

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD THURSDAY, MAY 1, 2008, 8:00 a.m.

1. **THE CHAIR CALLED THE MEETING TO ORDER AT 8:04 a.m.**
2. **CLOSED MEETING 8:04 a.m.**

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

Absent: Councillor Chandler.

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

Staff Present for a Portion of the Meeting: D. Day – Director of Planning & Development; M. Lam – Senior Urban Design Planner; M. Hornell – Manager of Community Planning, S. Barber – Senior Heritage Planner; P. Johnson – Staples McDannold Stewart; A. Meyer – Manager, Development Services; P. Sparanese – Director, Engineering; B. Sikstrom – Senior Planner; W. Zink – Manager, Social Planning and Housing; M. Hill – Downtown Coordinator; S. Hortsing – Manager, Facilities.

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 08/302

2.1 APPROVAL OF THE AGENDA – CLOSED MEETING

The Chair outlined the addition of a closed item to the May 1, 2008 Committee of the Whole agenda:

Item # 15A – Legal – Development Permit Authority

Action: Councillor Hughes moved that the Agenda of the May 1, 2008 Closed portion of the Committee of the Whole meeting be approved as amended.

CARRIED 08/301

A Committee member expressed concerns regarding members' attendance to this early meeting considering the short notice given. The City Manager advised that

Committee members unable to attend can be briefed by staff prior to the resumption of the open meeting.

2.2 Minutes of the Closed Portion of the Committee of the Whole Meeting held April 17, 2008

Action: Councillor Hughes moved that the Closed Portion of the Minutes from the Committee of the Whole Meeting held April 17, 2008 be adopted.

CARRIED 08/300

2.3 Legal - Development Permit Authority

Committee members received a verbal report from staff regarding a Development Permit Authority matter.

The discussion was recorded and kept confidential.

2.4 Legal – Demolition Permit Application

Committee members received a report dated May 1, 2008 from Community Planning regarding a Demolition Permit Application.

Councillor Hughes left the meeting at 8:50 a.m.

The discussion was recorded and kept confidential.

3. ADJOURNMENT OF CLOSED MEETING

Action: Councillor Thornton-Joe moved that the Closed Committee of the Whole meeting be adjourned at 9:04 a.m.

CARRIED 08/299

Councillors Fortin and Young voted against this motion.

Action: Councillor Thornton-Joe moved that the meeting be adjourned until 10:00 a.m.

CARRIED 08/298

4. THE CHAIR CALLED THE OPEN MEETING TO ORDER AT 10:03 a.m.

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

Staff Present for a Portion of the Meeting: Councillor Hughes.

Staff Present:

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

Staff Present for a Portion of the Meeting:

S. Masters – Manager, Protocol and Administration; D. Day – Director of Planning & Development; M. Hornell – Manager, Community Planning; B. Sikstrom – Senior Planner; A. Meyer – Manager, Development Services; L. Baryluk – Planner; M. Lam – Senior Urban Design Planner; D. Angrove - Fire Chief; K. Stratford – Research Analyst; P. Sparanese – Director of Engineering; H. Furtado – Manager, Streets Division; J. Jenkyns – General Manager, VCC; K. Hennessey – Senior Buyer; S. Barber – Senior Heritage Planner; S. Stern – Land Development Technologist; S. Hortsing – Manager, Facilities; G. Oberg – Manager, Supply Management; W. Zink – Manager, Social Planning and Housing.

5. APPROVAL OF THE AGENDA

The Chair outlined the following changes to the May 1, 2008, Committee of the Whole agenda:

Open Meeting:

- Item # 8 – Corrected first page
- Item # 13 – Additional correspondence

Councillor Inquiries / Information Sharing:

1. Councillor Fortin – one inquiry and one closed inquiry
2. Councillor Chandler – one inquiry

Action: Councillor Coleman moved that the Agenda of the May 1, 2008 Committee of the Whole meeting be approved as amended.

