and provide the public with a reliable method for identifying landscape professionals that use responsible pest management practices.

The PlantHealthBC accreditation program is analogous to the International Society of Arboriculture (ISA) certification in the intent to raise the industry to a collective high standard. In a similar way the City of Victoria's *Tree Preservation Bylaw* establishes that a property owner may be required to obtain a report from an ISA certified arborist as part of the tree permitting process. Unlike the ISA which is a well established internationally recognized industry standard, the PlantHealthBC accreditation program is recently formed with the first accredited businesses emerging in Spring 2008.

Staff recognize the benefits of both the accreditation program (PlantHealthBC) and partnering with stakeholders such as the BC Landscape & Nursery Association towards the common goal of pesticide use reduction. Accreditation through PlantHealthBC will be further underway in 2008 and staff recommend the opportunity to explore the options with the Institute for Sustainable Horticulture, Kwantlen University College and the BCLNA to incorporate elements of these programs into the Bylaw, the Bylaw process or accompanying education.

Mayor Lowe withdrew from Council Chambers at 10:58 a.m. Councillor Thornton-Joe assumed the Chair.

A Committee member inquired if the Environment and Shoreline Advisory Committee (ESAC) had reviewed staff's response to their comments. The City Manager advised that staff would ensure ESAC had these responses.

Councillor Holland withdrew from Council Chambers at 10:59 a.m.

Mayor Lowe returned to Council Chambers at 10:59 a.m. and assumed the Chair

A Committee member requested that a letter be sent to the province to request further restrictions to pesticide use on commercial and industrial lands. A resolution sent to UBCM requesting this amendment was also requested. A letter to all the other municipalities informing them of the City's commitment would help the City's application to the province. Committee agreed they would further discuss these additional actions when the bylaw is discussed at Council.

Councillor Holland returned to Council Chambers at 11:01 a.m.

The Corporate Administrator advised that it would take two more Council meetings to finally adopt the *Pesticide Use Reduction Bylaw*, on January 17, 2008.

Action: Councillor Fortin moved:

1. That staff explore the PlantHealthBC accreditation program and its applicability to the Pesticide Use Reduction Bylaw, and report back to Council in 2008.
2. That staff partner with the BC Landscape & Nursery Association's environmental initiatives and public education programs.

CARRIED 07/604

13. ADMINISTRATIVE MATTERS

13.1 Disposition of Communications dated November 29, 2007

Action: Councillor Hughes moved that the Disposition of Communications dated November 29, 2007 from the Manager, Administration, be received for information and filed.

CARRIED 07/603

13.2 Proclamation – “Crime Stoppers Month” January, 2008

Action: Councillor Hughes moved that January, 2008 be proclaimed as *Crime Stoppers Month*, in the City of Victoria, Capital City of the Province of British Columbia.

CARRIED 07/602

13.3 Proclamation – “Day of Remembrance and Action to Stop Violence Against Women” December 6, 2007

Action: Councillor Hughes moved that December 6, 2007 be proclaimed as *“Day of Remembrance and Action to Stop Violence Against Women”*, in the City of Victoria, Capital City of the Province of British Columbia.

CARRIED 07/601

13.4 CRD Bylaw No. 3481, Arts & Culture Support Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2007

Committee received correspondence dated November 16, 2007 from the Capital Regional District with respect to CRD Bylaw No. 3481, *Arts & Culture Support Service Establishment Bylaw No.1, 2001, Amendment Bylaw No.1, 2007*.

Action: Councillor Hughes moved that Council give consent to the adoption of *Capital Regional District Bylaw No. 3481, Arts & Culture Support Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2007*, as requested in the letter from the CRD dated November 16, 2007.

CARRIED 07/600

14.5 CRD Bylaw No. 3470, Capital Regional District Regional Housing Trust Fund Service Establishment Bylaw No. 1, 2005, Amendment Bylaw No. 4, 2006

Committee received correspondence dated November 16, 2007 from the Capital Regional District with respect to CRD Bylaw No. 3470, *Capital Regional District Regional Housing Trust Fund Service Establishment Bylaw No. 1, 2005, Amendment Bylaw No. 4, 2006*.

Action: Councillor Hughes moved that Council give consent to the adoption of *Capital Regional District Bylaw No. 3470, Capital Regional District Regional Housing Trust Fund Service Establishment Bylaw No. 1, 2005, Amendment Bylaw No. 4, 2006*, as requested in the letter from the CRD dated November 16, 2007.

CARRIED 07/599

Councillor Coleman withdrew from Council Chambers at 11:05 a.m.

14. COUNCILLOR SHARING AND INQUIRIES

14.1 Councillor Fortin – Bylaw Enforcement

Councillor Fortin requested that staff investigate the authority of the City's Business Licence Bylaw and Nuisance Business Regulation Bylaw with respect to heat in buildings and nuisance businesses, and report back to Committee.

Councillor Coleman returned to Council Chambers at 11:06 a.m.

15. CLOSED MEETING at 11:08 a.m.

Committee Members Present: Mayor Lowe in the Chair, Councillors Coleman, Fortin, Holland, Hughes, Madoff, Thornton-Joe and Young.

On Leave: Councillor Chandler.

Staff Present: P. Ballantyne – City Manager; R. Woodland – Corporate Administrator; C. Havelka - Recording Secretary; P. Johnson – Staples McDannold Stewart; P. Sparanese – Director of Engineering; S. Schopp – Manager, Regulatory and Development Services; B. Wiffen – Property Manager.

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 07/598

Mayor Lowe, Councillors Coleman and Thornton-Joe withdrew from Council Chambers at 11:10 a.m.

Councillor Hughes assumed the Chair

Councillor Coleman returned to Council Chambers at 11:11 a.m.

15.1 Legal – CREST Agreement

Committee received a report dated December 5, 2007 from Legislative and Regulatory Services with an amended resolution with respect to the CREST Agreement.

The motion discussion and motion were recorded and kept confidential

(Closed Resolution 07/597)

Action: Councillor Fortin moved that this item be forwarded to the Special Council meeting of December 6, 2007 for approval.

CARRIED 07/596

15.2 Land – Legal

Committee received minutes from the Closed Council Meeting of November 22, 2007 and additional correspondence with respect to a Land – Legal matter.

Mayor Lowe returned to Council Chambers at 11:21 a.m. and assumed the Chair

(Closed Resolution 07/595)

16. ADJOURNMENT

Action: Councillor Coleman moved that the Committee of the Whole meeting of December 6, 2007 be adjourned at 11:35 a.m.

CARRIED 07/594