CARRIED 08/297

6. ADOPTION OF MINUTES

6.1 April 17, 2008 Committee of the Whole Minutes

Action: Councillor Holland moved that the minutes of the Committee of the Whole meeting held April 17, 2008 be adopted.

CARRIED 08/296

7. DELEGATION

7.1 Creative Peace Mural Society

Committee received a presentation and correspondence dated March 27, 2008 from Lily Wallace, Chairperson, of the Creative Peace Mural Society. Also in attendance was society Director Noreen Cronk. The Creative Peace Mural Society

is an organization which encourages and supports communities in various parts of the world to represent their culture, geography and history through the design and production of a textile mural.

The idea of producing such murals originated as part of the millennium project ART 2000. This organization originated in Victoria B.C. with murals being completed in Northern Ireland, Switzerland and Uruguay and others planned in Ukraine, India and New Zealand. The intention is to have ten completed murals by 2012 and to have them displayed in London during the 2012 Olympic Games.

Discussions with the City of Napier, New Zealand are underway to have a mural produced this year or the next, with the Creative Peace Mural Society providing expertise and some members going to Napier to work with the local community. This is an ideal opportunity to develop a stronger cultural link with Victoria's 'twin city'.

Committee watched a video of the Creative Peace Mural Society in Mex, Switzerland, which showed how creating textile murals promotes and understanding of people around the world.

Councillor Hughes joined the meeting at 10:09 a.m.

Ms Wallace outlined for Committee the difficulty in finding a location for this project and described the opportunities that led to the selection of the various countries. A Committee member noted that the textile mural displayed in City Hall's foyer is a quality piece of history and underlines the merit of this project.

7.2 Report – Creative Peace Mural Society

Committee received a report dated April 21, 2008 from Legislative and Regulatory Services with respect to the Creative Peace Mural – Twin City Napier, New Zealand. The purpose of this report is to provide a Council resolution related to the Creative Peace Mural Society's initiative to produce a peace mural with the local community and school groups in Victoria's Twin City of Napier, New Zealand.

- Action:** Councillor Madoff moved that Council support the Creative Peace Mural Society in promoting a renewed relationship with Napier, New Zealand by approving a grant of \$1000 to cover costs of the supplies for a peace mural for Napier with the following standard conditions:
1. Acknowledgement of the City's support of the program in print and publicity materials for the project;
 2. Ongoing updates to the Protocol Division related to the mural's progress;
 3. Final report on the project and production of the finished mural.

CARRIED 08/295

Councillor Fortin withdrew from the meeting at 10:22 a.m. due to a direct pecuniary conflict with the following two items.

8. DEVELOPMENT SERVICES

8.1 Development Variance Permit # 00052 for 380 Cook Street

Committee received a report dated April 23, 2008 from Development Services with respect to Development Variance Permit Application # 00052 for 380 Cook Street. The applicant wishes to lease a commercial space for a medical office and this requires a two stall parking variance. The applicant has submitted a letter providing details of the type of medical practice and letters from Fairfield New Horizons and the South Gate Villa Strata Corporation.

The following points were considered in reviewing this application:

- There are no on-site parking stalls available for the clients of the medical office. The staff of the medical office could be accommodated in the secure underground parking for the building.
- The parking alternatives in the Cook Street Village area are severely limited.

This Development Variance Permit will require notification, sign posting and a hearing.

Action: Councillor Holland moved that this application be declined.

Committee members discussed the issue of parking, as follows:

- Medical office parking requirements are more stringent;
- Parking in this area is an issue;
- The number of stalls in relation to underground parking for residents and the number required for surface parking for the New Horizons Senior Centre.

The applicant, Mr. Law, spoke to Committee, outlining his position with respect to the parking stalls and that the current stalls are sufficient to allow him to proceed with the business licence. Also discussed was a subsequent Development Permit that dropped the required stalls for the seniors centre to twelve.

Staff advised that further research can be conducted with Mr. Law advising that there are time pressures that are a concern.

Action: Councillor Holland moved that Committee refer this application to staff to further investigate parking requirements and availability and report back to Council at their May 8, 2008 meeting.

CARRIED 08/294

A Committee member requested that a future discussion on parking stall requirements and accessibility of those stalls would be useful.

8.2 Development Variance Permit # 00041 for 2526 Victor Street

Committee received a report dated April 24, 2008 from Development Services with respect to Development Variance Permit # 00041 for 2526 Victor Street. This

application is to permit one parking space on the existing driveway in the front yard of this single family dwelling.

The following points were taken into consideration in reviewing this proposal:

- The application is an attempt to legalize an existing situation which resulted from a previous owner building a family room in a portion of the garage without a Building Permit.
- The application is in compliance with the *Clean Hands Policy for Planning Approvals*.
- The driveway where the proposed parking stall would be located slopes down below the street level and is well shielded by the existing landscaping and rock outcrop.
- The proposal has been reviewed by the Fernwood Community Association and some of the immediate neighbours.

This Development Variance Permit application requires notification, sign posting and a hearing.

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

1. Plans stamped "Development Variance Permit 00041" dated April 19, 2007.
2. Development meeting all Zoning Bylaw requirements with the following variance:
Schedule "C" Section 3 – Relaxation to permit 1 parking space to be located in the front yard
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Planning and Development.

CARRIED 08/293

Councillor Fortin returned to the meeting at 10:40 a.m.

8.3 Development Permit # 000090 for 800 Tyee Road

Committee received a report dated April 24, 2008 from Development Services with respect to Development Permit # 000090 for 800 Tyee Road. The purpose of this application is to construct a five-storey, triangular-shaped mini storage building with two ground floor vehicle accesses off Tyee Road and two more at the second floor level off Arthur Currie Lane and Raynor Avenue.

The following points were taken into consideration in reviewing this proposal:

- The proposal is in compliance with the current zoning of the site.
- The proposed large five-storey triangular building is a sharp contrast to the surrounding buildings. This contrast is particularly noticeable with regards to its fit with the small heritage designated residential buildings to the west.
- The proposed giant graphics on the long upper walls of the building are intended to create a softer visual character for the large building face surfaces. However, their size and extent on the wall in comparison to the surrounding

buildings are out of scale. While technically not a sign, the graphics function as informal signage in a way which is not in keeping with the intent of the Sign Bylaw.

- There is a lack of stepping back and away from the street along the building faces, and an absence of a variety of built components to add interest, diminish apparent building size and accent the skyline.
- While there are no specific design guidelines for this site in the *Policy Plan and Design Guidelines for the Songhees Area of Victoria West (2005)*, the proposal should be brought more in-line with the intent of the site-wide section of the guidelines.

As this Development Permit application does not include any variances, there is no requirement for notification, sign posting and a hearing.

Committee members discussed with staff the following:

- 'Stepping back' of the design; the intent is to minimize the size of the building;
- 'Stepping back' and if it would affect the height; the height is slightly less than maximum.
- Application process; staff has to review applications with various departments and the applicant has to respond to staff comments, which can lead to a drawn out process.

Action: Councillor Holland moved that Council refer the Development Permit application to the Advisory Design Panel for review and recommendation.

Committee members noted the following:

- The recommendation is to forward this application to the Advisory Design Panel (ADP), this is not a decision on the proposal.
- Premature to send this application to ADP because it hasn't met the principles of design guidelines.
- The fundamental issue of 'stepping back' has to be addressed.

The applicant, Mr. Kwan, spoke to Committee outlining his reasons to move this application forward:

- This application is in compliance with the zoning which predates many buildings in the area;
- The nearby Railyards building consumes a larger footprint and is comparative;
- The graphics are part of the architectural vocabulary;
- This building satisfies a storage need in the area.

A Committee member inquired regarding design guidelines, with staff advising that this area does not have a specific guideline but falls under general site guidelines for all of Songhees.

On the Main Motion:

DEFEATED 08/292

Mayor Lowe, Councillors Chandler, Coleman, Fortin, Madoff, Thornton-Joe and Young voted against this motion.

Action: Councillor Madoff moved that this application be declined.

CARRIED 08/291

Councillors Coleman, Holland and Hughes voted against this motion.

8.4 Results of Facilitated Community Consultation on the Alston, Tye, Bay Land Use Policy Update and Next Steps, Study Case # 3-04

Committee received a report dated April 23, 2008 from Development Services with respect to the Results of Facilitated Community Consultation on the Alston, Tye, Bay Land Use Policy Update and Next Steps, Study Case # 3-04. The purpose of this report is to provide Council with the results of the community consultation undertaken with the Victoria West Community Association, as well as recommendations for the next steps based on the results of the consultation.

Councillor Young withdrew from the meeting at 11:08 a.m.

The feedback received from the community consultation did not provide any clear consensus on most of the recommendations in the draft *Alston, Tye, Bay Land Use Policy Update, Revised March 2006* report (ATB report).

Councillor Young returned to the meeting at 11:10 a.m.

It appears that the general support for maintaining and enhancing a light industrial/service commercial future of the area in 2005 has changed to maintaining the existing residential land use designations in the *Official Community Plan 1995 (OCP)* and *Victoria West Plan 1986 (VWP)*. Related to this viewpoint is concern about the application for a mini-storage warehouse at 800 Tye Road and a desire that this use not be permitted.

The ATB report observes that a number of uses allowed under the existing zoning are not consistent with the future development of the area and should no longer be permitted. The report notes that warehouses at 800 Tye Road and along Bay Street are uses that could be removed from the zoning should there be a concern. Concerns were clearly raised and it would be appropriate to take the action noted in the ATB report. This recommended change in allowable uses would not prevent the mini-storage warehouse application currently being processed under existing zoning regulations and policies, but new applications for warehouses and a number of other uses throughout the area would require rezoning. Note: The current development permit application for a mini-storage warehouse at 800 Tye Road is for a use that is permitted under the existing zoning, not the changes proposed in this Policy Update report. The current application must, therefore, be assessed in relation to the design guidelines for the Songhees area of Victoria West.

Staff are recommending that the existing OCP and VWP residential land use designations should be maintained. A significant amount of further work is required to outline more fully a residential vision, planning principles and zoning

regulations. This could be done in re-casting the Land Use Update report or as part of a broader VWP review. Folding this work into a future VWP review would make better use of planning resources and enable the consideration of the area in the broader, changing neighbourhood context. Re-casting the existing Land Use Update report would also further delay work on other projects such as the Gorge Road Update report. Therefore, staff recommend that the ATB report be received for information purposes and used as an aid to future planning work in the area.

Committee members discussed holding a meeting with the community to help determine the direction for next steps. Many members felt this would be an important step in closing the circle with respect to community input.

A Committee member noted a past concern of previous Councils regarding employment creation in Victoria and to be mindful of driving out light industrial uses. Also noted was the current and potential conflict between residential and industrial areas as those areas transform and trying to work out those conflicts.

Committee members discussed privately-initiated zoning applications with staff advising that they are setting a direction towards long-term residential uses though cognizant of not chasing out industry. Committee members felt that this topic could use further exploration with the community. Staff advised that a fully facilitated community meeting would be scheduled for September 2008 with Committee advising that a more casual meeting would be in order.

Action: Councillor Holland moved:

1. That Council amend the zoning (Option 1A) in the Alston Tyee Bay (ATB) area to:
 - a. Remove uses identified in the ATB report as not consistent with its future development of the area including warehouse uses at 800 Tyee and along Bay Street.
 - b. Establish minimum building setbacks and landscape screening as proposed in the ATB report.
2. That Council direct staff to instruct the City Solicitor to prepare the necessary zoning bylaws and that the affected property owners be informed before the bylaws are prepared.

CARRIED 08/290

Action: Councillor Holland moved that consideration of the following recommendations be postponed pending their discussion at an expedited public meeting with the Community Association and that staff prepare a report for Committee with the results of those discussions:

1. That Council endorse Option 3 which maintains the existing *Official Community Plan 1995 (OCP)* and *Victoria West Plan 1986 (VWP)* land use designations in the Alston, Tyee, Bay area. These designations support privately-initiated zoning applications for future residential use north of Skinner Street.
2. That Council receive the *Alston, Tyee, Bay Land Use Update, Revised March 2006* report for information and future planning work.

CARRIED 08/289

9. ENGINEERING

9.1 Appeal to Accept an Application for Strata Conversion Application of a Six Unit Residential Building at 1026 Pemberton Street

Committee received a report dated April 8, 2008 from Engineering with respect to an Appeal to Accept an Application for Strata Conversion Application of a Six Unit Residential Building at 1026 Pemberton Street. City of Victoria policy on strata conversion of existing residential buildings states that applications to convert existing residential rental buildings containing more than four units will not be accepted when the CMHC apartment vacancy for Metro Victoria falls below 4%. The most recent statistics released from CMHC for the Metro Victoria area reports a vacancy rate of .05% (October 2007).

The applicant for the strata conversion containing six units at 1026 Pemberton Street has been advised that a formal application for strata conversion will not be accepted unless an appeal is approved by Council. The building currently has tenants occupying four of the six units. The property is currently zoned R1-A and is located in the Rockland Neighbourhood of the City.

The applicant has offered the following:

1. To enter into a Housing Agreement, to be registered on title, securing a single – one bedroom unit as rental (at market value) for a period of 10 years, and not to restrict rentals of the other units within the strata bylaws.
2. A Tenant Plan which includes:
 - a. \$5,000.00 towards the purchase of one of the new strata units, or
 - b. \$1,000.00 in moving expenses, and
 - c. One month's free rent.

Staff recommend to decline this appeal but are providing an alternate recommendation to respond to the applicant's proposal.

Committee members discussed the heritage aspect of this property and the owner's interest in designating and preserving those aspects of the building. The applicant advised Committee that the intention is to keep the exterior the same. Committee members also discussed the long-term, sustainable vision for the building in terms of upgrades and rental stock.

Action: Councillor Madoff moved that consideration of this application be postponed and that Council direct staff to ensure, through a housing agreement, that the existing character of the dwelling is maintained.

CARRIED 08/288

10. SOCIAL PLANNING AND HOUSING

10.1 2008 Social Services Operating Grants

Committee received a report dated May 1, 2008 from Social Planning and Housing with respect to 2008 Social Services Operating Grants. The purpose of this report is to summarize the 2008 Social Services Operating Grant requests and make recommendations regarding the City of Victoria's portion. The total 2008 Social Services Operating Grant requests are \$132,059 compared to \$125,063 approved by participating municipalities last year. This represents a 5.6% increase (\$6,996) over 2007 and is a result of a general request for a cost-of-living increase and a specific request of an increase of 21.17% from the Greater Victoria Volunteer Society. The City of Victoria's portion of the request this year, in accordance with the agreed upon formula with the other municipalities, would be \$49,855 (37.75%).

Staff have reviewed the options and recommend Option C as it recognizes the increased need of the organizations. Stability in operational funding will allow organizations to focus efforts on providing programs and services instead of diverting energy into ongoing emergency fundraising efforts to keep the agency's doors open.

Option C: City of Victoria 2007 Social Services Operating Grants and Recommended 2008 Allocation

Agency	2007 Grant	2008 Recommendation	% Change
Community Social Planning Council of Greater Victoria	\$16,192	\$16,426	3%
Greater Victoria Volunteer Society – Volunteer Victoria	\$8,906	\$11,326	21.17%
NEED Crisis & Information Line	\$20,139	\$19,904	-1.2%
St. John Ambulance – Victoria Branch	\$2,328	\$2,199	-2.32%
Total	\$47,564	\$49,855	5.6%

Action: Councillor Fortin moved:

1. That the recommended 2008 Social Services Operating Grant allocations outlined in Option C be approved as presented.
2. That Council direct the Administration to engage the other core municipalities in a discussion to revise the grant application deadline to receive requests in the final quarter of the year.

CARRIED 08/287

11. ENGINEERING

11.1 National Public Works Week, Garbally Yard Open House

Committee received a report dated April 23, 2008 from Engineering with respect to National Public Works Week, Garbally Yard Open House. May 18th to 24th, 2008 is being celebrated across Canada and the United States as National Public Works Week. For the ninth time, the City of Victoria will be participating in this event by

hosting a Public Works Open House at Garbally Yard. The event is scheduled for Wednesday, May 21st, 2008 at 417 Garbally Road.

This year's theme is "Public Works – The Future Is Now". Mayor and Council are invited to join the activities on Wednesday, May 21, 2008, from 11:00 a.m. to 1:30 p.m., at the Garbally Yard at 417 Garbally Road. Lunch will be provided.

Action: Councillor Thornton-Joe moved that Mayor and Council attend this wonderful event.

CARRIED 08/286

12. FIRE

12.1 Fire Fighters Memorial

Committee received a report dated April 16, 2008 from the Fire Department regarding a Fire Fighters Memorial. The Victoria Fire Department traces its origin to the establishment of organized fire protection at Fort Victoria on August 5th 1858. As a means of acknowledging this significant event, a Planning Committee has been working on establishing a Memorial to Victoria's Fire Fighters in recognition of their contributions to the safety and well-being of Victoria and its citizens during the past 150 years.

Since its inception, four members of the Fire Department have died in the line of duty and many others have endured the adverse effects of occupational exposure to toxic substances. The names of these four fallen members will be inscribed on a granite stone along with a description of the historical significance of the focal point of the memorial, a bronze bell. The site chosen for the bell is the raised garden bed west of the Pandora Street entrance to City Hall. This location is within eyesight of the last location of the bronze bell; the bell tower on the southwest corner of City Hall, which once served as a fire hall. This location is historically significant and is accessible to all the citizens and visitors of Victoria.

Action: Councillor Holland moved that Council approve the proposed location of the Fire Fighters Memorial for the Pandora Street side of City Hall.

CARRIED 08/285

13. FINANCE

13.1 Sub-Trade Tenders – Crystal Garden Renovations

Committee received a report dated April 23, 2008 from Finance with respect to Sub-Trade Tenders – Crystal Garden Renovation. Campbell Construction has been hired by the City to perform Construction Management Services for the Crystal Garden Renovation. In the course of their duties, they have tendered the following sub-trade tenders. These tenders were advertised with the Victoria Construction Association, the Yellow Sheet Review and on the World Wide Web. Ten packages were issued for the Mechanical tender generating three responses. Nine packages were issued for the Electrical tender generating two responses.

Sub-Trade Tender	Recommended Company	Tendered Price
# 15 – Mechanical	Tech Mechanical Systems Ltd.	\$1,684,444.00
# 16 – Electrical	Mawson Gage Associates Ltd.	\$507,859.00

Project staff have reviewed the recommended awards and concur with these recommendations. Current City policy states that all expenditures exceeding \$500,000 require the approval of City Council. The funds are available for these awards.

Action: Councillor Madoff moved that Council approve:

1. That Crystal Garden Sub-Trade Tender # 15 Mechanical be awarded to Tech Mechanical Systems Ltd., for a total cost of \$1,684,444.00 based on being the overall lowest tender.
2. That Crystal Garden Sub-Trade Tender # 16 Electrical be awarded to Mawson Gage Associates Ltd., for a total cost of \$507,859.00 based on being the overall lowest tender.

CARRIED 08/284

14. ADMINISTRATIVE MATTERS

14.1 Disposition of Communications dated April 25, 2008

Action: Councillor Hughes moved that the Disposition of Communications dated April 25, 2008 from the Manager, Administration, be received for information and filed.

CARRIED 08/283

Councillor Holland withdrew from the meeting at 12:08 p.m.

14.2 Canadian Capital Cities Organization Annual Conference, June 25th – 28th, 2008

Committee received correspondence dated April 2, 2008 from the Provincial Capital Commission (PCC) regarding the Canadian Capital Cities Organization Annual Conference being held this year in Victoria from June 25th – June 28th, 2008. The PCC is requesting that the City contribute towards a luncheon; a similar request that the City responded to in 2001. The luncheon will feature a guest speaker from the National Capital Authority in Australia, and the requested amount for the City to fund is \$6,000.00.

Action: Councillor Coleman moved that it be recommended to City Council that a grant of \$6,000.00 be approved to assist with staging the *Canadian*

Mayor Lowe left the meeting at 12:09 p.m. Councillor Hughes assumed the Chair.

Councillor Holland returned to the meeting at 12:12 p.m.

15. WORKSHOP – OPEN TO THE PUBLIC

15.1 Downtown Plan Update – Preferred Option

Committee received a report dated April 22, 2008 from Community Planning with respect to Downtown Plan Update – Preferred Option. The purpose of this report is to recommend a preferred option as the basis for preparation of a draft Downtown Plan Update. The report summarizes four options for managing growth to 2026 in the Downtown and adjacent areas, presented at a public open house held at City Hall on November 7, 2007. The results of the public consultation process, including an online survey and written submissions, have been received.

The report addressed three issues related to the options:

1. Accommodating forecast growth;
2. Complexity in community preferences; and
3. Consistency with identified goals.

The report concludes that preparing a draft Downtown Plan Update on the basis of Option 3 – Cross Town, with the provision for harbour pathway extensions and public park space at Rock Bay drawn from Option 4, provides a sound basis for moving forward that responds well to expressed public preferences and triple bottom line considerations, accommodates forecast growth, and includes desired additional public access to the Upper Harbour waterfront, within a marine-orientated industrial context.

Many Committee members expressed approval for staff's recommendation of Option 3 – Cross Town. Committee members discussed with staff, the following:

- Mixed-use area between Douglas and Blanshard; staff advises that the vision is for mixed-use and the challenge is appropriately zoning the area.
- Building heights and how prescriptive the illustrations are; staff advises that the illustrations are one possible concept and endorsing this options means focusing growth on the Douglas Street corridor as a general idea.
- Possible changes in James Bay; staff advises that the southern fringes of the inner harbour are viewed with their current entitlements, not with a dividing line in place.
- Sustainability as an over-arching by-line for the plan; staff advises that the province now directs stringent climate change targets and weaving sustainability into the Downtown Plan, with rigour around outcomes, is staff's intention.

- Benefits of Option 4 – more social sustainability and human scale; staff advises that there are tools to acquire needed amenities, such as the potential for bonus density transfers.
- Benefit of providing office and residential space in the Rock Bay area; low rise form of development to ensure are views maintained;
- Walkable City; the capacity for seniors to accomplish the one minute walking circle.

Staff advised Committee that the process of phasing the development is critical. Staff continue to work on view corridors, public views and expanding models as they move ahead.

Action: Councillor Holland moved that Council direct staff to develop a draft Downtown Plan Update on the basis of Option 3 – Cross Town, with the inclusion of public park space and harbour pathway extensions adjacent to Rock Bay.

CARRIED 08/281

Committee recessed at 1:04 p.m.

Committee reconvened at 1:15 p.m.

16. CLOSED MEETING at 1:15 p.m.

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

Absent: Mayor Lowe.

Staff Present: P. Ballantyne – City Manager; R. Woodland – Corporate Administrator; D. Day – Director of Planning and Development; S. Barber – Senior Heritage Planner; M. Hill – Downtown Coordinator; C. Havelka – Recording Secretary.

Action: Councillor Holland 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 08/280

16.1 Proposed Municipal Service – Public Washrooms Update

Committee received a report dated May 1, 2008 from Social Planning and Housing regarding a Proposed Municipal Service – Public Washroom Update.

Councillor Fortin withdrew from the meeting at 1:27 p.m.

Councillor Fortin returned to the meeting at 1:29 p.m.

Councillor Holland withdrew from the meeting at 1:37 p.m.

Councillor Holland returned to the meeting at 1:39 p.m.

The discussion and motion was recorded and kept confidential.

(Closed Resolution 08/279)

16.2 Legal – Demolition Permit Application

Committee received a report dated May 1, 2008 from Community Planning regarding a Legal – Demolition Permit Application issue.

Councillor Chandler left the meeting at 2:03 p.m.

The discussion was recorded and kept confidential.

Action: Councillor Thornton-Joe moved that Committee rise and report on the following:
“Whereas, the buildings at 1315-1317 Waddington Alley (formerly Morley’s Soda Water Factory) and 1612-1614 Store Street have high heritage value and are vital to the integrity of Old Town, City Council commence the heritage designation process with introduction and first reading of heritage designation bylaws at its meeting of May 8, 2008.”

CARRIED 08/278

16.3 Legal – Heritage Inspections

Committee received a report dated May 1, 2008 from Community Planning regarding a Legal – Heritage Inspection issue.

The discussion was recorded and kept confidential.

Action: Councillor Thornton-Joe moved that Committee rise and report on the following:

1. That the Heritage Buildings Inspection Report dated April, 2008 by Donald Luxton Associates and RJC Consulting Engineers be received for information.
2. That the City of Victoria send a copy of the Heritage Building Inspections Report for 1314 Wharf Street and 1316-1318 Wharf Street to the property owner, and the City of Victoria request the remedial work recommended in the report, be commenced immediately.

3. That further action on the remedial work for 1315-1317 Waddington Alley and 1612-1614 Store Street be deferred pending the outcome of the heritage designation process for these buildings. “

CARRIED 08/276

16.4 Councillor Fortin – CREST Agreement

Councillor Fortin outlined for Committee and staff an inquiry regarding the CREST Agreement, and requested legal advice on the matter.

The discussion and motion was recorded and kept confidential.

(Closed Resolution 08/273)

17. ADJOURNMENT OF CLOSED MEETING

Action: Councillor Fortin moved that the Closed Committee of the Whole meeting adjourned at 2:17 p.m.

CARRIED 08/272

18. COUNCILLOR INQUIRIES AND INFORMATION SHARING

18.1 Councillor Hughes – City Hall Meeting Rooms

Councillor Hughes outlined for Committee an inquiry regarding the use of City Hall Council Chambers to hold a Citizenship Court on October 15th, 2008 from 11:00 a.m. to 4:30 p.m. Committee members agreed that this use is appropriate and can be held for the Citizenship Court.

18.2 Councillor Hughes – Langford’s ‘Express Library’

Councillor Hughes outlined for Committee the opening of a new ‘Express Library’ in Langford that is expected to be open in June 2008.

18.3 Councillor Fortin – Bus Corridor and LRT

Councillor Fortin outlined for Committee an inquiry regarding a request for the CRD to update the Light Rail Transit (LRT) Alignment Study.

Action: Councillor Fortin moved that Council request the Capital Regional District to initiate an update to the LRT Alignment Study that will capture opportunities with the E & N project and other development opportunities in the region, as part of the Transportation Management review process.

CARRIED 08/271

19. **ADJOURNMENT**

Action: Councillor Coleman moved that the Committee of the Whole meeting of May 1, 2008 be adjourned at 2:28 p.m.

CARRIED 08/270

Mayor Lowe, Chair